

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1700404

**Date of Tax Deed Application**  
May 19, 2017

This is to certify that **COUNTY OF ESCAMBIA C/O TAX COLLECTOR**, holder of **Tax Sale Certificate Number 2014 / 5933**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-2099-220**

**Cert Holder:**  
**COUNTY OF ESCAMBIA C/O TAX COLLECTOR**  
**P O BOX 1312 PENSACOLA, FL 32591**

**Property Owner:**  
**HARBOUR POINTE LAND &**  
**C/O PBEAR GROUP LLC**  
**FINANCE LLC**  
**3760 SIXES RD STE 126-171**  
**CANTON, GA 30114**  
**GARAGE UNIT G-21 HARBOUR POINTE CONDOMINIUM OR 6026 P**  
**1107**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/5933	10-2099-220	06/01/2014	172.05	92.91	264.96
2016/5631	10-2099-220	06/01/2016	187.53	33.76	221.29
2015/6234	10-2099-220	06/01/2015	177.83	64.02	241.85
2012/6832	10-2099-220	06/01/2012	174.96	157.46	332.42

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2013/6294	10-2099-220	06/01/2013	174.15	0	125.39	299.54
2011/7350	10-2099-220	06/01/2011	187.35	0	202.34	389.69
2010/7612	10-2099-220	06/01/2010	173.42	0	218.51	391.93

**Amounts Certified by Tax Collector (Lines 1-7):**

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,141.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	180.11
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,596.79

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	

18. Redemption Fee

19. Total Amount to Redeem

~~25.00~~ 43.75

Done this the 23rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 6, 2017

By



\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-2099-220 2014

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700404

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
COUNTY OF ESCAMBIA C/O TAX COLLECTOR  
P O BOX 1312  
PENSACOLA, FL 32591,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-2099-220	2014/5933	06-01-2014	GARAGE UNIT G-21 HARBOUR POINTE CONDOMINIUM OR 6026 P 1107

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
COUNTY OF ESCAMBIA C/O TAX COLLECTOR  
P O BOX 1312  
PENSACOLA, FL 32591

05-19-2017  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

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General Information		Assessments				
<b>Reference:</b>	233S311104021100	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	102099220	2016	\$0	\$10,000	\$10,000	\$10,000
<b>Owners:</b>	HARBOUR POINTE LAND & FINANCE LLC	2015	\$0	\$10,000	\$10,000	\$10,000
<b>Mail:</b>	C/O PBEAR GROUP LLC 3760 SIXES RD STE 126-171 CANTON, GA 30114	2014	\$0	\$10,000	\$10,000	\$10,000
<b>Situs:</b>		<a href="#">Disclaimer</a>				
<b>Use Code:</b>	CONDO-GARAGE	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	★ <a href="#">File for New Homestead Exemption Online</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2016 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	None	
None						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
					Legal Description	
					GARAGE UNIT G-21 HARBOUR POINTE CONDOMINIUM OR 6026 P 1107	
					Extra Features	
					CONDO LIMITED GARAGE	

**Parcel Information**

**Section Map Id:**  
23-3S-31

**Approx. Acreage:**  
4.4065

**Zoned:**   
Com

**Evacuation & Flood Information**  
[Open Report](#)

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Buildings**

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

17571

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13840

August 3, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-03-1997, through 08-03-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Harbour Pointe Land & Finance LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF


4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 3, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 13840

August 3, 2017

**Garage Unit G-21, Harbour Pointe Condominium, O.R. Book 6026, page 1107, Escambia County, Florida.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 13840

August 3, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Subject to interest of Harbour Pointe of Perdido Key Condominium Association.
2. Taxes for the year 2013-2016 delinquent. The assessed value is \$10,000.00. Tax ID 10-2099-220.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-6-2017

TAX ACCOUNT NO.: 10-2099-220

CERTIFICATE NO.: 2014-5933

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

      X   Notify City of Pensacola, P.O. Box 12910, 32521

      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

Harbour Pointe Land & Finance, LLC  
c/o Pbear Group, LLC  
3760 Sixes Rd., Ste 126-171  
Canton, GA 30114  
and

1430 E. Piedmont Dr. Ste 101  
Tallahassee, FL 32308

Harbour Pointe of Perdido  
Key Condo. Assoc.  
14620 Perdido Key Dr. #300  
Pensacola, FL 32507

Certificate Holders:  
Brenda Love Barrett  
2907 Buckeye Dr.  
Valdosta, GA 31601

REI Holdings  
3291 Millville St. South  
Jordan, UT 84095

Jill & John N. Cleaver  
110 Holmes Dr.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 4th day of August, 2017.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



DEED DOC STAMPS PD & ESC CO \$28000.00  
10/12/04 ERIE LEE MAGANA, CLERK

Prepared by and return to:

David A. Sapp  
Attorney at Law  
David A. Sapp, PA  
4457 Bayou Boulevard  
Pensacola, FL 32503  
850-475-0500  
File Number: 03-10-10-DAS

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 30th day of September, 2004, between Harbour Pointe of Pensacola, Inc., a Florida Corporation, whose post office address is 8608 Eight Mile Creek Road, Pensacola, FL 32526, grantor, and Harbour Pointe Land & Finance, LLC, a Florida Limited Liability Company, whose post office address is 1580 Bannerman Road, Suite 2, Tallahassee, FL 32312, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 233S31-1101-000-006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: David A. Sapp

Witness Name: JANICE S. SUGAR

Harbour Pointe of Pensacola, Inc., a Florida Corporation

By: Daniel J. Speranzo

Daniel J. Speranzo, President

(Corporate Seal)

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 30th day of September, 2004, by Daniel J. Speranzo, President of Harbour Pointe of Pensacola, Inc., a Florida Corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public

DAVID A. SAPP  
Notary Public, State of Florida  
My comm. exp. May 22, 2007  
Comm. No. DD 214743

Printed Name: DAVID A. SAPP

My Commission Expires: 5-22-07

EXHIBIT "A"

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC.:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 02 DEGREES 20 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 1417.87 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY (COUNTY ROAD NO. 292) RIGHT OF WAY WIDTH VARIES; THENCE GO SOUTH 82 DEGREES 17 MINUTES 02 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 615.32 FEET; THENCE CONTINUE SOUTH 82 DEGREES 17 MINUTES 02 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY A DISTANCE OF 189.83 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 40 FOOT WIDE EASEMENT; THENCE GO ALONG SAID EASTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE EASEMENT FOR THE FOLLOWING 9 CALLS:

THENCE GO SOUTH 04 DEGREES 03 MINUTES 08 SECONDS EAST A DISTANCE OF 31.05 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 371.74 FEET (DELTA = 14 DEGREES 32 MINUTES 50 SECONDS, CHORD BEARING = SOUTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, CHORD DISTANCE = 94.13 FEET) FOR AN ARC DISTANCE OF 94.38 FEET TO THE POINT OF TANGENCY; THENCE GO SOUTH 18 DEGREES 35 MINUTES 59 SECONDS EAST A DISTANCE OF 84.27 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 219.51 FEET (DELTA = 28 DEGREES 08 MINUTES 25 SECONDS, CHORD BEARING = SOUTH 04 DEGREES 31 MINUTES 48 SECONDS EAST, CHORD DISTANCE = 106.73 FEET) FOR AN ARC DISTANCE OF 107.81 FEET TO THE POINT OF TANGENCY; THENCE GO SOUTH 09 DEGREES 32 MINUTES 22 SECONDS WEST A DISTANCE OF 121.03 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1495.86 FEET (DELTA = 03 DEGREES 46 MINUTES 44 SECONDS, CHORD BEARING = SOUTH 07 DEGREES 39 MINUTES 00 SECONDS WEST, CHORD DISTANCE = 98.83 FEET) FOR AN ARC DISTANCE OF 98.85 FEET TO THE POINT OF TANGENCY; THENCE GO SOUTH 05 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 155.95 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.82 FEET (DELTA = 20 DEGREES 29 MINUTES 59 SECONDS, CHORD BEARING = SOUTH 04 DEGREES 29 MINUTES 18 SECONDS EAST, CHORD DISTANCE = 32.25 FEET) FOR AN ARC DISTANCE OF 32.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE GO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.92 FEET (DELTA = 70 DEGREES 00 MINUTES 09 SECONDS, CHORD BEARING = SOUTH 20 DEGREES 15 MINUTES 58 SECONDS WEST, CHORD DISTANCE = 87.09 FEET) FOR AN ARC DISTANCE OF 92.78 FEET TO THE NORTHEAST CORNER OF PARCEL TWO (2) AND THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 20 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL TWO (2) A DISTANCE OF 378.97 FEET TO THE MEAN HIGH WATER LINE OF GRAND LAGOON BEING AT AN ELEVATION OF 0.81 FEET (NGVD 1929); THENCE DEPARTING THE AFORESAID EAST LINE OF SAID PARCEL TWO (2) GO WESTERLY ALONG THE AFORESAID MEAN HIGH WATER LINE OF GRAND LAGOON FOR THE FOLLOWING 15 CALLS:

THENCE GO SOUTH 70 DEGREES 58 MINUTES 20 SECONDS WEST A DISTANCE OF 8.00 FEET; THENCE GO SOUTH 56 DEGREES 41 MINUTES 34 SECONDS WEST A DISTANCE OF 56.81 FEET; THENCE GO SOUTH 50 DEGREES 48 MINUTES 27 SECONDS WEST A DISTANCE OF 30.98 FEET; THENCE GO SOUTH 65 DEGREES 41 MINUTES 59 SECONDS WEST A DISTANCE OF 20.15 FEET; THENCE GO SOUTH 75 DEGREES 19 MINUTES 54 SECONDS WEST A DISTANCE OF 22.16 FEET; THENCE GO SOUTH 52 DEGREES 29 MINUTES 37 SECONDS WEST A DISTANCE OF 25.49 FEET; THENCE GO NORTH 74 DEGREES 07 MINUTES 18 SECONDS WEST A DISTANCE OF 36.45 FEET; THENCE GO SOUTH 88 DEGREES 39 MINUTES 12 SECONDS WEST A DISTANCE OF 46.00 FEET; THENCE GO NORTH 59 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 29.09 FEET; THENCE TO SOUTH 73 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 12.43 FEET; THENCE GO SOUTH 73 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 27.33 FEET; THENCE GO NORTH 70 DEGREES 19 MINUTES 24 SECONDS WEST A DISTANCE OF 64.33 FEET; THENCE GO SOUTH 77 DEGREES 37 MINUTES 31 SECONDS WEST A DISTANCE OF 30.85 FEET;

Exhibit "A"-continued

OR BK 5506 PG0994  
Escambia County, Florida  
INSTRUMENT 2004-291592

RCD Oct 12, 2004 10:31 am  
Escambia County, Florida  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-291592

THENCE GO NORTH 69 DEGREES 35 MINUTES 44 SECONDS WEST A  
DISTANCE OF 44.64 FEET; THENCE GO NORTH 76 DEGREES 14 MINUTES 36  
SECONDS WEST A DISTANCE OF 44.99 FEET; THENCE GO NORTH 76  
DEGREES 00 MINUTES 16 SECONDS WEST A DISTANCE OF 33.59 FEET; TO  
THE WEST LINE OF PARCEL ONE (1); THENCE DEPARTING THE AFORESAID  
MEAN HIGH WATER LINE OF GRAND LAGOON GO NORTH 00 DEGREES 04  
MINUTES 02 SECONDS WEST ALONG THE AFORESAID WEST LINE OF  
PARCEL ONE (1) A DISTANCE OF 448.34 FEET TO THE NORTHWEST CORNER  
OF SAID PARCEL ONE (1); THENCE GO NORTH 89 DEGREES 55 MINUTES 58  
SECONDS EAST A DISTANCE OF 80.00 FEET; THENCE GO SOUTH 45 DEGREES  
04 MINUTES 02 SECONDS EAST A DISTANCE OF 60.00 FEET TO THE  
APPROXIMATE SHORELINE OF A LAKE; THENCE GO ALONG SAID  
SHORELINE THE FOLLOWING 8 CALLS: THENCE GO SOUTH 44 DEGREES 33  
MINUTES 28 SECONDS WEST A DISTANCE OF 15.54 FEET; THENCE GO  
SOUTH 18 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 31.62  
FEET; THENCE GO SOUTH 14 DEGREES 08 MINUTES 12 SECONDS EAST A  
DISTANCE OF 20.82 FEET; THENCE GO SOUTH 81 DEGREES 19 MINUTES 16  
SECONDS EAST A DISTANCE OF 65.77 FEET; THENCE GO NORTH 88  
DEGREES 07 MINUTES 53 SECONDS EAST A DISTANCE OF 26.93 FEET;  
THENCE GO NORTH 54 DEGREES 35 MINUTES 08 SECONDS EAST A  
DISTANCE OF 47.18 FEET; THENCE GO NORTH 00 DEGREES 04 MINUTES 02  
SECONDS WEST A DISTANCE OF 33.82 FEET TO A POINT IN THE AFORESAID  
MENTIONED LAKE; THENCE GO SOUTH 71 DEGREES 27 MINUTES 43 SECONDS  
EAST A DISTANCE OF 67.58 FEET; THENCE GO NORTH 57 DEGREES 58 MINUTES  
37 SECONDS EAST A DISTANCE OF 68.41 FEET; THENCE GO NORTH 65 DEGREES  
19 MINUTES 12 SECONDS EAST A DISTANCE OF 47.72 FEET; THENCE GO NORTH  
76 DEGREES 39 MINUTES 22 SECONDS EAST A DISTANCE OF 21.41 FEET;  
THENCE GO NORTH 35 DEGREES 36 MINUTES 03 SECONDS EAST A DISTANCE  
OF 66.03 FEET TO A 4" X 4" CONCRETE MONUMENT NUMBERED 3140 SAID  
POINT BEING ON A CURVE; THENCE GO ALONG THE ARC OF A CURVE BEING  
CONCAVE EASTERLY AND HAVING A RADIUS OF 130.67 FEET (DELTA = 12  
DEGREES 15 MINUTES 30 SECONDS, CHORD BEARING = SOUTH 08 DEGREES 39  
MINUTES 47 SECONDS EAST, CHORD DISTANCE = 27.90 FEET) FOR AN ARC  
DISTANCE OF 27.98 FEET TO A POINT OF COMPOUND CURVATURE; THENCE GO  
ALONG A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 50.00  
FEET (DELTA = 16 DEGREES 49 MINUTES 06 SECONDS, CHORD BEARING =  
SOUTH 23 DEGREES 12 MINUTES 15 SECONDS EAST, CHORD DISTANCE =  
14.82 FEET) FOR AN ARC DISTANCE OF 14.68 FEET TO A POINT OF REVERSE  
CURVATURE; THENCE GO ALONG A CURVE CONCAVE TO THE NORTHWEST AND  
HAVING A RADIUS OF 35.92 FEET (DELTA = 59 DEGREES 30 MINUTES 15  
SECONDS, CHORD BEARING = SOUTH 35 DEGREES 13 MINUTES 24 SECONDS  
WEST, CHORD DISTANCE = 35.85 FEET) FOR AN ARC DISTANCE OF 35.92 FEET  
TO THE POINT OF TANGENCY; THENCE GO SOUTH 84 DEGREES 58 MINUTES 31  
SECONDS WEST A DISTANCE OF 167.82 FEET TO A POINT OF CURVATURE;  
THENCE GO ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF  
441.12 FEET (DELTA = 06 DEGREES 12 MINUTES 24 SECONDS, CHORD BEARING  
= SOUTH 68 DEGREES 04 MINUTES 43 SECONDS WEST, CHORD DISTANCE =  
47.76 FEET) FOR AN ARC DISTANCE OF 47.79 FEET TO THE POINT OF  
TANGENCY; THENCE GO SOUTH 71 DEGREES 10 MINUTES 55 SECONDS WEST A  
DISTANCE OF 18.62 FEET; THENCE GO SOUTH 00 DEGREES 04 MINUTES 02  
SECONDS EAST A DISTANCE OF 42.24 FEET; THENCE GO NORTH 71 DEGREES  
10 MINUTES 55 SECONDS EAST A DISTANCE OF 32.20 TO A POINT OF  
CURVATURE; THENCE GO ALONG THE ARC OF A CURVE TO THE LEFT HAVING A  
RADIUS OF 481.12 FEET (DELTA = 06 DEGREES 12 MINUTES 24 SECONDS,  
CHORD BEARING = NORTH 68 DEGREES 04 MINUTES 43 SECONDS EAST, CHORD  
DISTANCE = 52.09 FEET) FOR AN ARC DISTANCE OF 52.12 FEET TO THE POINT  
OF TANGENCY; THENCE GO NORTH 64 DEGREES 58 MINUTES 31 SECONDS EAST  
A DISTANCE OF 167.82 FEET TO A POINT OF CURVATURE; THENCE GO ALONG  
THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.92 FEET (DELTA =  
09 DEGREES 30 MINUTES 15 SECONDS, CHORD BEARING = NORTH 60 DEGREES  
13 MINUTES 24 SECONDS EAST, CHORD DISTANCE = 12.58 FEET) FOR AN ARC  
DISTANCE OF 12.59 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED  
PARCEL OF LAND IS SITUATED IN SECTION 23 TOWNSHIP 3 SOUTH, RANGE 34  
WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 4.85 ACRES.

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 05933 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 21, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HARBOUR POINTE LAND & FINANCE LLC C/O PBEAR GROUP LLC 3760 SIXES RD STE 126-171 CANTON, GA 30114	HARBOUR POINTE LAND & FINANCE LLC 1430 E PIEDMONT DR STE 101 TALLAHASSEE FL 32308
HARBOUR POINTE OF PERDIDO KEY CONDO ASSOC 14620 PERDIDO KEY DR #300 PENSACOLA FL 32507	HARBOUR POINTE LAND & FINANCE LLC 1580 BANNERMAN RD SUITE 2 TALLAHASSEE FL 32312
BRENDA LOVE BARRETT 2907 BUCKEYE DR VALDOSTA GA 31601	REI HOLDINGS 3291 MILLVILLE ST SOUTH JORDAN UT 84095
JILL & JOHN N CLEAVER 110 HOLMES DR PENSACOLA FL 32507	

WITNESS my official seal this 21th day of September 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 6, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 05933**, issued the **1st day of June, A.D., 2014** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**GARAGE UNIT G-21 HARBOUR POINTE CONDOMINIUM OR 6026 P 1107**

**SECTION 23, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102099220 (17-571)**

The assessment of the said property under the said certificate issued was in the name of

**HARBOUR POINTE LAND & FINANCE LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **6th day of November 2017**.

Dated this 21st day of September 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

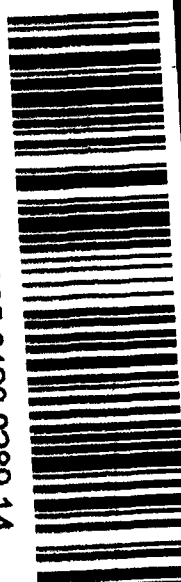


PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

*pulled from sale*

**CERTIFIED MAIL™**



9171 9690 0935 0128 0289 14

NEOPOST

09/21/2017

**US POSTAGE \$005.26<sup>9</sup>**



ZIP 32502  
041M1 1272965

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT**  
**ESCAMBIA COUNTY FL**

2017 OCT 23 P 3:50

OFFICIAL RECORDS

HARBOUR POINT LAND & FINA  
LLC 117-5711  
1430 E PIEDMONT DR STE 10  
TALLAHASSEE FL 32308  
3250258335  
\*2187-06898-21-45

RETURN TO SENDER  
DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

HARBOUR POINT LAND & FINA  
LLC 117-5711  
1430 E PIEDMONT DR STE 10  
TALLAHASSEE FL 32308  
3250258335  
\*2187-06898-21-45



Escambia  
**Sun Press**  
 PUBLISHED WEEKLY SINCE 1948  
 (Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE - 11/06/2017 - TAX CERTIFICATE # 05933

in the CIRCUIT Court

was published in said newspaper in the issues of

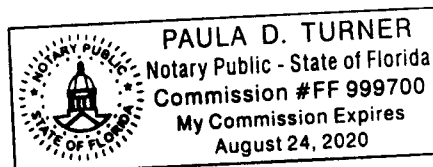
OCTOBER 5, 12, 19, 26, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 26TH day of OCTOBER  
 A.D., 2017

PAULA D. TURNER  
 NOTARY PUBLIC



### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 05933, issued the 1st day of June, A.D., 2014 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

GARAGE UNIT G-21 HARBOUR  
 POINTE CONDOMINIUM OR 6026 P  
 1107 SECTION 23, TOWNSHIP 3 S,  
 RANGE 31 W

TAX ACCOUNT NUMBER 102099220  
 (17-571)

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Dated this 21st day of September 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA  
 (SEAL)

By: Emily Hogg  
 Deputy Clerk

onw-4w-10-05-12-19-26-2017



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-2099-220	06		233S311104021100

PROPERTY ADDRESS:

EXEMPTIONS:

HARBOUR POINTE LAND &  
C/O PBear GROUP LLC  
FINANCE LLC  
3760 SIXES RD STE 126-171  
CANTON, GA 30114

UNKNOWN

### PRIOR YEAR(S) TAXES OUTSTANDING

*Pending*  
*17-571*  
*17/05933*

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	10,000	0	10,000	66.17
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	10,000	0	10,000	22.48
BY STATE LAW	4.3830	10,000	0	10,000	43.83
WATER MANAGEMENT	0.0353	10,000	0	10,000	0.35
SHERIFF	0.6850	10,000	0	10,000	6.85
M.S.T.U. LIBRARY	0.3590	10,000	0	10,000	3.59

TOTAL MILLAGE 14.3268

AD VALOREM TAXES \$143.27

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

GARAGE UNIT G-21 HARBOUR POINTE  
CONDOMINIUM OR 6026 P 1107

NON-AD VALOREM ASSESSMENTS \$0.00

### Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$143.27

If Paid By Please Pay	Nov 30, 2017 \$137.54	Dec 31, 2017 \$138.97	Jan 31, 2018 \$140.40	Feb 28, 2018 \$141.84	Mar 31, 2018 \$143.27
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RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

### 2017 Real Estate Property Taxes

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

### PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017 137.54
AMOUNT IF PAID BY	Dec 31, 2017 138.97
AMOUNT IF PAID BY	Jan 31, 2018 140.40
AMOUNT IF PAID BY	Feb 28, 2018 141.84
AMOUNT IF PAID BY	Mar 31, 2018 143.27

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-2099-220
PROPERTY ADDRESS
UNKNOWN

HARBOUR POINTE LAND &  
C/O PBear GROUP LLC  
FINANCE LLC  
3760 SIXES RD STE 126-171  
CANTON, GA 30114



348 Miracle Strip Parkway SW  
Paradise Village, Suite 7  
Fort Walton Beach, Florida 32548

October 3, 2017

Hon. Pam Childers (as Escambia County Clerk of Court)  
P.O. Box 333  
Pensacola, FL 32591-0333

Hon. Scott Lunsford (as Escambia County Tax Collector)  
P.O. Box 1312  
Pensacola, FL 32591-1312

Re: Tax Deed Sale - Garage G-21

Dear Ms. Childers and Mr. Lunsford:

By way of introduction, my name is Jay Roberts and this Firm represents Harbour Pointe of Perdido Key Condominium Association, Inc. (the "Association"). I am writing regarding the enclosed Notice of Application for Tax Deed (the "Notice"). The Notice states that a tax deed sale will be held on November 6, 2017 related to Garage G-21. For the legal reasons stated below, I think Escambia County should strongly consider whether it is appropriate to hold that sale.

Harbour Pointe of Perdido Key is a condominium created under Chapter 718, Florida Statutes (the "Condominium Act"). There are only two types of property recognized by the Condominium Act, "units" and "common elements." F.S. §718.103(8)&(27). Units are owned in fee simple by unit owners. Common elements are owned in an undividable interest by all unit owners within a condominium. Within common elements is a subset called "limited common elements." Limited common elements "means those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, as specified in the declaration." F.S. §718.103(19). A declaration of condominium recorded in the county where the condominium resides designates which, if any, common elements shall be treated as limited common elements for use purposes. The original Declaration of Condominium for Harbour Pointe of Perdido Key is recorded at Official Records Book 6026, Page 1107, Public Records of Escambia County, Florida (the "Declaration"). Section 8 of the Declaration states that there are 21 garage limited common elements within Harbour Pointe, for which use rights could be assigned to specific unit owners. However, the assignment of exclusive use rights does not confer any ownership rights over that portion of the common elements. In other words, unit owners do not individually "own" the limited common element garages, including G-21.

The Condominium Act is clear that common elements are appurtenant to each unit and cannot be separately conveyed. F.S. §718.107. This is true even in the case of a tax deed sale. *See Village*

Hon. Pam Childers (as Escambia County Clerk of Court)  
Hon. Scott Lunsford (as Escambia County Tax Collector)  
October 3, 2017  
Page 2

*of Doral Place Ass'n, Inc. v. RU4 Real, Inc.*, 22 So.3d 627 at 631 (Fla. 3d DCA 2009), rehearing and rehearing en banc denied, review denied 36 So.3d 656. ("We conclude that section 718.107 retains its field of operation and prohibits separate sale of the common elements of a condominium, including separate sale for a tax deed."). In summary, G-21 is a portion of the common elements, and therefore may not be separated from being appurtenant to a unit. If Escambia County moves forward with the tax deed sale in light of the foregoing law, I fear that one or more lawsuits would become imminent. Please note that I have copied the County Attorney on this letter so that she may independently advise you regarding this issue.

Should you have any questions regarding the above, please do not hesitate to contact me.

Best regards,



Jay Roberts  
Attorney at Law  
For the Firm

Enclosure (as stated)

cc: Alison Rogers, Esq. (as Escambia County Attorney)  
221 Palafox Place, Suite 430  
Pensacola, FL 32502

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

348 Miracle Strip Parkway SW  
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