

Tax Collector's Certification

19-102
CTY-513

Tax Deed Application Number
1800467

Date of Tax Deed Application
Jul 26, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2015 / 7121**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-1315-000**

Cert Holder:
ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
CRAWFORD KEITH M
2248 FAYETTE ST
KENNER, LA 70062
BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT FOR
POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23 D (Full legal
attached.)

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
2015/7121	11-1315-000	06/01/2015	2,691.76	134.59	2,826.35
2018/6433	11-1315-000	06/01/2018	3,695.05	184.75	3,879.80

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
2017/6295	11-1315-000	06/01/2017	3,742.47	6.25	187.12	3,935.84
2016/6505	11-1315-000	06/01/2016	3,652.72	6.25	182.64	3,841.61

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	14,483.60
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	14,858.60

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	12.50
19. Total Amount to Redeem	

Done this the 26th day of July, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 4, 2019

By [Signature]

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

11-1315-000 2015

BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT FOR POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23 DEG 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 2/100 FT S 23 DEG E 232 45/100 FT S 19 DEG 10 MIN W 226 2/10 FT N 84 DEG 30 MIN W 409 48/100 FT N 84 DEG 30 MIN W 438 52/100 FT NE 72 FT S 90 DEG W 337 5/10 FT TO POB LESS N 70 FT OF THIS PROPERTY BEG AT SW COR OF NW1/4 OF SW1/4 THN N ALG W LINE 1661 FT N 90 DEG E 900 FT S 23 DEG 0 MIN E 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT FOR POB N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 02/100 FT S 23 DEG 00 MIN E 232 45/100 FT NELY 263 75/100 FT TO POB ALSO BEG AT SW COR OF NW COR OF SW 1/4 OF SEC N ALG W LI 761 FT FOR POB N 90 DEG E 337 5/10 FT S 72 FT S 84 DEG 30 MIN E 438 52/100 FT S 84 DEG 50 MIN E 409 48/100 FT TO SE COR OF PROPERTY DESC IN OR 382 P 12 S 87 DEG 59 MIN W 399 97/100 FT N 83 DEG 56 MIN W 391 80/100 FT N 88 DEG 53 MIN W 391 74/100 FT TO W LI OF SEC N ALG W LI 116 FT TO POB OR 7168 P 1225 OR 7193 P 1498

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800467

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
11-1315-000	2015/7121	06-01-2015	BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT FOR POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23 DEG 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 2/100 FT S 23 DEG E 232 45/100 FT S 19 DEG 10 MIN W 226 2/10 FT N 84 DEG 30 MIN W 409 48/100 FT N 84 DEG 30 MIN W 438 52/100 FT NE 72 FT S 90 DEG W 337 5/10 FT TO POB LESS N 70 FT OF THIS PROPERTY BEG AT SW COR OF NW1/4 OF SW1/4 THN N ALG W LINE 1661 FT N 90 DEG E 900 FT S 23 DEG O MIN E 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT FOR POB N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 02/100 FT S 23 DEG 00 MIN E 232 45/100 FT NELY 263 75/100 FT TO POB ALSO BEG AT SW COR OF NW COR OF SW 1/4 OF SEC N ALG W LI 761 FT FOR POB N 90 DEG E 337 5/10 FT S 72 FT S 84 DEG 30 MIN E 438 52/100 FT S 84 DEG 50 MIN E 409 48/100 FT TO SE COR OF PROPERTY DESC IN OR 382 P 12 S 87 DEG 59 MIN W 399 97/100 FT N 83 DEG 56 MIN W 391 80/100 FT N 88 DEG 53 MIN W 391 74/100 FT TO W LI OF SEC N ALG W LI 116 FT TO POB OR 7168 P 1225 OR 7193 P 1498

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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

07-26-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[← Navigate Mode](#) [● Account](#) [○ Reference](#)
[Printer Friendly Version](#)

General Information		Assessments				
Reference:	055N303203000000	Year	Land	Imprv	Total	Cap Val
Account:	111315000	2018	\$57,500	\$161,924	\$219,424	\$219,424
Owners:	CRAWFORD KEITH M	2017	\$57,500	\$154,662	\$212,162	\$212,162
Mail:	2248 FAYETTE ST KENNER, LA 70062	2016	\$57,500	\$153,301	\$210,801	\$210,801
Situs:	105 RANCH RD 32535	Disclaimer				
Use Code:	MOBILE HOME PARKS	Amendment 1/Portability Calculations				
Units:	2	File for New Homestead Exemption Online				
Taxing Authority:	CENTURY CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		MLS Listing #534008		2018 Certified Roll Exemptions		
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description
12/24/2015	7586	324	\$100	QC	View Instr	BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT
07/09/2014	7193	1498	\$100	QC	View Instr	FOR POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23
05/06/2014	7168	1225	\$247,000	WD	View Instr	DEG 59...
08/2007	6203	1253	\$425,000	WD	View Instr	
08/2007	6203	1249	\$100	QC	View Instr	
02/2007	6103	1884	\$100	QC	View Instr	
02/2007	6103	1881	\$100,000	WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				Extra Features		
				MOBILE HOME SITE VALUE		

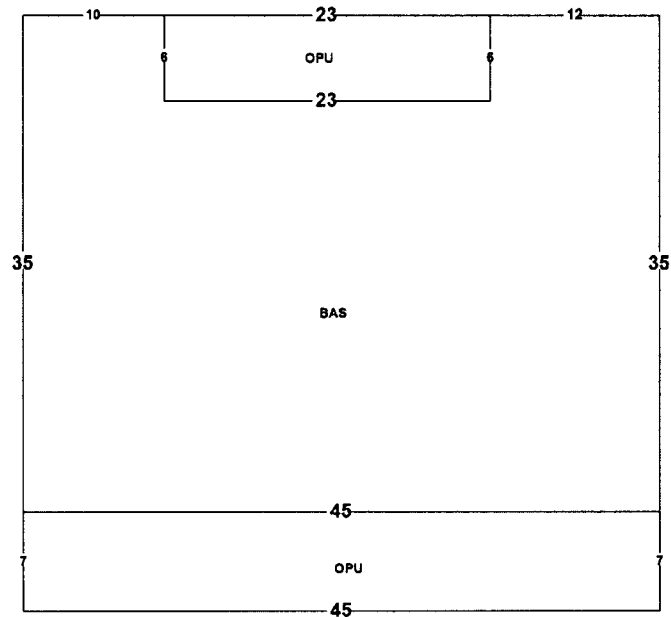
Parcel Information		Launch Interactive Map	
Section Map Id:			
05-5N-30-2			
Approx. Acreage:			
25.0000			
Zoned:			
Evacuation & Flood Information			
Open Report			
		View Florida Department of Environmental Protection (DEP) Data	

Buildings

Address: 105 RANCH RD, Year Built: 1932, Effective Year: 1970

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

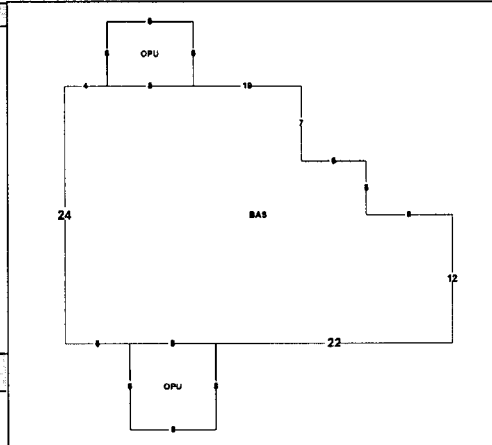
 **Areas - 1890 Total SF**
BASE AREA - 1437
OPEN PORCH UNF - 453



Address:108 RANCH RD, Year Built: 1947, Effective Year: 1970

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 838 Total SF**
BASE AREA - 726
OPEN PORCH UNF - 112



Images



3/25/15



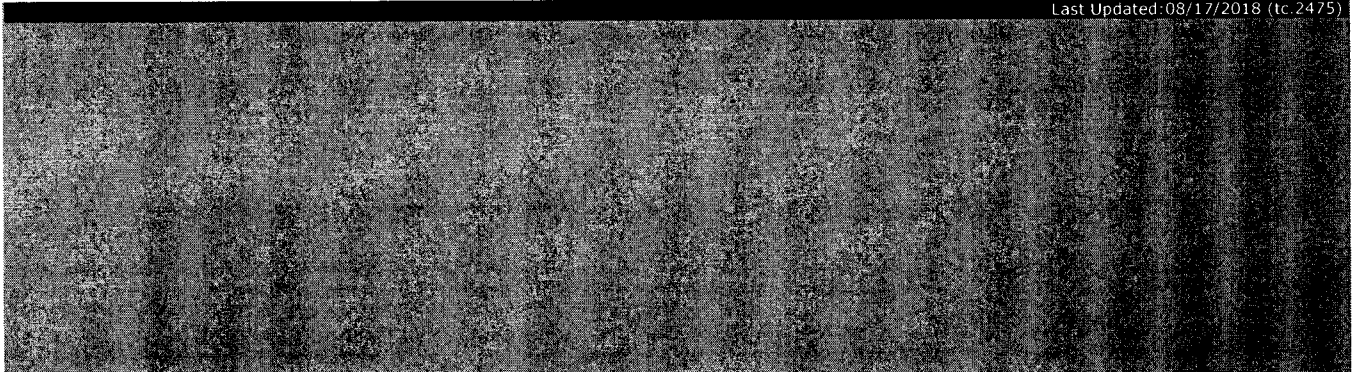
3/25/15



3/25/15

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.

Last Updated:08/17/2018 (tc 2475)



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

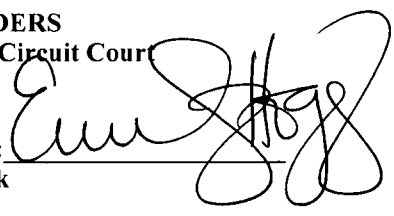
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111315000 Certificate Number: 007121 of 2015**

**Payor: KEITH M CRAWFORD C/O CARVER DARDEN 801 W ROMANA STREET SUITE A
PENSACOLA FL 32502 Date 09/25/2018**

Clerk's Check #	900028350	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$16,431.25
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$17,028.50

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 2015 TD 007121
 Redeemed Date 09/25/2018**

Name KEITH M CRAWFORD C/O CARVER DARDEN 801 W ROMANA STREET SUITE A PENSACOLA FL
 32502

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$16,431.25
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 111315000 Certificate Number: 007121 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/04/2019	Redemption Date 09/25/2018
Months	7	2
Tax Collector	\$14,858.60	\$14,858.60
Tax Collector Interest	\$1,560.15	\$445.76
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$16,431.25	\$15,316.86 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$13.50
Total Clerk	\$497.25	\$463.50 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$17,028.50	\$15,780.36
	Repayment Overpayment Refund Amount	\$1,248.14 + 120 + 200 = \$1568.14

redeemer

Notes



CARVER DARDEN

BRIAN W. HOFFMAN
PENSACOLA OFFICE

(850) 266-2312
bhoffman@carverdarden.com

September 25, 2018

BY HAND DELIVERY

Scott Lunsford
Escambia County Tax Collector
213 Palafox Place
Pensacola, FL 32502

RE: a) 0 Blue Angel Parkway, Parcel 08-2S-31-3000-000-000, Acct 09315800
b) 105 Ranch Road, Parcel 05-5N-30-3203-000-000, Acct 111315000

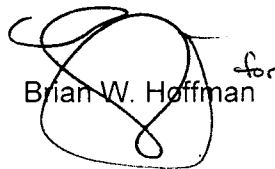
Dear Escambia County Tax Collector:

Pursuant to a Court Order granting a motion to pay real estate taxes from proceeds held in the court registry on behalf of Keith M. Crawford, please find enclosed the following three (3) disbursements:

- a) As to 0 Blue Angel Parkway, Parcel 08-2S-31-3000-000-000, Acct 09315800:
- 1.) Check no. 900028348 for 2014 taxes in the amount of \$962.61 (Nine Hundred Sixty-Two Dollars & Sixty-One Cents);
 - 2.) Check no. 9000028349 for 2015 taxes in the amount of \$1,287.13 (One Thousand, Two Hundred Eighty-Seven Dollars & Thirteen Cents), and
- b) As to 105 Ranch Road, Parcel 05-5N-30-3203-000-000, Acct 111315000:
- 3.) Check no. 900028350 for 2014 - 2017 taxes in the amount of \$17,028.50 (Seventeen Thousand, Twenty-Eight Dollars & Fifty Cents)

Finally, I have also enclosed a self-addressed stamped envelope for return of the receipts for the above-referenced real estate tax payments. If you have any questions or concerns, please call.

Sincerely,


Brian W. Hoffman

BWH/wl
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

900028350

PAY

*SEVENTEEN THOUSAND TWENTY-EIGHT AND 50/100

ESCAMBIA COUNTY CLERK OF COURT

TO THE
ORDER OF
OF
221 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

AMOUNT

09/18/2018

\$17,028.50

Pam Childers

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



2014-2017 Taxes, 105 Ranch Road, Parcel
#05-5N-30-3203-000-000, Acct #111315000

⑈900028350⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900028350

09/18/2018 2016 CA 001450
HERRHOLZ, ERIC J

Case # 2016 CA 001450 Registry Check

17,028.50

900028350

09/18/2018 ESCAMBIA COUNTY CLERK OF
COURT

\$17,028.50



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

September 21, 2018

CARVER DARDEN
801 W ROMANA STREET, SUITE A
PENSACOLA, FL 32502

RE: KEITH M CRAWFORD
VS
ERIC J HERRHOLZ
2016 CA 001450

Please find the enclosed check number 900028350 in the amount of \$ 17,028.50 which is being disbursed from the above referenced case(s).

Witness, my hand and the seal of this Court on this **21 day of September, 2018.**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



By:

Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 28, 2018

KEITH M CRAWFORD
C/O CARVER DARDEN
801 W ROMANA STREET SUITE A
PENSACOLA FL 32502

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2015 TD 007121

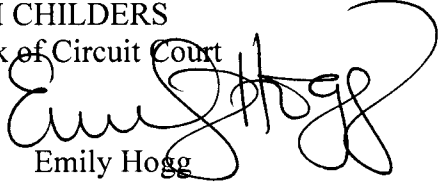
\$1,568.14

TOTAL \$1,568.14

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

October 1, 2018

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

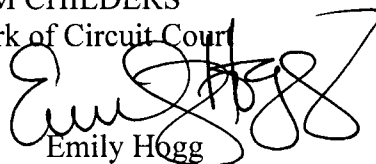
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 007121	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:



Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-102
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14781

November 6, 2018

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 11-06-1998, through 11-06-2018, and said search reveals the following:

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

Keith M. Crawford

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

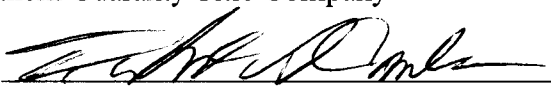
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

November 6, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14781

November 6, 2018

055N303203000000 - Full Legal Description

BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT FOR POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23 DEG 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 2/100 FT S 23 DEG E 232 45/100 FT S 19 DEG 10 MIN W 226 2/10 FT N 84 DEG 30 MIN W 409 48/100 FT N 84 DEG 30 MIN W 438 52/100 FT NE 72 FT S 90 DEG W 337 5/10 FT TO POB LESS N 70 FT OF THIS PROPERTY BEG AT SW COR OF NW1/4 OF SW1/4 THN N ALG W LINE 1661 FT N 90 DEG E 900 FT S 23 DEG 0 MIN E 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT FOR POB N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 02/100 FT S 23 DEG 00 MIN E 232 45/100 FT NELY 263 75/100 FT TO POB ALSO BEG AT SW COR OF NW COR OF SW 1/4 OF SEC N ALG W LI 761 FT FOR POB N 90 DEG E 337 5/10 FT S 72 FT S 84 DEG 30 MIN E 438 52/100 FT S 84 DEG 50 MIN E 409 48/100 FT TO SE COR OF PROPERTY DESC IN OR 382 P 12 S 87 DEG 59 MIN W 399 97/100 FT N 83 DEG 56 MIN W 391 80/100 FT N 88 DEG 53 MIN W 391 74/100 FT TO W LI OF SEC N ALG W LI 116 FT TO POB OR 7586 P 324

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14781

November 6, 2018

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

1. All Taxes Paid. The assessed value is \$219,424.00. Tax ID 11-1315-000.

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: 2-4-2019

TAX ACCOUNT NO.: 11-1315-000

CERTIFICATE NO.: 2015-7121

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

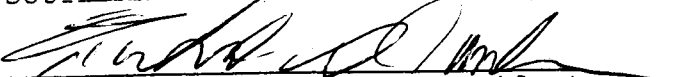
 X Homestead for tax year.

Keith M. Crawford
2248 Fayette St.
Kenner, LA 70062

Unknown Tenants
105 Ranch Rd.
Century, FL 32535

Certified and delivered to Escambia County Tax Collector,
this 6th day of November, 2018.

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.

Prepared by and return to:
Michael D. Tidwell
811 North Spring Street
Pensacola, Florida 32501
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24 day of December, 2015 between Eric J. Herrholz, Trustee of the 105 Ranch Rd Century FL 32533 Land Trust post office address is: 3311 Gulf Breeze Parkway #169, Gulf Breeze, FL 32563, grantor; and Keith M Crawford, a single man whose post office address is: Kenner, LA 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

SEE ATTACHED EXHIBIT "A"

This is NOT the homestead of said Grantor.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

WITNESSES:

Witness Signature: [Signature]

Witness Print Name: Steve Lundy

Eric J. Herrholz, Trustee of the 105 Ranch Rd
Century FL 32533 Land Trust

Witness Signature: [Signature]

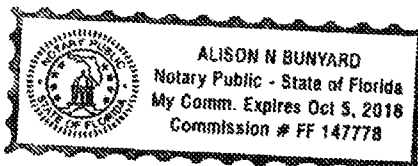
Witness Print Name: APRIL STEWART

STATE OF
COUNTY OF

FLORIDA

Santa Rosa

The foregoing instrument was acknowledged before me this 24 day of December, 2015 by Eric J. Herrholz, Trustee of the 105 Ranch Rd Century FL 32533 Land Trust, who produced a driver's license as identification.



[Signature]
Notary Public

EXHIBIT "A"

Commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 5 North, Range 30 West, Escambia County, Florida, thence North along the West line of said Section 5 a distance of 761 feet to the Point of Beginning, thence North 90 degrees East a distance of 337.5 feet to a point, thence South 0 degrees 00 minutes East a distance of 72 feet to a point, thence South 84 degrees 30 minutes East a distance of 438.52 feet to a point, thence South 84 degrees 50 minutes East a distance of 409.48 feet to the Southeast corner of the real property first described in that certain deed from Lucille Norman and Fred E. Norman, wife and husband recorded in Book 382 at Page 12, of the Official Records of Escambia County, Florida, thence South 87 degrees 59 minutes West a distance of 399.97 feet to a point, thence North 83 degrees 56 minutes West a distance of 391.80 feet to a point, thence North 88 degrees 53 minutes West a distance of 391.74 feet to the West line of said Section 5, thence North along the West line of said Section 5 a distance of 116 feet to the Point of Beginning. Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 761.00 feet to the Point of Beginning; thence continue North along the West line of said Section 5 a distance of 900.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet; thence North 65 degrees 30 minutes West a distance of 98.00 feet; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence South 19 degrees 10 minutes West a distance of 226.2 feet; thence North 84 degrees 50 minutes West a distance of 409.48 feet; thence North 84 degrees 30 minutes West a distance of 438.52 feet; thence North 00 degrees 00 minutes East a distance of 72.00 feet; thence South 90 degrees West a distance of 337.5 feet to the Point of Beginning. Less and Except that part of the real property hereinabove described lying North of a line drawn from a point on the West line of Section 5, Township 5 North, Range 30 West, Escambia County, Florida, located 70.00 feet South of the Northwest corner of the real property hereinabove described, said line bearing North 90 degrees 00 minutes East and extended in an Easterly direction until it intersects the Easterly or Northeasterly line of the real property hereinabove described. And also commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 1661.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet to the Point of Beginning of this description, from the Point of Beginning, North 65 degrees 30 minutes West a distance of 98.00 feet; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence in a Northeasterly direction 263.75 feet, more or less, to the Point of Beginning.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 6, 2020

Keith Crawford
c/o Carver Darden
801 W Romana St Ste A
Pensacola FL 32502

To Whom it May Concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. A check in the amount of \$1,568.14 (2015 TD 07121) has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ The above address information is correct and I do not wish to claim the monies.
- ☐ The above address information is incorrect. Please forward an affidavit to the following address: _____
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records/Attn Mylinda
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,

Pam Childers, Clerk of the Circuit Court

By: _____

MYLINDA JOHNSON



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-1315-000 CERTIFICATE #: 2019-6111

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 18, 2002 to and including January 18, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: January 27, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 27, 2022

Tax Account #: **11-1315-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ILAYARAJA THANGAVELU AS TO FIRST PORTION OF TAX ROLL LEGAL AND KEITH M. CRAWFORD AS TO SECOND PORTION OF TAX ROLL LEGAL**

By Virtue of Warranty Deed recorded 5/11/2021 in OR 8528/288 AS TO ILAYARAJA THANGAVELU PORTION AND QUIT CLAIM DEED RECORDED 9/7/2016 IN OR 7586/324 AS TO KEITH M. CRAWFORD PORTION.

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. SEE SKETCH AND NOTES ON TAX ROLL LEGAL AS WRITTEN.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-1315-000

Assessed Value: \$177,818.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 4, 2022
TAX ACCOUNT #: 11-1315-000
CERTIFICATE #: 2019-6111

In compliance with Section 197.522, 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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

ILAYARAJA THANGAVELU
KEITH M. CRAWFORD
105 RANCH RD
CENTURY, FL 32535

ILAYARAJA THANGAVELU
41772 PURPOSE WAY
ALDIE, VA 20105

KEITH M. CRAWFORD
2248 FAYETTE ST
KENNER, LA 70062

Certified and delivered to Escambia County Tax Collector, this 27th day of January, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

January 27, 2022

Tax Account #:11-1315-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF NW1/4 OF SW1/4 N ALG W LI 761 FT FOR POB CONTINUE N 900 FT N 90 DEG E 900 FT S 23 DEG 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 2/100 FT S 23 DEG E 232 45/100 FT S 19 DEG 10 MIN W 226 2/10 FT N 84 DEG 30 MIN W 409 48/100 FT N 84 DEG 30 MIN W 438 52/100 FT NE 72 FT S 90 DEG W 337 5/10 FT TO POB LESS N 70 FT OF THIS PROPERTY BEG AT SW COR OF NW1/4 OF SW1/4 THN N ALG W LINE 1661 FT N 90 DEG E 900 FT S 23 DEG O MIN E 59 43/100 FT S 68 DEG 50 MIN E 734 72/100 FT S 36 DEG 30 MIN W 363 FT FOR POB N 65 DEG 30 MIN W 98 FT S 24 DEG 30 MIN W 114 FT N 60 DEG 30 MIN W 105 02/100 FT S 23 DEG 00 MIN E 232 45/100 FT NELY 263 75/100 FT TO POB ALSO BEG AT SW COR OF NW COR OF SW 1/4 OF SEC N ALG W LI 761 FT FOR POB N 90 DEG E 337 5/10 FT S 72 FT S 84 DEG 30 MIN E 438 52/100 FT S 84 DEG 50 MIN E 409 48/100 FT TO SE COR OF PROPERTY DESC IN OR 382 P 12 S 87 DEG 59 MIN W 399 97/100 FT N 83 DEG 56 MIN W 391 80/100 FT N 88 DEG 53 MIN W 391 74/100 FT TO W LI OF SEC N ALG W LI 116 FT TO POB OR 7586/324

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1315-000(0422-09)

Prepared by and return to:
Michael D. Tidwell
811 North Spring Street
Pensacola, Florida 32501
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24 day of December, 2015 between Eric J. Herrholz, Trustee of the 105 Ranch Rd Century FL 32533 Land Trust post office address is: 3311 Gulf Breeze Parkway #169, Gulf Breeze, FL 32563, grantor; and Keith M Crawford, a single man whose post office address is: Kenner, LA 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

SEE ATTACHED EXHIBIT "A"

This is NOT the homestead of said Grantor.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

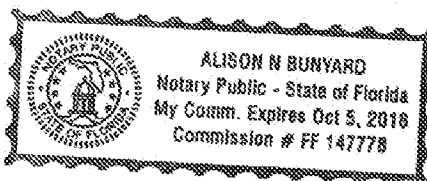
WITNESSES:

Witness Signature: [Signature]
Witness Print Name: Stacy Lundy Eric J. Herrholz, Trustee of the 105 Ranch Rd
Century FL 32533 Land Trust

Witness Signature: [Signature]
Witness Print Name: APRIL STEWART

STATE OF FLORIDA
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 24 day of December, 2015 by Eric J. Herrholz, Trustee of the 105 Ranch Rd Century FL 32533 Land Trust, who produced a driver's license as identification.



[Signature]
Notary Public

EXHIBIT "A"

Commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 5, Township 5 North, Range 30 West, Escambia County, Florida, thence North along the West line of said Section 5 a distance of 761 feet to the Point of Beginning, thence North 90 degrees East a distance of 337.5 feet to a point, thence South 0 degrees 00 minutes East a distance of 72 feet to a point, thence South 84 degrees 30 minutes East a distance of 438.52 feet to a point, thence South 84 degrees 50 minutes East a distance of 409.48 feet to the Southeast corner of the real property first described in that certain deed from Lucille Norman and Fred E. Norman, wife and husband recorded in Book 382 at Page 12, of the Official Records of Escambia County, Florida, thence South 87 degrees 59 minutes West a distance of 399.97 feet to a point, thence North 83 degrees 56 minutes West a distance of 391.80 feet to a point, thence North 88 degrees 53 minutes West a distance of 391.74 feet to the West line of said Section 5, thence North along the West line of said Section 5 a distance of 116 feet to the Point of Beginning. Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 761.00 feet to the Point of Beginning; thence continue North along the West line of said Section 5 a distance of 900.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet; thence North 65 degrees 30 minutes West a distance of 98.00 feet; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence South 19 degrees 10 minutes West a distance of 226.2 feet; thence North 84 degrees 50 minutes West a distance of 409.48 feet; thence North 84 degrees 30 minutes West a distance of 438.52 feet; thence North 00 degrees 00 minutes East a distance of 72.00 feet; thence South 90 degrees West a distance of 337.5 feet to the Point of Beginning. Less and Except that part of the real property hereinabove described lying North of a line drawn from a point on the West line of Section 5, Township 5 North, Range 30 West, Escambia County, Florida, located 70.00 feet South of the Northwest corner of the real property hereinabove described, said line bearing North 90 degrees 00 minutes East and extended in an Easterly direction until it intersects the Easterly or Northeasterly line of the real property hereinabove described. And also commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 1661.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet to the Point of Beginning of this description, from the Point of Beginning, North 65 degrees 30 minutes West a distance of 98.00 feet; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence in a Northeasterly direction 263.75 feet, more or less, to the Point of Beginning.

Prepared by:

William E. Farrington, II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-56349

General Warranty Deed

Made this May 7, 2021 A.D., By **Keith M. Crawford**, whose post office address is: 2248 Fayette Street, Kenner, Louisiana 70062, hereinafter called the grantor, to **Ilayaraja Thangavelu**, whose post office address is: 41772 Purpose Way, Aldie, Virginia 20105, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Exhibit A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 055N30-3203-000-000

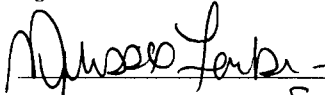
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

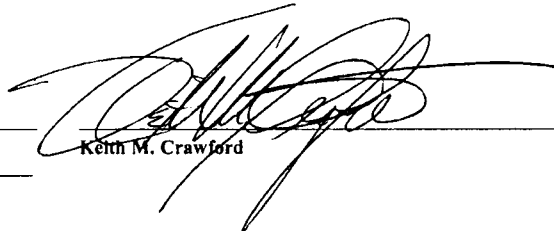
To Have and to Hold, the same in fee simple forever.

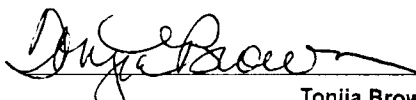
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Melissa Farrow


Keith M. Crawford (Seal)


Witness Printed Name Tonjia Brown

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of May, 2021, by Keith M. Crawford, who is/are personally known to me or who has produced driver license as identification.



TONJIA BROWN
Commission # GG 302994
Expires April 13, 2023
Bonded Thru Budget Notary Services

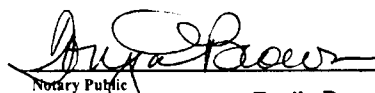

Notary Public
Print Name: Tonjia Brown
My Commission Expires: _____

Exhibit "A"

Parcel 1:

Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 761.00 feet to the Point of Beginning; thence continue North along the West line of said Section 5 a distance of 900.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet; thence North 65 degrees 30 minutes West a distance of 98.00 feet; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence South 19 degrees 10 minutes West a distance of 226.2 feet; thence North 84 degrees 50 minutes West a distance of 409.48 feet; thence North 84 degrees 30 minutes West a distance of 438.52 feet; thence North 00 degrees 00 minutes East a distance of 72.00 feet; thence South 90 degrees West a distance of 337.5 feet to the Point of Beginning. Less and Except that part of the real property hereinabove described lying North of a line drawn from a point on the West line of Section 5, Township 5 North, Range 30 West, Escambia County, Florida, located 70.00 feet South of the Northwest corner of the real property hereinabove described, said line bearing North 90 degrees 00 minutes East and extended in an Easterly direction until it intersects the Easterly or Northeasterly line of the real property hereinabove described.

Parcel 3:

And also commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence North along the West line of said Section 5 a distance of 1661.00 feet; thence North 90 degrees East a distance of 900.00 feet; thence South 23 degrees 00 minutes East a distance of 59.43 feet; thence South 68 degrees 50 minutes East a distance of 734.72 feet; thence South 36 degrees 30 minutes West a distance of 363.00 feet to the Point of Beginning of this description, from the Point of Beginning, North 65 degrees 30 minutes West a distance of 98.00 feet ; thence South 24 degrees 30 minutes West a distance of 114.00 feet; thence North 60 degrees 30 minutes West a distance of 105.02 feet; thence South 23 degrees 00 minutes East a distance of 232.45 feet; thence in a Northeasterly direction 263.75 feet, more or less, to the Point of Beginning.

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 105 & 108 Ranch Road

LEGAL ADDRESS OF PROPERTY: 105 & 108 Ranch Road, Century, Florida 32535

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
307 South Palafox Street, Pensacola, Florida 32502

AS TO SELLER(S):

WITNESSES TO SELLER(S):

Keith M. Crawford

Printed Name: _____

Printed Name: _____

AS TO BUYER(S):

WITNESSES TO BUYER(S):

Ilayaraja Thangavelu

Printed Name: _____

Printed Name: _____

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

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