

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1120-27

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	TAC PENSACOLA POOL C LLC 2100 POWERS FERRY RD STE 350 ATLANTA, GA 30339 KILBEE LN BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 (Full legal attached.)	Certificate #	2018 / 1534
		Date certificate issued	06/01/2018
		Deed application number	2000144
		Account number	04-0017-000

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1534	06/01/2018	2,235.29	111.76	2,347.05
<b>→Part 2: Total*</b>				<b>2,347.05</b>

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/1507	06/01/2019	2,468.98	6.25	123.45	2,598.68
<b>Part 3: Total*</b>					<b>2,598.68</b>

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,945.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>5,320.73</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u>Candice Lewis</u> Signature, Tax Collector or Designee	<u>Escambia County, Florida</u> Date <u>April 23rd, 2020</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>11/02/2020</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS****Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000144

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677,

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
04-0017-000	2018/1534	06-01-2018	BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG

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, property information 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  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677

04-01-2020  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

## General Information

**Reference:** 351S301205000000  
**Account:** 040017000  
**Owners:** TAC PENSACOLA POOL C LLC  
**Mail:** 2100 POWERS FERRY RD STE 350  
 ATLANTA, GA 30339  
**Situs:** KILBEE LN 32503  
**Use Code:** VACANT COMMERCIAL-IMPRVD   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$121,661	\$4,464	\$126,125	\$126,125
2018	\$121,661	\$4,464	\$126,125	\$126,125
2017	\$121,661	\$4,464	\$126,125	\$103,846

## Disclaimer

## Tax Estimator

➤ [File for New Homestead Exemption Online](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/01/2017	7725	1125	\$3,631,100	WD	<a href="#">View Instr</a>
01/18/2008	6278	1253	\$608,800	WD	<a href="#">View Instr</a>
11/2006	6058	1346	\$100	WD	<a href="#">View Instr</a>
03/1989	2675	906	\$100	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and  
 Comptroller

## 2019 Certified Roll Exemptions

None

## Legal Description

BEG AT NW COR OF PINTADO GRANT S 25 DEG 35  
 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN  
 W 1328 4/10 FT TO A...

## Extra Features

ASPHALT PAVEMENT  
 PARKING LIGHT

## Parcel Information

[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 35-1S-30-4

**Approx. Acreage:**  
 0.3667

**Zoned:**   
 C-1

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



[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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC/FCAP AS CUSTODIAN** holder of **Tax Certificate No. 01534**, issued the **1st day of June, A.D., 2018** 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:

**BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040017000 (1120-27)**

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

**TAC PENSACOLA POOL C 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 **2nd day of November 2020**.

Dated this 11th day of May 2020.

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



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

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5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				5,320.73	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida Date July 28th, 2020		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/02/2020</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+ 6.25

**Tax Collector (complete Parts 1-4)**

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**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 #: 04-0017-000 CERTIFICATE #: 2018-1534

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: August 26, 2000 to and including August 26, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President

Dated: August 27, 2020

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 27, 2020

Tax Account #: 04-0017-000

1. The Grantee(s) of the last deed(s) of record is/are: **TAC PENSACOLA POOL C, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed from MO' AIRPORT, LLC recorded 6/8/2017 – OR 7725/1125**

2. The land covered by this Report is:
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) 2017-2018 are delinquent.**

**Tax Account #: 04-00117-000**

**Assessed Value: \$126,125**

**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:** NOV 2, 2020

**TAX ACCOUNT #:** 04-0017-000

**CERTIFICATE #:** 2018-1534

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**

         X   Notify City of Pensacola, P.O. Box 12910, 32521  
         X   Notify Escambia County, 190 Governmental Center, 32502  
         X   Homestead for 2019 tax year.

**TAC PENSACOLA POOL C LLC**  
**2100 POWERS FERRY RD STE 350**  
**ATLANTA, GA 30339**

**Certified and delivered to Escambia County Tax Collector, this 27th day of August, 2020.**

**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**

**August 27, 2020**

**Tax Account #: 04-0017-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W OF LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-0017-000 (1120-27)**

**ABTRACTOR'S NOTE: WE BELIEVE YOUR LEGAL TO BE INCORRECT. IT APPEARS TO HAVE LEFT OUT SEVERAL CALLS SO IT DOES NOT APPEAR TO CORRECTLY DRAW THE LAND DICTED ON THE MAP. IT APPEARS THE LEGAL SHOULD HAVE MATCHED PARCEL 2 OF YOUR DEED AND INCLUDE LESS OUTS.**

Recorded in Public Records 6/8/2017 2:50 PM OR Book 7725 Page 1125,  
Instrument #2017043313, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 Deed Stamps \$25,417.70

This Instrument was Prepared By:  
Gulf Title Company  
2717 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563

TAX PARCEL I.D.: #351S301205000000, 351S301202000000, 351S301206000000, 351S301103000000,  
351S301103000001, 351S301207000000, 481S307226000000

**NOTE TO RECORDER:** This Warranty Deed is a Deed in Lieu of Foreclosure and is given in lieu of a foreclosure of a mortgage, and as such, State of Florida Documentary Stamp Taxes in the amount of \$25,417.70 are being paid on the delivery hereof on the outstanding principal balance of the loan secured by such mortgage (plus all accrued interest thereon) in the amount of \$3,631,100.00, pursuant to Section 201.02, Florida Statutes.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**WARRANTY DEED**

**THIS INDENTURE**, made effective the 1st day of June, 2017, MO'AIRPORT, LLC, a Florida limited liability company, whose address is 380 Lurton Street, Pensacola, Florida 32505 (the "Grantor"), in favor of TAC PENSACOLA POOL C, LLC, a Florida limited liability company, whose address is 2100 Powers Ferry Road, Suite 350, Atlanta, Georgia 30339 (the "Grantee").

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Ten and NO/100ths 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 said Grantee, and Grantee's heirs and assigns forever, those certain tracts or parcels of real property lying and being in Escambia County, Florida, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the use, benefit and behoof of Grantee and Grantee's successors and assigns in FEE SIMPLE forever.

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

**SUBJECT TO** taxes for the year 2017 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.

**GRANTOR COVENANTS** that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

**THIS CONVEYANCE** is given in lieu of foreclosure, but not in satisfaction, of: (i) that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement in favor of Compass Bank (the "Original Mortgagee"), dated January 22, 2008, recorded in Official Records Book 6279, Page 633, Public Records of Escambia County, Florida, as amended by that certain Amended and Restated Mortgage and Security Agreement dated August 31, 2009, and recorded in Official Records Book 6502, Page 314, Public Records of Escambia County, Florida, and re-recorded in Official Records Book 6505, Page 824, Public Records of Escambia County, Florida, and as amended by that certain Amendment To Mortgage dated March 14, 2011 and recorded in Official Records Book 6705, Page 170, Public Records of Escambia County, Florida, as assigned by Original Mortgagee to Pineda Grantor Trust II by that certain Assignment of Mortgage dated November 7, 2012 and recorded in Official Records Book 6949, Page 1191, Public Records of Escambia County, Florida, as assigned by Istrouma Trustee, LLC, as Trustee for Pineda Grantor Trust II to Pineda Beneficiary, LLC, a Delaware limited liability company, by that certain Transfer and Assignment of Mortgage dated January 28, 2014 and recorded in Official Records Book 7131, Page 487, Public Records of Escambia County, Florida, as assigned by Pineda Beneficiary, LLC to Pineda REO, LLC, a Delaware limited liability company by that certain Transfer and Assignment of Mortgage dated January 28, 2014 and recorded in Official Records Book 7134, Page 1414, Public Records of Escambia County, Florida, as assigned by Pineda REO, LLC to Grantee by Assignment of Mortgage and Security Documents dated December 11, 2014 and recorded in Official Records Book 7283, Page 1905, Public Records of Escambia County, Florida, as collaterally assigned by Grantee to Pacific Western Bank, a California state chartered bank (the "Collateral Assignee"), by Collateral Assignment of Mortgages and Security Documents dated December 31, 2014, and recorded in Official Records Book 7284, Page 461, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, recorded in Official Records Book 7586, Page 214, Public Records of Escambia County, Florida; (ii) that certain Mortgage, Assignment of Rents and Security Agreement dated December 31, 2014, made by Grantor in favor of Grantee, recorded in Official Records Book 7283, Page 1922, Public Records of Escambia County, Florida, as assigned by Grantee to the Collateral Assignee by Collateral Assignment of Mortgages and Security Documents dated December 31, 2014, recorded in Official Records Book 7284, Page 437, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, recorded in Official Records Book 7586, Page 224, Public Records of Escambia County, Florida (the "Second Mortgage"); and (iii) that certain Cross-

BK: 7725 PG: 1126

Collateralization/Cross-Default Agreement recorded in Official Records Book 6502, Page 357, Public Records of Escambia County, Florida and Renewal and Reaffirmation of Cross-Collateralization and Cross-Default Agreement recorded in Official Records Book 6651, Page 1527, Public Records of Escambia County, Florida, as assigned to Grantee in Official Records Book 7283, Page 1880, Public Records of Escambia County, Florida, as further assigned to Collateral Assignee by that certain Collateral Assignment of Mortgages and Security Documents made by Grantee in favor of the Collateral Assignee dated December 31, 2014, and recorded in Official Records Book 7284, Page 461, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by that certain Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, and recorded in Official Records Book 7586, Page 214, Public Records of Escambia County, Florida (the "Cross-Collateralization Agreement"). This is an absolute conveyance, the consideration for which, in addition to that stated above, is a credit against the indebtedness secured by the First Mortgage, Second Mortgage and Cross-Collateralization Agreement (collectively the "Mortgages"), equal to the fair market value of the Property conveyed hereby. This conveyance is not, and should not be construed as, a conveyance to secure a debt. It is the intent of Grantor and Grantee that title to the Property should not be merged with the lien of the Mortgages, and this conveyance should be so construed.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed as of the day and year first above written.

WITNESSES:

*Mary Ann Boatright*  
 Mary Ann Boatright  
 (Type or print name)

*T. A. Borowski, Jr.*  
 T. A. Borowski, Jr.  
 (Type or print name)

MO'AIRPORT, LLC,  
 a Florida limited liability company

By: *Robert W. Moulton*  
 ROBERT W. MOULTON  
 Its: Manager

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of <sup>June</sup>~~May~~, 2017, by Robert W. Moulton, as Manager of Mo'Airport, LLC, a Florida limited liability company, on behalf of the company, who ( ☒ ) is personally known to me, or ( ) has shown me \_\_\_\_\_ as identification, and did ~~not~~ take an oath.



*T. A. Borowski, Jr.*  
 Notary Public  
 (Type/Print Name)  
 Commission No.:  
 My Commission expires:

R:\Moulton\Airport&Davis\Deed In Lieu of Foreclosure\Warranty Deed

**EXHIBIT "A"****PARCEL 1:**

A portion of Sections 35 and 48, Township 1 South, Range 30 West, Escambia County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Second Addition to Springdale Subdivision according to plat recorded in Plat Book 4 at page 56 of the public records of said County; thence North 72 degrees 52 minutes 50 seconds East along the North line of said subdivision for a distance of 857 feet, more or less, to the centerline of Carpenter's Creek for the point of beginning; thence South 72 degrees 52 minutes 50 seconds West along said North line for a distance of 857 feet, more or less, to said Northwest corner of the Second Addition to Springdale Subdivision, said point begin on the East line of parcel described in Official Record Book 6040 at page 1072; thence North 17 degrees 06 minutes 50 seconds West along said East line for a distance of 122.58 feet to the South line of parcel described in Official Record Book 3636 at page 589; thence North 87 degrees 50 minutes 32 seconds East (this course and the next course along the South and East line of said parcel described in Official Record Book 3636 at page 589) for a distance of 134.25 feet; thence North 29 degrees 59 minutes 36 seconds West for a distance of 201.67 feet to the North line of parcel described in Official Record Book 3636 at page 589; thence South 87 degrees 39 minutes 12 seconds West along said North line for a distance of 0.35 feet to the East line of parcel described in Deed Book 485 at page 653; thence North 20 degrees 31 minutes 57 seconds East the East line of said parcel described in Deed Book 485 at page 653 for a distance of 112.64 feet to the South line of parcel described in Official Record Book 219 at page 118; thence South 69 degrees 28 minutes 03 seconds East (this course and the next course along the South line, East line and Northerly extension of the East line of said parcel described in Official Record Book 219 at page 118) for a distance of 100.00 feet; thence North 20 degrees 31 minutes 57 seconds East for a distance of 466.00 feet to the North line of parcel described in Official Record Book 2743 at page 357; thence North 69 degrees 28 minutes 03 seconds West along said North line for a distance of 288.22 feet to the East right of way line of Davis Highway (State Road #291, right of way varies); thence North 29 degrees 27 minutes 07 seconds East (this course and the next course along said East right of way line) for a distance of 44.28 feet; thence North 72 degrees 21 minutes 52 seconds East for a distance of 33.01 feet to the South line of parcel described in Deed Book 182 at page 502; thence South 70 degrees 05 minutes 28 seconds East along said South line for a distance of 531.94 feet to the East line of parcel described in Deed Book 182 at page 502; thence North 17 degrees 44 minutes 32 seconds East along said East line for a distance of 100.00 feet to the North line of parcel described in Deed Book 182 at page 502; thence North 70 degrees 05 minutes 28 seconds West along said North line for a distance of 313.76 feet to the South right of way line of Airport Boulevard (right of way varies), said point being on a circular curve concave to the South, having a radius of 1382.39 feet and delta angle of 07 degrees 22 minutes 05 seconds; thence Southeasterly (this course and the next two courses along said right of way of Airport Boulevard) for an arc distance of 177.77 feet (chord distance of 177.65 feet, chord bearing of South 86 degrees 29 minutes 57 seconds East); thence South 07 degrees 11 minutes 06 seconds West for a distance of 25.00 feet to a point on a circular curve concave to the South, having a radius of 1357.39 feet and delta angle of 07 degrees 04 minutes 03 seconds; thence Southeasterly for an arc distance of 167 feet, more or less, (chord distance of 167.33 feet, chord bearing of South 79 degrees 16 minutes 53 seconds East) to the centerline of said Carpenter's Creek; thence meandering Southerly and Southeasterly along said centerline for a distance 777 feet, more or less, to the point of beginning, all lying and being in Sections 35 and 48, Township 1 South, Range 30 West, Escambia County, Florida.

**PARCEL 2:**

That portion of the Francisco Vidal Grant in Section 35, Township 1 South, Range 30 West, described as follows:

Begin at the Northwest corner of the V.S. Pintado Grant, Section 33, Township 1 South, Range 30 West, and running thence South 25 degrees 35 minutes West at a magnetic variation in July 1917 of 3 degrees and 3 minutes along the Western line of said V.S. Pintado Grant a distance of 2659 feet to a stake; thence South 6 degrees and 12 minutes West 1328.4 feet to a stake on the Eastern right of way line of State Road No. 1-A, for starting point of this description; thence South 71 degrees and 29 minutes East 585 feet to a stake on the West bank of Carpenter's Creek; thence South 16 degrees and 21 minutes West 100 feet; thence North 71 degrees and 29 minutes West 585 feet to a stake on the Eastern right of way line of State Road No. 1-A; thence Northeastward along said Eastern right of way line of State Road No. 1-A, 100 feet, more or less, to the starting point.

## PARCEL 3:

A tract of land lying in Section 35, Township 1 South, Range 30 West, more particularly described as follows:

Commencing at the Northeast corner of Fontanel Place as recorded in Plat Book 1, Page 34, of the public records of Escambia County, Florida; thence North 20 degrees West along the Northerly extension of the East line of the said Fontanel Place (the line being identical with the West line of the Mary B. Baars property, as recorded in Deed Book 83, Pages 1-3 of the aforesaid public records) a distance of 2400 feet, more or less to the East right-of-way line of Ferry Pass Highway (40 feet, East of the center line thereof); thence North 17 degrees 45 minutes East along the said East right of way line a distance of 100.00 feet to the Point of Beginning of the tract hereinafter described; thence Easterly, at an angle of 90 degrees a distance of 200 feet; thence Northerly at an angle of 90 degrees a distance of 100 feet; thence Westerly at an angle of 90 degrees a distance of 200 feet to the East right of way line of Ferry Pass Highway; thence Southerly at an angle of 90 degrees along the East right of way line, a distance of 100 feet to the Point of Beginning.

## PARCEL 4:

Commencing at the intersection of the Southeasterly line of Section 35, Township 1 South, Range 30 West, Escambia County, Florida and the centerline of survey of State Road 291 as shown on the Florida Department of Transportation right of way map, Section 48525-2602; thence go North 20 degrees 31 minutes 57 seconds East along said centerline of survey of State Road 291 a distance of 157.07 feet; thence departing said centerline of survey of State Road 291 go South 69 degrees 28 minutes 03 seconds East a distance of 40.00 feet to the intersection with the Easterly right of way line State Road 291/Davis Highway (formerly known as Ferry Pass Highway 80 foot right of way); thence go North 20 degrees 31 minutes 57 seconds East along the Easterly right of way line of said State Road 291 a distance of 142.00 feet to the Northwest corner of a parcel of land recorded in Official Records Book 3636 at page 589 of the public records of Escambia County, Florida; thence continue North 20 degrees 31 minutes 57 seconds East along said Easterly right of way line State Road 291 a distance of 208.58 feet; thence go South 17 degrees 17 minutes 26 seconds East along said Easterly right of way of State Road 291 a distance of 11.42 feet for the Point of Beginning; thence go North 20 degrees 31 minutes 57 seconds East along said Easterly right-of-way line State Road 291 a distance of 99.76 feet to the Northwest corner of the parcel of land described in Deed Book 485, Page 653, of the public records of Escambia County, Florida; thence departing the aforesaid Easterly right of way of State Road 291 go South 69 degrees 33 minutes 03 seconds East along the North line of said parcel of land described in Deed Book 485 at Page 653 a distance of 199.77 feet to the Northeast corner of said parcel of land described in Deed Book 485, Page 653; thence go South 20 degrees 22 minutes 57 seconds West along the East line of said parcel of land described in Deed Book 485 at Page 653 a distance of 212.13 feet to the Northeast corner of the aforesaid parcel of land described in Official Records Book 3636 at page 589; thence go South 87 degrees 39 minutes 12 seconds West along the North line of said parcel of land described in Official Records Book 3636 at page 589 a distance of 92.65 feet to the intersection with the West line of the aforesaid parcel of land described in Deed Book 485 at Page 653; thence go North 17 degrees 17 minutes 26 seconds West along said parcel of land recorded in Deed Book 485 at Page 653 a distance of 187.48 feet to the Point of Beginning. The above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

## PARCEL 5:

Commencing at the intersection of the Southeasterly line of Section 35, Township 1 South, Range 30 West, Escambia County, Florida, and the centerline of survey of State Road 291 as shown on the Florida Department of Transportation right of way map, Section 48525-2602; thence go North 20 degrees 31 minutes 57 seconds East along said centerline of survey of State Road 291 a distance of 157.07 feet; thence departing said centerline of survey of State Road 291, go South 69 degrees 28 minutes 03 seconds East a distance of 40.00 feet to the intersection with the Easterly right of way line of State Road 291/Davis Highway (formerly known as Ferry Pass Highway 80 foot right of way); thence go North 20 degrees 31 minutes 57 seconds East along the Easterly right of way line of said State Road 291 a distance of 142.00 feet to the Northwest corner of a parcel of land described in Official Records Book 3636, at Page 589, of the public records of Escambia County, Florida, for the Point of Beginning; thence continue North 20 degrees 31 minutes 57 seconds East along said Easterly right of way line of State Road 291 a distance of 208.58 feet; thence go South 17 degrees 17 minutes 26 seconds East along said Easterly right of way line of State Road 291 and an extension thereof and along the East line of a parcel of land described in Official Records Book 4550, at Page 340, of the public records of Escambia County, Florida a distance of 198.90 feet to the North line of the aforesaid parcel of land described in Official Records Book 3636, at Page 589; thence go South 87 degrees 39 minutes 12 seconds West along the North line of said parcel of land described in Official Records Book 3636, at Page 589, a distance of 132.38 feet to the Point of Beginning. The above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

## PARCEL 6:

The following described real property situate, lying and being in the County of Escambia, State of Florida, to wit:

A tract of land lying in Section 35, Township 1 South, Range 30 West, described as follows: Commencing at the Northeast corner of Fontanel Place, as recorded in Plat Book 1, at page 34, of the Public Records of said County; thence North 20 degrees West along the Northerly extension of the East line of the said Fontanel Place, (the said East line being identical with the West line of the Mary E. Baars property as recorded in Deed Book 83, page 1-3 of the aforesaid public records) a distance 2400 feet, more or less, to the East right of way line of Ferry Pass Highway (40 feet East of the center line thereof); thence North 17 degrees 45 minutes East along the said right of way line of Ferry Pass Highway, a distance of 200 feet to a point; thence Easterly at an angle of 90 degrees a distance of 200 feet to the Point of Beginning; thence continue Easterly 100 feet to a point; thence Southerly at an angle of 90 degrees a distance of 200 feet; thence Westerly at an angle of 90 degrees 100 feet; thence Northerly at an angle of 90 degrees to the Point of Beginning.

## PARCEL 7:

The land referred to herein below is situated in the county of Escambia, State of Florida, and is described as follows:

A tract of land in Section 35, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commence at the Northeast corner of Fontanel Place as recorded in Plat Book 1 at page 34 of the public records of said county; thence North 26 degrees West along the Northerly extension of the East line of said Fontanel Place (the said East line being identical with the West line of the Mary E. Baars property as recorded in Deed Book 83, at page 1-3 of the aforesaid public records) a distance of 2400 feet, more or less, to the East right-of way line of Ferry Pass Highway (40 feet East of the centerline thereof); thence North 17 degrees 45 minutes East along the said East right-of-way line a distance of 266 feet to a concrete monument on the North side of a county right-of-way described in Deed Book 520, page 532 of the aforesaid public records and the Point of Beginning; thence deflecting 90 degrees 00 minutes 00 seconds right go Easterly along the Northerly line of the aforesaid county right-of-way a distance of 300 feet; thence deflecting 90 degrees left go Northerly a distance of 200 feet; thence deflecting 90 degrees left go Westerly a distance of 301 feet, more or less, to the Easterly line of the aforesaid Ferry Pass Highway; thence Southerly along the said Easterly line of Ferry Pass Highway a distance of 200 feet, more or less, to the Point of Beginning.

TOGETHER WITH the right of way for Eyemouth Lane as described in Deed recorded in Deed Book 520, Page 523, which said right of way accrued to Parcels 3, 6 and 7 and possibly Parcel 1 above pursuant to vacation of said right of way by Ordinance #24-14 recorded in O.R. Book 7209, Page 618, Public Records of Escambia County, Florida.

LESS AND EXCEPT from Parcels 1, 3, 4, 5 and 7 above any portion thereof lying within the right of way for Davis Highway and/or Airport Boulevard.

ALSO LESS AND EXCEPT that portion of Parcels 1, 2 and 7 above being more particularly described in Deed from Mo'Airport, LLC to NLA UG Pensacola, LLC and recorded in O.R. Book 7293, Page 1765, Public Records of Escambia County, Florida.

ALSO LESS AND EXCEPT that portion of Parcels 1, 2 and 7 above being more particularly described in Deed from Mo'Airport, LLC to NLA UG Pensacola 2, LLC and recorded in O.R. Book 7572, Page 684, Public Records of Escambia County, Florida.

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01534 of 2018**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 17, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TAC PENSACOLA POOL C LLC  
2100 POWERS FERRY RD STE 350  
ATLANTA, GA 30339

WITNESS my official seal this 17th day of September 2020.



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 2, 2020, 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 FL TAX CERT FUND I MUNI TAX LLC/FCAP AS CUSTODIAN holder of Tax Certificate No. 01534, issued the 1st day of June, A.D., 2018 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:

BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040017000 (1120-27)

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

TAC PENSACOLA POOL C 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 2nd day of November 2020.

Dated this 21st day of September 2020.

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

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8294, Page 449, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01534, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 040017000 (1120-27)

### DESCRIPTION OF PROPERTY:

BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TAC PENSACOLA POOL C LLC

Dated this 21st day of October 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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: 040017000 Certificate Number: 001534 of 2018**

**Payor: THE ARDENT COMPANIES ATTN: MICHELLE FOWLER 2100 POWERS FERRY RD SUITE  
350 ATLANTA GA 30339 Date 10/21/2020**

Clerk's Check #	1	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$5,885.66
		Postage	\$5.75
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,424.45

**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  
 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

**Case # 2018 TD 001534  
 Redeemed Date 10/21/2020**

**Name THE ARDENT COMPANIES ATTN: MICHELLE FOWLER 2100 POWERS FERRY RD SUITE 350  
 ATLANTA GA 30339**

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$5,885.66
Postage = TD2	\$5.75
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
No Information Available - See Dockets					



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

**Tax Deed - Redemption Calculator**

**Account: 040017000 Certificate Number: 001534 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/02/2020"/>	Redemption Date <input type="text" value="10/21/2020"/>
Months	7	6
Tax Collector	<input type="text" value="\$5,320.73"/>	<input type="text" value="\$5,320.73"/>
Tax Collector Interest	\$558.68	\$478.87
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,885.66	<input type="text" value="\$5,805.85"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$49.04	\$42.03
Total Clerk	\$516.04	<input type="text" value="\$509.03"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$5.75"/>	<input type="text" value="\$5.75"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,424.45	\$6,337.63
	Repayment Overpayment Refund Amount	<input type="text" value="\$86.82 + 120.00 = \$ 206.82"/>
Book/Page	<input type="text" value="8294"/>	<input type="text" value="449"/>

redeemer

**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

DATE – 11-02-2020 – TAX CERTIFICATE #'S 01534

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 1, 8, 15, 22, 2020

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.



Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver  
Date: 2020.10.22 09:55:04 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 22ND day of OCTOBER  
A.D., 2020



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle  
Date: 2020.10.22 10:20:36 -05'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That FL TAX CERT FUND I MUNI TAX LLC/FCAP AS CUSTODIAN holder of Tax Certificate No. 01534, issued the 1st day of June, A.D., 2018 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:

BEG AT NW COR OF PINTADO GRANT S 25 DEG 35 MIN W ON W LI OF GRANT 2659 FT S 6 DEG 12 MIN W 1328 4/10 FT TO A STAKE ON E LI OF H/W NO 1 FOR POB S 79 DEG 28 29 MIN TO H/W NELY ALG H/W 100 FT TO BEG OR 6278 P 1253 OR 7725 P 1125 LESS OR 627 P 829 CO RD R/W LESS OR 3685 P 921 RD R/W LESS OR 7293 P 1765 NLA UG PENSACOLA LESS STATE R/W OR 7317 P 1712 LESS OR 7572 P 684 NLA UG SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040017000 (1120-27)

The assessment of the said property under the said certificate issued was in the name of TAC PENSACOLA POOL C 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 2nd day of November 2020.

Dated this 24th day of September 2020.

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

oaw-4w-10-01-08-15-22-2020

# TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 1120-27 Acct # 040017000

Tax Certificate No.: 2018 TD 01534

☐ Individual

Titleholder: TAC Pensacola Pool C LLC

☒ Company

Address from certification: 2100 Powers Ferry Rd Ste 350, Atlanta, GA 30339

Same as deed? ☒ Yes ☐ No. If no, address(es) on deed: \_\_\_\_\_

Deed OR Book 7725 Page 1125

Property Address  
Kilbee Ln 32503

Alternate addresses:

• Address: \_\_\_\_\_

• Address: \_\_\_\_\_

Source: \_\_\_\_\_

Source: \_\_\_\_\_

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Official Records search	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>10/19/2020</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>10/19/2020</u>	<u>EBH</u>	<input type="checkbox"/> no new address

Additional notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2019 Taxes were paid by Mail on 11/26/2019 by unknown

Document all searches and attached copies of potential addresses

Rev. 03/17/15

TAC PENSACOLA POOL C LLC  
[1120-27]  
2100 POWERS FERRY RD STE 350  
ATLANTA, GA 30339

9171 9690 0935 0127 9764 21

In transit

mailed 10/20/2020

Reg Mail

TAC PENSACOLA POOL C LLC  
C/O DROR BEZALEL  
2100 POWERS FERRY RD SUITE 300  
ATLANTA GA 30339

9171 9690 0935 0128 0883 83

TAC PENSACOLA POOL C LLC  
2100 POWERS FERRY RD SUITE 350  
ATLANTA GA 30339

~~9171 9690 0935 0128 0884 75~~