

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-22

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	MARTINEZ ANTONIO & MARTINEZ AIDA 1896 BROYHILL LN PENSACOLA, FL 32526 1896 BROYHILL LN LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590	Certificate #	2018 / 2522
		Date certificate issued	06/01/2018
		Deed application number	2000497
		Account number	05-3910-246

## 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)
# 2018/2522	06/01/2018	1,641.11	82.06	1,723.17
→Part 2: Total*				1,723.17

## 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)
# 2019/2408	06/01/2019	1,606.95	6.25	80.35	1,693.55
Part 3: Total*					1,693.55

## 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)	3,416.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,544.67
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. Total Paid (Lines 1-6)	5,336.39

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 County, Florida  
Signature, Tax Collector or Designee Date May 7th, 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. 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 06/07/2021

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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000497

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
05-3910-246	2018/2522	06-01-2018	LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590

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  
PLEASANT VALLEY CAPITAL LLC - 18  
US BANK % PLEASANT VALLEY CAPITAL LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

## General Information

**Reference:** 132S301000007006  
**Account:** 053910246  
**Owners:** MARTINEZ ANTONIO & MARTINEZ AIDA  
**Mail:** 1896 BROYHILL LN  
 PENSACOLA, FL 32526  
**Situs:** 1896 BROYHILL LN 32526  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**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	\$10,000	\$87,369	\$97,369	\$97,369
2018	\$10,000	\$81,127	\$91,127	\$91,127
2017	\$16,150	\$75,165	\$91,315	\$91,315

## Disclaimer

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/24/2017	7689	590	\$80,000	WD	<a href="#">View Instr</a>
08/1999	4463	488	\$63,000	WD	<a href="#">View Instr</a>
09/1979	1368	49	\$48,000	WD	<a href="#">View Instr</a>
01/1972	654	46	\$32,100	WD	<a href="#">View Instr</a>
01/1971	548	939	\$4,000	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

LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590

## Extra Features

None

## Parcel Information

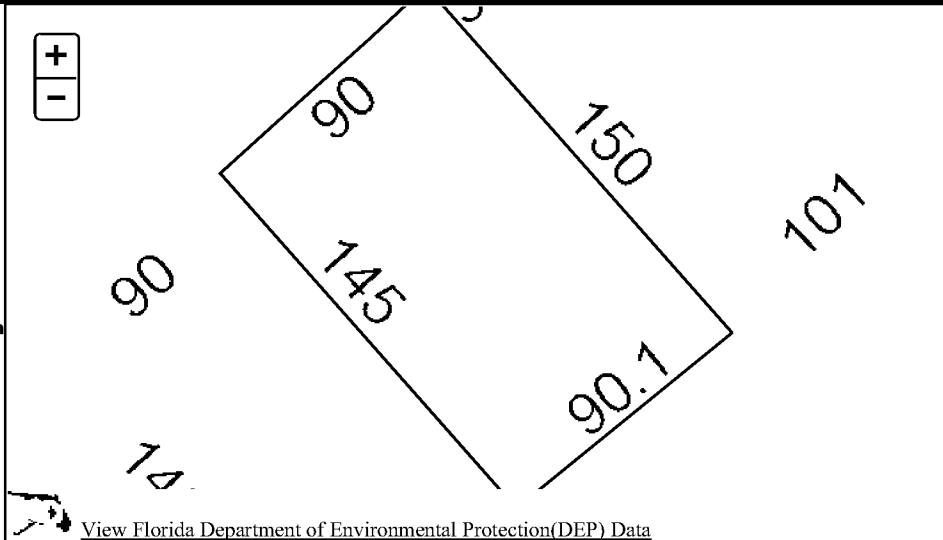
[Launch Interactive Map](#)

**Section Map Id:**  
 13-2S-30-2

**Approx. Acreage:**  
 0.3046

**Zoned:**   
 MDR

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



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

## Buildings

Address:1896 BROYHILL LN, Year Built: 1971, Effective Year: 1971

## Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-CARPET

**OPEN PORCH UNF - 140**



**Last Updated:05/19/2020 (tc.5120)**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 02522**, 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:

**LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053910246 (0621-22)**

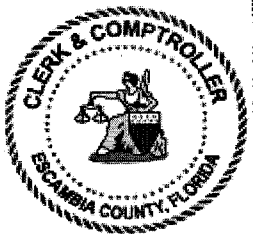
The assessment of the said property under the said certificate issued was in the name of

**ANTONIO MARTINEZ and AIDA MARTINEZ**

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 June, which is the **7th day of June 2021**.

Dated this 15th day of June 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

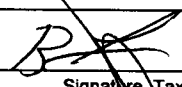
By:  
Emily Hogg  
Deputy Clerk



# 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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Property description	MARTINEZ ANTONIO & MARTINEZ AIDA 1896 BROYHILL LN PENSACOLA, FL 32526 1896 BROYHILL LN 05-3910-246 LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590	Certificate #	2018 / 2522		
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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)				5,336.39	
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		
Signature, Tax Collector or Designee			Date August 26th, 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>06/07/2021</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** + 6.25

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

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

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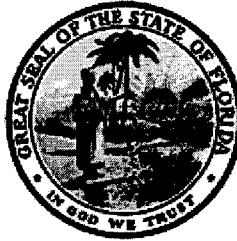
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**Clerk of Court (complete Part 5)**

**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.

**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**

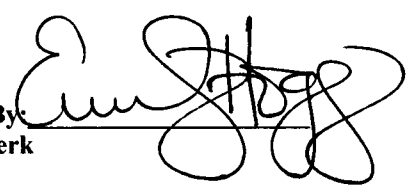
**Account: 053910246 Certificate Number: 002522 of 2018**

**Payor: SURETY LAND TITLE OF FLORIDA 358 WEST NINE MILE ROAD SUITE D PENSACOLA  
FL 32534 Date 01/05/2021**

Clerk's Check #	1000461266	Clerk's Total	<del>\$565.07</del> 6273.10
Tax Collector Check #	1	Tax Collector's Total	<del>\$6,463.28</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$7,105.35</del>

**\$6290.10**

**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 002522**  
**Redeemed Date 01/05/2021**

**Name SURETY LAND TITLE OF FLORIDA 358 WEST NINE MILE ROAD SUITE D PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$565.07
Due Tax Collector = TAXDEED	\$6,463.28 <b>6273.10</b>
Postage = TD2	\$60.00
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 053910246 Certificate Number: 002522 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="01/05/2021"/>
Months	14	9
Tax Collector	<input type="text" value="\$5,336.39"/>	<input type="text" value="\$5,336.39"/>
Tax Collector Interest	\$1,120.64	\$720.41
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,463.28	<input type="text" value="\$6,063.05"/> <i>TC</i>
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	\$98.07	\$63.05
Total Clerk	\$565.07	<input type="text" value="\$530.05"/> <i>CH</i>
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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,145.35	\$6,610.10
	Repayment Overpayment Refund Amount	\$535.25
Book/Page	<input type="text" value="8313"/>	<input type="text" value="197"/>

## 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 8313, Page 197, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02522, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 053910246 (0621-22)

DESCRIPTION OF PROPERTY:

LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ANTONIO MARTINEZ and AIDA MARTINEZ

Dated this 6th day of January 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 05-3910-246 CERTIFICATE #: 2018-2522

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: July 25, 1999 to and including March 30, 2021 Abstractor: Dana McBride

BY

Michael A. Campbell,  
As President  
Dated: March 30, 2021

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

March 30, 2021

Tax Account #:

1. The Grantee(s) of the last deed(s) of record is/are: **DARIN HEBDON**

**By Virtue of Warranty Deed recorded 012/31/2020 – OR 8435/1890**

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) 2017-2019 are delinquent.**

**Tax Account #:05-3910-246**

**Assessed Value: \$ 107,105**

**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:** JUNE 5, 2020

**TAX ACCOUNT #:** 05-3910-246

**CERTIFICATE #:** 2018-2522

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 2020 tax year.

**DARIN HEBDON**  
**5046 BRENNAN PLC**  
**IDAHO FALLS, ID 83406**

**DARIN HEBDON**  
**ANTONION MARTINEZ AND**  
**AIDA MARTINEZ**  
**1896 BROYHILL LN**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of March, 2021.

**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**

**March 30, 2021**

**Tax Account #: 05-3910-246**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK F CARRIAGE HILLS UNIT NO 1 PB 7 P 31 OR 7689 P 590**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3910-246 (0621-22)**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC

358 W Nine Mile Road Ste D

Pensacola, Florida 32534

Property Appraiser's Parcel Identification (Folio) Number: 132S301000007006

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29<sup>th</sup> day of December, 2020 by Antonio Martinez and Aida Martinez, husband and wife, and , whose post office address is 52 West Hunt St, Central Falls, RI 02863 herein called the grantors, to Darin Heddon, a married man as his non-homestead whose post office address is 5046 Brennan Plc, Idaho Falls, ID 83406, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

✓ Amada [Signature]  
Witness #1 Signature  
✓ Amada [Signature]  
Witness #1 Printed Name  
✓ [Signature]  
Witness #2 Signature  
✓ [Signature]  
Witness #2 Printed Name

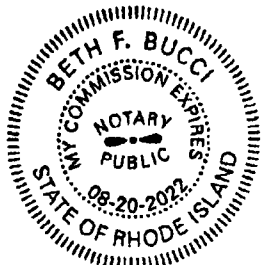
✓ [Signature]  
Antonio Martinez  
✓ [Signature]  
Aida Martinez

STATE OF RHODE ISLAND

COUNTY OF Providence

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of December, 2020 by Antonio Martinez and Aida Martinez and who are personally known to me or have produced RI drivers license as identification.

SEAL



✓ Beth F. Bucci  
Notary Public  
✓ Beth F. Bucci 8/20/2022  
Printed Notary Name My Commission Expires:

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

**Lot 7, Block F, Carriage Hills Subdivision, Unit One, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 31, of the Public Records of Escambia County, Florida.**

File No.: 2012741J