

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-56

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020
Property description	BROOKS SELLERS 1712 N S ST PENSACOLA, FL 32505 1712 N S ST BEG AT NW COR OF LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC E 68 26/100 FT FOR (Full legal attached.)	Certificate #	2018 / 2954
		Date certificate issued	06/01/2018
		Deed application number	2000410
		Account number	06-1251-050

## 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)
# 2018/2954	06/01/2018	1,187.78	59.39	1,247.17
→ Part 2: Total*				1,247.17

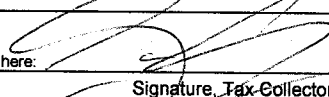
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	1,247.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	615.49
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)	2,237.66

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:  Signature, Tax Collector or Designee

Escambia County, Florida  
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.	35658.50
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>04/05/2021</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 LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC E 68 26/100 FT FOR POB  
 CONT SAME COURSE 34 13/100 FT N 89 DEG 40 MIN 59 SEC E 119 66/100 FT N 0 DEG 2 MIN 18 SEC E 34 13/ 100 FT S 89  
 DEG 40 MIN 59 SEC W 119 98/100 FT TO POB BEING PART OF LTS 1 2 3 & 4 BLK 18 HAZELHURST S/D PLAT DB 55 P 262  
 OR 7519 P 514 SEC 17/31 T 2S R 30 CA 129

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000410

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

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
06-1251-050	2018/2954	06-01-2018	BEG AT NW COR OF LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC E 68 26/100 FT FOR POB CONT SAME COURSE 34 13/100 FT N 89 DEG 40 MIN 59 SEC E 119 66/100 FT N 0 DEG 2 MIN 18 SEC E 34 13/ 100 FT S 89 DEG 40 MIN 59 SEC W 119 98/100 FT TO POB BEING PART OF LTS 1 2 3 & 4 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 OR 7519 P 514 SEC 17/31 T 2S R 30 CA 129

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  
TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

04-21-2020  
Application Date

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



# Chris Jones

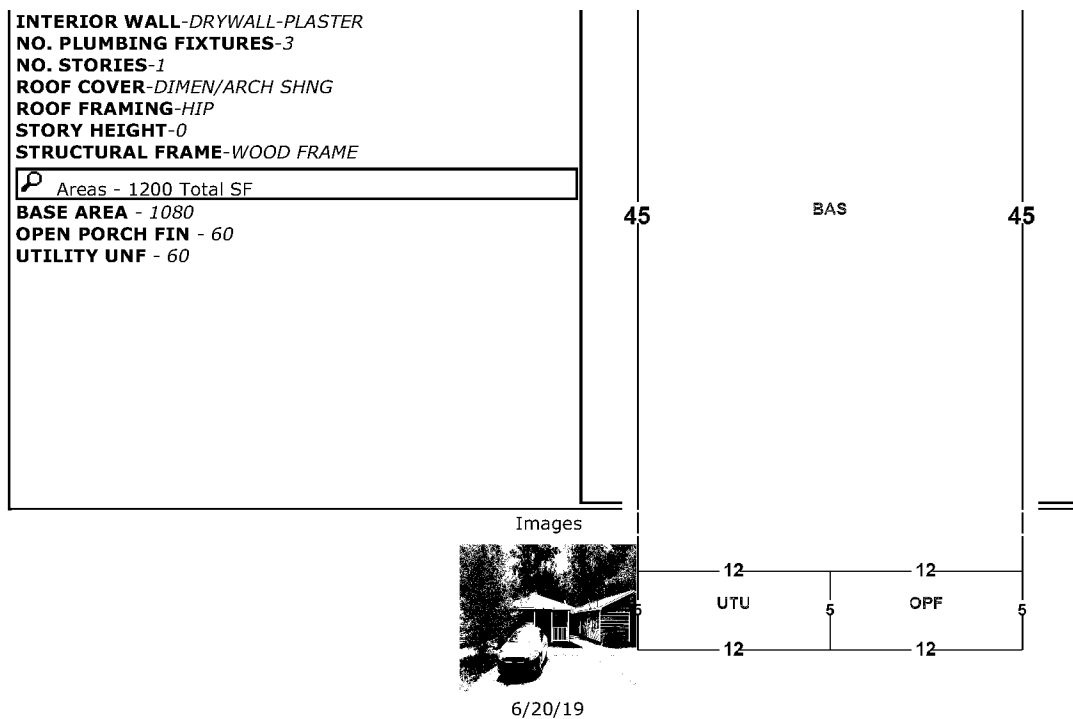
## Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 172S301300021018 <b>Account:</b> 061251050 <b>Owners:</b> BROOKS SELLERS <b>Mail:</b> 1712 N S ST PENSACOLA, FL 32505 <b>Situs:</b> 1712 N S ST 32505 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$4,116</td> <td>\$70,629</td> <td>\$74,745</td> <td>\$71,317</td> </tr> <tr> <td>2018</td> <td>\$3,691</td> <td>\$66,297</td> <td>\$69,988</td> <td>\$69,988</td> </tr> <tr> <td>2017</td> <td>\$3,691</td> <td>\$61,211</td> <td>\$64,902</td> <td>\$64,902</td> </tr> </tbody> </table> <p align="center"><b><u>Disclaimer</u></b></p> <p align="center"><b><u>Tax Estimator</u></b></p> <p align="center"><b>&gt; <u>File for New Homestead Exemption Online</u></b></p>				Year	Land	Imprv	Total	Cap Val	2019	\$4,116	\$70,629	\$74,745	\$71,317	2018	\$3,691	\$66,297	\$69,988	\$69,988	2017	\$3,691	\$61,211	\$64,902	\$64,902								
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/04/2019</td> <td>8075</td> <td>214</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/04/2016</td> <td>7519</td> <td>514</td> <td>\$30,800</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>11/20/2013</td> <td>7105</td> <td>283</td> <td>\$100</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/22/2009</td> <td>6457</td> <td>701</td> <td>\$109,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and Comptroller</p>				Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/04/2019	8075	214	\$100	WD	<a href="#">View Instr</a>	05/04/2016	7519	514	\$30,800	WD	<a href="#">View Instr</a>	11/20/2013	7105	283	\$100	CT	<a href="#">View Instr</a>	04/22/2009	6457	701	\$109,000	WD	<a href="#">View Instr</a>	<b>2019 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION <hr/> <b>Legal Description</b> THE NORTH 34 FEET OF THE SOUTH 65 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 18, HAZLEHURST SUBDIVISION, A... <hr/> <b>Extra Features</b> None	
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<b>Parcel Information</b> <span style="float: right;"><a href="#">Launch Interactive Map</a></span> <div style="display: flex;"> <div style="flex: 1;"> <b>Section</b>  <b>Map Id:</b> CA129  <b>Approx. Acreage:</b> 0.0933  <b>Zoned:</b>  MDR  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </div> <div style="flex: 2; text-align: center;">   <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div> </div>																																			
<b>Buildings</b> Address: 1712 N S ST, Year Built: 2009, Effective Year: 2009 <table border="1"> <tr> <td> <b>Structural Elements</b>            DECOR/MILLWORK-AVERAGE            DWELLING UNITS-1            EXTERIOR WALL-VINYL SIDING            FLOOR COVER-CARPET            FOUNDATION-SLAB ON GRADE            HEAT/AIR-CENTRAL H/AC         </td> <td></td> </tr> </table>						<b>Structural Elements</b> DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC																													
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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:05/08/2020 (tc.2671)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC** holder of **Tax Certificate No. 02954**, 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 LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC E 68 26/100 FT FOR POB CONT SAME COURSE 34 13/100 FT N 89 DEG 40 MIN 59 SEC E 119 66/100 FT N 0 DEG 2 MIN 18 SEC E 34 13/100 FT S 89 DEG 40 MIN 59 SEC W 119 98/100 FT TO POB BEING PART OF LTS 1 2 3 & 4 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 OR 7519 P 514 SEC 17/31 T 2S R 30 CA 129**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061251050 (0421-56)**

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

### **SELLERS BROOKS**

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 April, which is the **5th day of April 2021**.

Dated this 12th 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

**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: 061251050 Certificate Number: 002954 of 2018**

**Payor: SELLERS BROOKS 1712 N S ST PENSACOLA, FL 32505      Date 07/22/2020**

Clerk's Check #	1	Clerk's Total	<del>\$51.06</del> <b>\$2512.62</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,646.69</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Recording	<del>\$10.00</del>
		Prep Fee	<del>\$7.00</del>
		Total Received	<del>\$3,314.75</del>

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:  
Deputy Clerk

**\$2529.62**  
**+ 88.54**  
**\$2618.16**

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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 MENTAL HEALTH  
 MIS  
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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 # 2018 TD 002954**

**Redeemed Date 07/22/2020**

**Name SELLERS BROOKS 1712 N S ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$551.06	2512.62
Due Tax Collector = TAXDEED	<del>\$2,646.69</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$40.00</del>	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

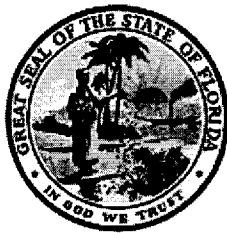
• For Office Use Only

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: 061251050 Certificate Number: 002954 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/05/2021"/>	Redemption Date <input type="text" value="07/22/2020"/> 
Months	12	3
Tax Collector	<input type="text" value="\$2,237.66"/>	<input type="text" value="\$2,237.66"/>
Tax Collector Interest	\$402.78	\$100.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,646.69	<input type="text" value="\$2,344.60"/> 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	\$84.06	\$21.02
Total Clerk	\$551.06	<input type="text" value="\$488.02"/> 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="\$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	\$3,314.75	\$2,849.62
	Repayment Overpayment Refund Amount	\$465.13
Book/Page	<input type="text" value="8294"/>	<input type="text" value="952"/>

## 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 952, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02954, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 061251050 (0421-56)

### DESCRIPTION OF PROPERTY:

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514 SEC 17/31 T 2S R 30 CA 129

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SELLERS BROOKS

Dated this 23rd day of July 2020.



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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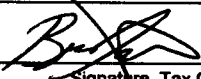
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Sign here:  _____ Signature, Tax Collector or Designee	Escambia, Florida Date <u>July 31st, 2020</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
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**INSTRUCTIONS**

1625

**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

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**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 LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC E 68 26/100 FT FOR POB  
CONT SAME COURSE 34 13/100 FT N 89 DEG 40 MIN 59 SEC E 119 66/100 FT N 0 DEG 2 MIN 18 SEC E 34 13/ 100 FT S 89  
DEG 40 MIN 59 SEC W 119 98/100 FT TO POB BEING PART OF LTS 1 2 3 & 4 BLK 18 HAZELHURST S/D PLAT DB 55 P 262  
OR 7519 P 514 SEC 17/31 T 2S R 30 CA 129



**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 #: 06-1251-050 CERTIFICATE #: 2018-2954

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 27, 2001 to and including January 27, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 29, 2021

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

January 29, 2021

Tax Account #:06-1251-050

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

**By Virtue of Warranty Deed recorded 05/05/2016 – OR 7519/514, together with Warranty Deed recorded 05/05/2016 – OR 7519/555 and Corrective Warranty Deed recorded 04/08/2019 – OR 8075/214**

**ABTRACTOR'S NOTE: LEGAL DESCRIPTION IN DEEDS AT OR 7519/555 AND 7519/555 WAS CORRECTED IN OR 8075/214 BUT TAX ROLL LEGAL HAS REMAINED THE SAME. THE INCORRECT LEGAL OVERLAPS WITH PARCEL ON TAX ROLL ACCOUNT NUMBER 06-1251-025 THEREFORE A PORTION IS ACTUALLY DOUBLE ASSESSED. WE HAVE INCLUDED ALSO THE OWNER OF PARCEL IN 06-1251-025 IF YOU ARE TO USE THE LEGAL DESCRIPTION ON THE TAX ROLL VS THE CORRECTED LEGAL DESCRIPTION USED IN OR 8075/214 THAT NEIGHBOR WILL NEED TO BE INCLUDED IN THE NOTIFICATION BUT THE CURRENT OWNER OF THE PARCEL OVERLAPPED BY YOUR CURRENT TAX ROLL LEGAL ZENOBIA PERRY WAS GIVEN A CORRECTIVE WARRANTY DEED IN OR 8075/217 AS WELL AS A QUIT CLAIM DEED FROM OUR CURRENT OWNER IN OR 8075/216. WE CAN NOT CERTIFY YOUR TAX ROLL LEGAL DESCRIPTION IS CORRECT. COPIES OF ALL DEEDS ARE INCLUDED FOR YOUR REVIEW.**

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:

**NONE**

4. Taxes:

**Taxes for the year(s) 2017 and 2019 are delinquent.**

**Tax Account #:06-1251-050**

**Assessed Value: \$72,853**

**Exemptions: HOMESTEAD EXEMPTION**

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

# Scott Lunsford

P.O. Box 1312

## CERTIFICATION: TITLE SEARCH FOR TDA

**TAX ACCOUNT #:** 06-1251-050

**CERTIFICATE #:** 2018-2954

**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.**

**SELLERS BROOKS**

**1712 NORTH N ST**

**PENSACOLA, FL 32505**

**SELLERS BROOKS**

**P.O. BOX 325**

**CENTURY, FL 32535**

# ESTATE OF ZENOBIA PERRY

**ZENOBIA PERRY**

**1714 NORTH N ST**

**PENSACOLA, FL 32505**

**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 28, 2021**

**Tax Account #:06-1251-050**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF LT 1 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 S 0 DEG 0 MIN 16 SEC  
E 68 26/100 FT FOR POB CONT SAME COURSE 34 13/100 FT N 89 DEG 40 MIN 59 SEC E 119  
66/100 FT N 0 DEG 2 MIN 18 SEC E 34 13/100 FT S 89 DEG 40 MIN 59 SEC W 119 98/100 FT TO  
POB BEING PART OF LTS 1 2 3 & 4 BLK 18 HAZELHURST S/D PLAT DB 55 P 262 OR 7519 P  
514 SEC 17/31 T 2S R 30 CA 129**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-1251-050 (0421-56)**

**WE CAN NOT CERTIFY LEGAL DESCRIPTION SEE ABTRACTOR'S NOTE: #1 ABOVE**



Prepared By & Return to:  
Penny Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-16-10773  
Parcel ID #: 17-2S-30-1300-021-018

**WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated this 4th day of May, 2016, by **Pensacola Habitat for Humanity, Inc., a Florida not for profit corporation**, whose post office address is P.O. Box 13204, Pensacola, Florida 32591, hereinafter called the Grantor, to **Sellers Brooks, an unmarried man**, whose post office address is P.O. Box 325, Century, Florida 32535, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**A portion of Lots 1, 2, 3 and 4, in Block 18, HAZLEHURST SUBDIVISION, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida according to the plat recorded in Deed Book 55, Page 262 of the Public Records of said county. Being more particularly described as follows:**

**Commencing at the Northwest corner of Lot 1, Block 18, Hazelhurst Subdivision, a Subdivision of a portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Deed Book 55 at Page 262 of the Public Records of said county; thence S00°00'16"E along the West line of said Block 18, also being the East Right of Way line of S Street (50.00 right of way) for 68.26 feet to an Iron Rod and Cap marked #3578 and the Point of Beginning; thence continue S00°00'16"E along same course for 34.13 feet to an iron rod and cap marked #3578. Thence N89°40'59"E for 119.66 feet to an iron rod and cap marked #3578; located on the East line of Lot 4 of said Block 18; Thence N00°02'18"E along the East line of said Lot 4 for 34.13 feet to an iron rod and cap marked #3578; Thence S89°40'59"W for 119.98 feet to the Point of Beginning.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2016 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

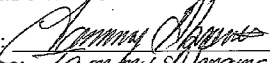
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

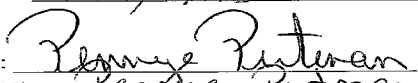
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature:   
Print Name: Penny Putman

Signature:   
Print Name: Penny Putman

Pensacola Habitat for Humanity, Inc.

  
Harold L. Major, its chief operating officer

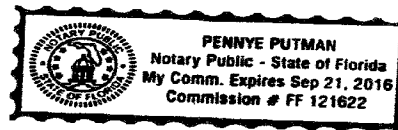
State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of May, 2016, by: Harold L. Major, as chief operating officer of Pensacola Habitat for Humanity, Inc.

Signature: \_\_\_\_\_

*Pennye Putman*  
\_\_\_\_\_, Notary Public

☒ Personally Known  
OR  
☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_



Prepared By & Return to:  
Pennye Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-16-10772  
Parcel ID #: 17-2S-30-1300-030-018

**WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated this 4th day of May, 2016, by **Pensacola Habitat for Humanity, Inc., a Florida not for profit corporation**, whose post office address is P.O. Box 13204, Pensacola, Florida 32591, hereinafter called the Grantor, to **Sellers Brooks, an unmarried man**, whose post office address is P.O. Box 325, Century, Florida 32535, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**A Portion of Lots 1, 2, 3, and 4, in Block 18 of HAZLEHURST, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, according to the plat recorded in Deed Book 55, Page 262, of the Public Records of Escambia County, Florida. Being more particularly described as follows:**

**Commencing at the Northwest corner of Lot 1, Block 18, HAZELHURST Subdivision, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, according to the plat recorded in Deed Book 55, Page 262, of the Public Records of Escambia County, Florida; Thence South 00°00'16" East along the West line of said Block 18, also being the East Right-of-Way line of "S" Street (50.00' right-of-way) for 102.38 feet to an iron rod and cap marked #3578 and Point of Beginning; Thence continue South 00°00'16" East along same course for 34.13 feet to an iron rod and cap marked #3578 located at the Southwest corner of said Lot 1; thence North 89°40'59" East along the South lines of Lots 1 through 4, of said Block 18, for 119.64 feet to the Southeast corner of said Lot 4; Thence North 00°02'18" East along the East line of said Lot 4 for 34.13 feet to an iron rod and cap marked #3578; Thence South 89°40'59" West for 119.66 feet to the Point of Beginning.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2016 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Tammy Abrams  
Print Name: Tammy Abrams

Signature: Pennye Putman  
Print Name: Pennye Putman

Pensacola Habitat for Humanity, Inc.

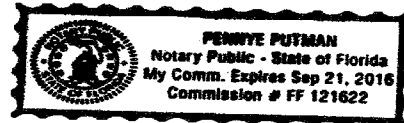
Harold L. Major  
Harold L. Major, its chief operating officer

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of May, 2016, by: Harold L. Major, as chief operating officer of Pensacola Habitat for Humanity, Inc.

Signature: *Penny Putman*  
Notary Public

X Personally Known  
OR  
\_\_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



**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 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.

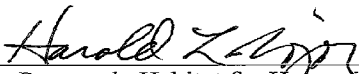
Name of Roadway: North S Street

Legal Address of Property: 1712 North S Street, Pensacola, Florida 32505


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

This form completed by: Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd., Pace, Florida 32571

**AS TO SELLER(S):**

  
\_\_\_\_\_  
Seller: Pensacola Habitat for Humanity, Inc.  
by: Harold L. Major, chief operating officer

\_\_\_\_\_  
Seller:


  
\_\_\_\_\_  
Witness:

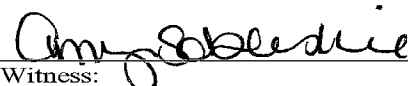
  
\_\_\_\_\_  
Witness:

**AS TO BUYER(S):**

  
\_\_\_\_\_  
Buyer: Sellers Brooks

\_\_\_\_\_  
Buyer:

  
\_\_\_\_\_  
Witness:

  
\_\_\_\_\_  
Witness:

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

**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 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: North S Street

Legal Address of Property: 1710 North S Street, Pensacola, Florida 32505

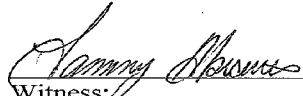
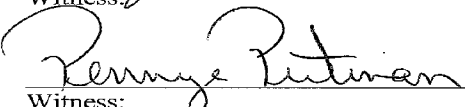
The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd., Pace, Florida 32571

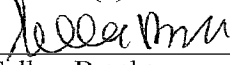
**AS TO SELLER(S):**

  
\_\_\_\_\_  
Seller: Pensacola Habitat for Humanity, Inc.  
by: Harold L. Major, chief operating officer

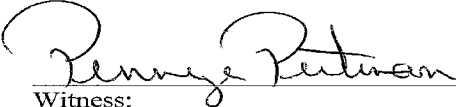
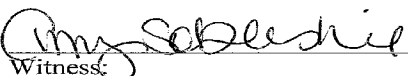
Seller: \_\_\_\_\_

  
\_\_\_\_\_  
Witness:  
  
\_\_\_\_\_  
Witness:

**AS TO BUYER(S):**

  
\_\_\_\_\_  
Buyer: Sellers Brooks

Buyer: \_\_\_\_\_

  
\_\_\_\_\_  
Witness:  
  
\_\_\_\_\_  
Witness:

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

Prepared By & Return to:  
Penny Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd., Pace, FL 32571  
File Number: PACE-19-15689  
Parcel ID #: 17-2S-30-1300-030-018  
and 17-2S-30-1300-021-018

**CORRECTIVE  
WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated this 4<sup>th</sup> day of April, 2019, by **Pensacola Habitat for Humanity, Inc., a Florida not for profit corporation**, whose post office address is P.O. Box 13204, Pensacola, Florida 32591, hereinafter called the Grantor, to **Sellers Brooks**, whose post office address is 1712 N S Street, Pensacola, Florida 32505, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**THE NORTH 34 FEET OF THE SOUTH 65 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 18, HAZLEHURST SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 55, PAGE 262, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**AND**

**THE SOUTH 31 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 18, HAZLEHURST SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 55, PAGE 262, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**This deed is being recorded to correct the legal descriptions recorded in the deeds recorded in O.R. Book 7519, Page 514 and O.R. Book 7519, Page 555 in the Public Records of Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Alphonse Henderson  
Print Name: Alphonse Henderson

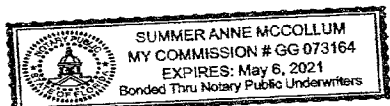
Signature: Crystal Smith  
Print Name: Crystal Smith

State of Florida  
County of Escambia

Pensacola Habitat for Humanity, Inc.

Timothy H. Evans  
Timothy H. Evans, its chief executive officer

THE FOREGOING INSTRUMENT was acknowledged before me this 4<sup>th</sup> day of April, 2019, by:  
Timothy H. Evans, as chief executive officer of Pensacola Habitat for Humanity, Inc..



X Personally Known

Signature: Summer Anne McCollum  
Notary Public  
My Commission Expires: May 6<sup>th</sup>, 2021

**JOINDER OF GRANTEE**

The Grantee in the foregoing deed, ~~XXXXXXXXXX~~ <sup>Sellers Brooks</sup> hereby accepts this deed as correctly describing the properties conveyed to him and acknowledges that the description in the deeds recorded in Official Records Book 7519, Page 514 and Official Records Book 7519, Page 555 are erroneous.

Signed in the presence of:

Witness:  
#1: Crystal Scott

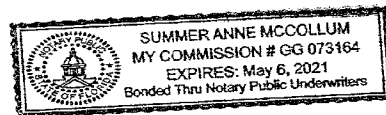
Witness:  
#2: Summer McCollum

Sellers Brooks (Seal)  
Sellers Brooks

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2019, by Sellers Brooks, who have produced driver's licenses as identification.

Summer Anne McCollum  
Notary Public:





Recorded in Public Records 12/02/2009 at 12:25 PM OR Book 6535 Page 881,  
Instrument #2009082225, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$52.50 Deed Stamps \$770.00

Return Original Document to:  
FIRST AMERICAN TITLE  
WARRENVILLE POST CLOSING  
27775 Diehl Rd  
Warrenville, IL 60555

Prepared by  
Edie Garcia, an employee of  
First American Title Insurance Co.  
730 Bayfront Parkway, Suite 4-A  
Pensacola, Florida 32502  
(850) 438-0774

Return to: Grantee

File No.: 2101-2238196

### **SPECIAL WARRANTY DEED**

State/District of Florida

County/City of Escambia

**THIS SPECIAL WARRANTY DEED** is made on November 24, 2009, between

**Pensacola Habitat for Humanity, Inc., a Florida non-profit corporation**

having a business address at: PO Box 13204, Pensacola, FL 32591  
("Grantor") and

**Zenobia Perry, a single woman**

having a mailing address of: 1714 North S Street, Pensacola, FL 32505  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

A Portion of Lots 1, 2, 3, and 4, in Block 18, HAZLEHURST Subdivision, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, according to the plat recorded in Deed Book 55, Page 262, of the Public Records of Escambia County, Florida; being more particularly described as follows:

BK: 6535 PG: 882

Commencing at the Northwest corner of Lot 1, Block 18, Hazelhurst Subdivision, a Subdivision of a portion of Section 17, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Deed Book 55 at Page 262 of the Public Records of said county; thence S00°00'16"E along the West line of said Block 18, also being the East Right of Way line of S Street (50.00 right of way) for 34.13 feet to an Iron Rod and Cap marked #3578 and the Point of Beginning; thence continue S00°00'16"E along same course for 34.13 feet to an iron rod and cap marked #3578. Thence N89°40'59"E for 119.69 feet to an iron rod and cap marked #3578; located on the East line of Lot 4 of said Block 18; Thence N00°02'18"E along said East line for 34.13 feet to an iron rod and cap marked #3578; Thence S89°40'59"W for 119.71 feet to the Point of Beginning.

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120 was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color, or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color, or national origin with respect to the property. This covenant shall run with the land.

This deed is made and is accepted with the understanding that the property conveyed is restricted in that no fences shall be constructed in the front yard. This restriction is for the benefit of the present owner and its successors in title, shall run with the land, and may be enforced in every lawful manner.

Grantor shall be entitled to recover attorney fees and costs in the event any action whatsoever is needed to enforce this restriction.

This conveyance is subject to the following restrictions which shall encumber the property described in the deed (the "Property") to which these restrictions are attached and shall run with the Property and be binding upon the owners thereof, their heirs, successors and assigns, for a period of fifty (50) years from the date hereof:

1. The buildings, improvements, facilities, furnishings, landscaping on the Property and improvements of any other kind now or hereafter erected on the Property or any part thereof shall be kept in good repair and no waste, impairment or deterioration of the Property shall be permitted.
2. Nothing which would or could increase the risk of fire or other hazard to the Property or any part thereof or to the areas surrounding the Property will be allowed.
3. The Property shall be occupied and used exclusively as a principal residence for one single family (defined as the members of the family listed with Pensacola Habitat for Humanity, Inc., plus after-adopted or after-born children of those family members).

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4. No animals of any kind shall be kept, had or maintained on the premises except a total of no more than two (2) dogs, cats or other customary household pets, provided that they are duly licensed, if applicable; that they do not constitute any annoyance or nuisance; that they are well groomed and maintained in a sanitary condition; that they are not kept or bred for any commercial purposes; and that such pets are not permitted to be present beyond the boundaries of the property without being leashed or caged. Rottweilers, pit bulls and chows, or breeds similar, and any other dangerous pets are not permitted at any time.
5. All present and future laws, ordinances, rules and regulations of any governmental authority affecting the Property or any part thereof shall be complied with.
6. No unreasonable noises or odors shall be caused or permitted on the Property and no nuisance, any immoral or illegal activity, or anything that may be an annoyance or a noxious or offensive activity to surrounding property owners or their guests shall be caused or permitted on the Property.
7. Any repair or remodeling to the home built on the Property must be diligently and continuously pursued once begun, and promptly completed, shall be sightly and of good workmanship.
8. No resident of the Property shall be convicted of any crime (felony or misdemeanor), or be identified by the Escambia County or Santa Rosa County Sheriff's Office or other State law enforcement agency as a gang member or gang affiliate.

Pensacola Habitat for Humanity, Inc., its successors and assigns ("Habitat"), shall have the right to enforce the foregoing restrictions. In the event suit is brought to enforce same, Habitat shall have the right to collect its reasonable costs and attorney's fees which costs and fees shall constitute a lien against the Property.

Tax Parcel Identification Number: **172S30-1300-001-018**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

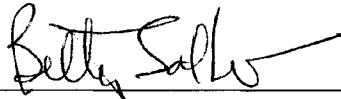
**TO HAVE AND TO HOLD** the same in fee simple forever.

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**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2009**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

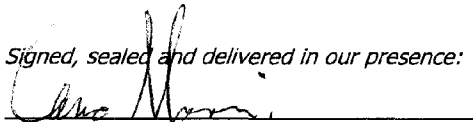
**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents on the date first above written.

Pensacola Habitat for Humanity, Inc., a Florida  
non-profit corporation




By: Betty Salter, President

*Signed, sealed and delivered in our presence:*



Witness Signature

Print Name: Caren Morris



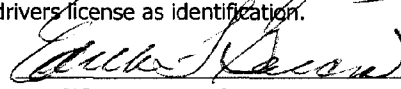
Witness Signature

Print Name: EDMUNDO GARCIA

BK: 6535 PG: 885

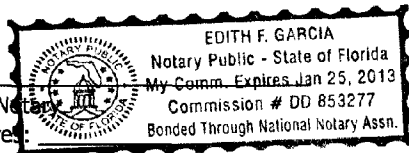
State of **Florida**County of **Escambia**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **November 24, 2009**, by **Betty Salter, as President , and , as on behalf of Pensacola Habitat for Humanity, Inc., a Florida non-profit corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.



NOTARY PUBLIC

Printed Name of Notary  
My Commission Expires:



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2238196

**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 may 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 this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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: **North S Street**Legal Address of Property: **1714 North S Street, Pensacola, Florida 32505**The County ( \_\_\_\_\_ ) has accepted ( ☒ city maintained ) has not accepted the abutting roadway for maintenance.This form completed by: **First American Title Insurance Company  
730 Bayfront Parkway  
Pensacola, Florida 32502-6251***Signed, sealed and delivered in our presence:*

Witness Signature

Print Name:

Witness Signature

Print Name:

Pensacola Habitat for Humanity, Inc., a Florida  
non-profit corporation

By: Betty Salter, President

Zenobia Perry

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

Recorded in Public Records 4/8/2019 2:38 PM OR Book 8075 Page 217,  
Instrument #2019030490, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By & Return to:  
Pennye Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-19-15689  
Parcel ID #: 17-2S-30-1300-015-018

CORRECTIVE  
WARRANTY DEED  
(CORPORATE)

This WARRANTY DEED, dated this 14th day of April, 2019, by **Pensacola Habitat for Humanity, Inc., a Florida not for profit corporation**, whose post office address is P.O. Box 13204, Pensacola, Florida 32591, hereinafter called the Grantor, to **Zenobia Perry**, whose post office address is 1714 N S Street, Pensacola, Florida 32505, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**THE SOUTH 34 FEET OF THE NORTH 75 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 18, HAZLEHURST SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 55, PAGE 262, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**This Deed is being recorded to correct the legal description as recorded in O.R. Book 6535, Page 881 in the Public Records of Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: Crystal E. Smith

Pensacola Habitat for Humanity, Inc.

[Signature]  
Timothy H. Evans, its chief executive officer

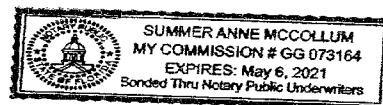
Signature: [Signature]  
Print Name: Summer Anne McCollum

State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of April, 2019, by:  
Timothy H. Evans, as chief executive officer of Pensacola Habitat for Humanity, Inc..

Signature: [Signature]  
Notary Public  
My Commission Expires: May 15 2021

☒ Personally Known  
OR  
☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_



BK: 8075 PG: 218 Last Page

**JOINDER OF GRANTEE**

The Grantee in the foregoing deed, Zenobia Perry hereby accepts this deed as correctly describing the property conveyed to her and acknowledges that the description in the deed recorded in Official Records Book 6535 page 881 is erroneous.

Signed in the presence of:

Witness:

#1:

Summer McCollum

Witness:

#2:

Zenobia Perry

Witness:

#3:

Crystal Scott

Zenobia Perry (Seal)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2019, by Zenobia Perry, who have produced driver's licenses as identification.

Summer Anne McCollum  
Notary Public: Summer Anne McCollum





Prepared by and Return to:  
Penny Putman  
Clear Title of Northwest Florida, LLC,  
4636 Summerdale Blvd.  
Pace, Florida 32571  
(850) 994-3838  
File Number: PACE-19-15689

### QUIT CLAIM DEED

Made this April 4<sup>th</sup>, 2019 A.D., by and between **Sellers Brooks, an unmarried man**, whose address is 1712 North S Street, Pensacola, FL 32505 hereinafter called the "Grantor," to **Zenobia Perry** whose post office address is: 1714 N S Street, Pensacola, Florida 32505 hereinafter called the "Grantee:"

(Whenever used herein the term "Grantor" and "Grantee" shall 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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Escambia County, Florida, viz:

**THE SOUTH 34 FEET OF THE NORTH 75 FEET OF LOTS 1, 2, 3, AND 4, BLOCK 18, HAZLEHURST SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 55, PAGE 262, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**Parcel ID No: 17-2S-30-1300-015-018**

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

**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in the presence of these witnesses:

Alphonsa Henderson  
Witness Signature

Alphonsa Henderson  
Witness Print Name:

Crystal Stott  
Witness Signature

Crystal Stott  
Witness Print Name:

Sellers Brooks  
Sellers Brooks

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on April 4<sup>th</sup>, 2019, by Sellers Brooks who has produced valid driver's license as identification

Summer Anne McCollum  
NOTARY PUBLIC

Summer Anne McCollum  
Notary Print Name  
My Commission Expires: 5/6/2021

