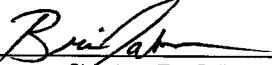


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-07

513  
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020		
Property description	TROTTER DAVID 1720 E BELMONT ST PENSACOLA, FL 32501 1 GLYNQUIST AVE LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559	Certificate #	2018 / 4693		
		Date certificate issued	06/01/2018		
		Deed application number	2000375		
		Account number	09-1940-000		
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)	
# 2018/4693	06/01/2018	622.67	31.13	653.80	
→ Part 2: Total*				653.80	
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)
# 2019/4496	06/01/2019	767.84	6.25	38.39	812.48
Part 3: Total*					812.48
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)				1,466.28	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				713.88	
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)				2,555.16	
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 Date April 23rd, 2020			
Signature, Tax Collector or Designee					

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>4/5/2001</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000375

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
09-1940-000	2018/4693	06-01-2018	LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

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

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-17-2020  
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:** 391S313340009002  
**Account:** 091940000  
**Owners:** TROTTER DAVID  
**Mail:** 1720 E BELMONT ST  
 PENSACOLA, FL 32501  
**Situs:** 1 GLYNQUIST AVE 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	\$9,025	\$32,308	\$41,333	\$41,333
2018	\$9,025	\$30,000	\$39,025	\$39,025
2017	\$9,025	\$19,929	\$28,954	\$28,954

## Disclaimer

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/03/2013	6997	559	\$28,900	WD	<a href="#">View Instr</a>
02/04/2013	6974	1423	\$17,100	WD	<a href="#">View Instr</a>
02/17/2012	6872	1116	\$100	WD	<a href="#">View Instr</a>
02/02/2012	6817	864	\$100	CT	<a href="#">View Instr</a>
11/01/2007	6247	839	\$65,000	WD	<a href="#">View Instr</a>
01/2004	5325	766	\$49,000	WD	<a href="#">View Instr</a>
02/1992	3121	108	\$100	WD	<a href="#">View Instr</a>
06/1991	3049	523	\$30,000	WD	<a href="#">View Instr</a>
06/1991	3029	337	\$30,000	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 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

## Extra Features

None

## Parcel Information

[Launch Interactive Map](#)

**Section Map Id:**  
 39-1S-31-2



**Approx. Acreage:**  
 0.1866

**Zoned:**   
 HDMU


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

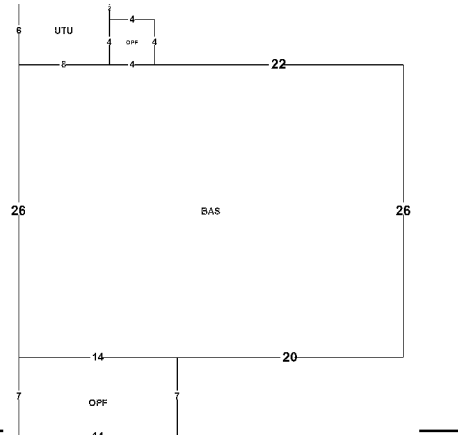


[View Florida Department of Environmental Protection\(DEP\) Data](#)

## Buildings

Address: 1 GLYNQUIST AVE, Year Built: 1944, Effective Year: 1944

<b>Structural Elements</b> <b>DECOR/MILLWORK-AVERAGE</b> <b>DWELLING UNITS-1</b> <b>EXTERIOR WALL-CONCRETE BLOCK</b> <b>FLOOR COVER-CARPET</b> <b>FOUNDATION-WOOD/SUB FLOOR</b> <b>HEAT/AIR-WALL/FLOOR FURN</b> <b>INTERIOR WALL-DRYWALL-PLASTER</b> <b>NO. PLUMBING FIXTURES-3</b> <b>NO. STORIES-1</b> <b>ROOF COVER-COMPOSITION SHG</b> <b>ROOF FRAMING-GABLE</b> <b>STORY HEIGHT-0</b> <b>STRUCTURAL FRAME-MASONRY PIL/STL</b>
 Areas - 1046 Total SF <b>BASE AREA - 884</b> <b>OPEN PORCH FIN - 114</b> <b>UTILITY UNF - 48</b>



Images

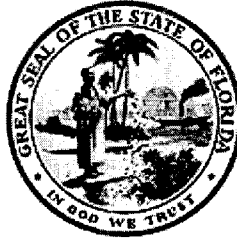


6/13/13

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:05/04/2020 (tc.53164)

**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: 091940000 Certificate Number: 004693 of 2018**

**Payor: LINDA TROTTER 6779 OLD STATION DR WEST CHESTER OH 45069      Date  
 05/11/2020**

Clerk's Check #	33096927	Clerk's Total	\$557.06
Tax Collector Check #	1	Tax Collector's Total	\$3,021.34
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,689.40</del>

**\$2753.75**

**\$2710.75**

**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 004693  
 Redeemed Date 05/11/2020**

**Name** LINDA TROTTER 6779 OLD STATION DR WEST CHESTER OH 45069

Clerk's Total = TAXDEED	\$551.06	<del>\$</del> 2753.75
Due Tax Collector = TAXDEED	\$3,021.34	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 091940000 Certificate Number: 004693 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="05/11/2020"/>
Months	12	1
Tax Collector	<input type="text" value="\$2,555.16"/>	<input type="text" value="\$2,555.16"/>
Tax Collector Interest	\$459.93	\$38.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,021.34	<input type="text" value="\$2,599.74"/> 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	\$7.01
Total Clerk	\$551.06	<input type="text" value="\$474.01"/> 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	\$3,689.40	\$3,090.75
	Repayment Overpayment Refund Amount	\$598.65
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04693**, 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 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559**

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091940000 (0421-07)**

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

**DAVID TROTTER**

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 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

## 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 8293, Page 1843, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04693, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 091940000 (0421-07)

DESCRIPTION OF PROPERTY:

LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: DAVID TROTTER

Dated this 11th day of May 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	TROTTER DAVID 1720 E BELMONT ST PENSACOLA, FL 32501 1 GLYNQUIST AVE 09-1940-000 LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559	Certificate #	2018 / 4693
		Date certificate issued	06/01/2018

## 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)
# 2018/4693	06/01/2018	622.67	31.13	653.80
→ Part 2: Total*				653.80

## 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)
# 2019/4496	06/01/2019	767.84	6.25	38.39	812.48
Part 3: Total*					812.48

## 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)	1,466.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	713.88
4. Property information report fee	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)	2,555.16

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, Florida

Date July 31st, 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>04/05/2021</u> Signature, Clerk of Court or Designee	

**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

**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.



**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 #: 09-1940-000 CERTIFICATE #: 2018-4693

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: December 30, 2000 to and including December 30, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President

Dated: January 11, 2021

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

January 11, 2021

Tax Account #: 09-1940-000

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

**By Virtue of Warranty Deed recorded April 4, 2013 Official Records Book 6997 Page 559.**

2. The land covered by this Report is: **SEE 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 #: 09-1940-000**

**Assessed Value: \$44,616**

**Exemptions: NONE**

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

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 5, 2021

**TAX ACCOUNT #:** 09-1940-000

**CERTIFICATE #:** 2018-4693

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.

**DAVID TROTTER**  
**1720 E. BELMONT ST**  
**PENSACOLA, FL 32501**

**DAVID TROTTER**  
**1 GLYNQUIST AVE**  
**PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 11th day of January 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**

**January 11, 2021**

**Tax Account #: 09-1940-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559**

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-1940-000 (0421-07)**



.WDI2-woH/S - 13-032801

Sales Price: \$28,900.00

Rec

Doc 202.30

Prepared by:

Karen McClammy, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

File Number: 13-032801

Parcel ID #: 391S31-3340-009-002

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated April 03, 2013 by Vera Kuznetsova, a married woman, whose post office address is 6390 Duquesne Drive Pensacola, FL 32504 hereinafter called the GRANTOR, to David Trotter, an unmarried man whose post office address is 1720 E. Belmont Street Pensacola, FL 32501 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Lot 9, Block 2, Saufley Heights, a Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 89, of the Public Records of Escambia County, Florida.

*Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.*

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year 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 covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

*Maria Skopis*  
Witness Print Name:

*Vera Kuznetsova*  
Vera Kuznetsova

*Karen S. McClammy*  
Witness Print Name:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this April 03, 2013 by Vera Kuznetsova, a married woman who is either personally known to me or who produced a driver's license as identification.

(SEAL)

*[Signature]*  
Notary Public  
Print Name:

My Commission Expires:



State of FLORIDA  
County of ESCAMBIA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. ESCAMBIA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.

Ordinance 95-05 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 said Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosures shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

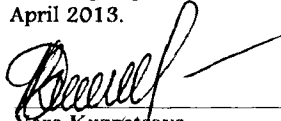
NAME OF ROADWAY: Glynquish

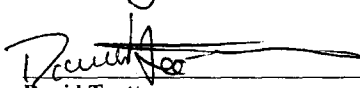
LEGAL ADDRESS OF PROPERTY: 1 Glynquist Avenue, Pensacola, Florida 32526

PARCEL I.D. NUMBER: 391S31-3340-009-002

The County ( X ) Has Accepted ( na ) Has Not Accepted the Abutting Roadway for ( na ) Dirt ( X ) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Escambia County, Florida, on this 3rd day of April 2013.

  
Vera Kuznetsova

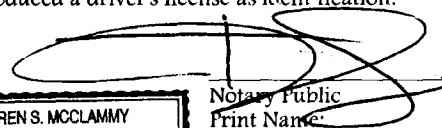
  
David Trotter

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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(SEAL)

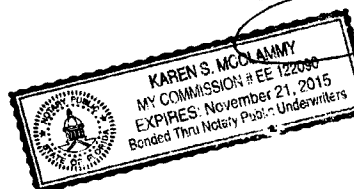


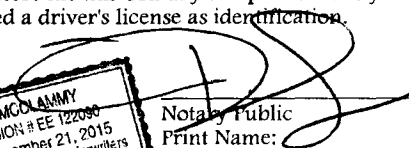
  
Notary Public  
Print Name:  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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(SEAL)



  
Notary Public  
Print Name:  
My Commission Expires: