

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-43

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020		
Property description	WATHEY LISA JOY UNT 410 395 CENTRAL PARK PLACE NE ATLANTA, GA 30312 14511 PERDIDO KEY DR 506 UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946	Certificate #	2018 / 5916		
		Date certificate issued	06/01/2018		
		Deed application number	2000507		
		Account number	10-3518-032		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2018/5916	06/01/2018	3,948.19	197.41	4,145.60	
<b>→Part 2: Total*</b>				<b>4,145.60</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2019/5668	06/01/2019	5,383.27	6.25	269.16	5,658.68
<b>Part 3: Total*</b>					<b>5,658.68</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				9,804.28	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				5,135.46	
4. Property information report fee and Deed Application Recording and Release Fees				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. <b>Total Paid (Lines 1-6)</b>				<b>15,314.74</b>	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____ Signature, Tax Collector or Designee			Escambia County, Florida Date <u>May 12th, 2020</u>		

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>06/07/2021</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000507

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-3518-032	2018/5916	06-01-2018	UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-21-2020  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

### General Information

**Reference:** 143S321017016001  
**Account:** 103518032  
**Owners:** WATHEY LISA JOY  
**Mail:** UNT 410  
 395 CENTRAL PARK PLACE NE  
 ATLANTA, GA 30312  
**Situs:** 14511 PERDIDO KEY DR 506 32507  
**Use Code:** CONDO-RES UNIT   
**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	\$0	\$353,850	\$353,850	\$353,850
2018	\$0	\$339,066	\$339,066	\$339,066
2017	\$0	\$240,500	\$240,500	\$240,500

### Disclaimer

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/27/2017	7704	946	\$359,000	WD	<a href="#">View Instr</a>
04/07/2017	7692	1215	\$100	WD	<a href="#">View Instr</a>
01/25/2017	7657	879	\$100	WD	<a href="#">View Instr</a>
03/31/2010	6592	1082	\$100	WD	<a href="#">View Instr</a>
03/2006	5862	307	\$685,000	WD	<a href="#">View Instr</a>
01/2005	5565	29	\$510,000	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

UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN  
 COMMON ELEMENTS OR 7704 P 946

### Extra Features

None

### Parcel Information

[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 34-3S-32

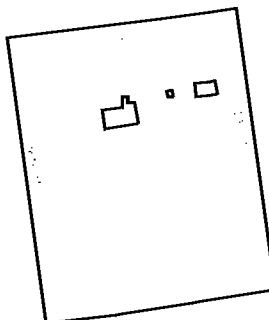
**Approx. Acreage:**  
 2.5198

**Zoned:**   
 CC-PK

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



PERDIDO KEY DR




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

### Buildings

Address:14511 PERDIDO KEY DR 506, Year Built: 2004, Effective Year: 2004

**Structural Elements**  
**DECOR/MILLWORK**-ABOVE AVERAGE  
**DWELLING UNITS**-1  
**EXTERIOR WALL**-PRECAST PAN/CON

FLOOR COVER-CARPET  
FOUNDATION-STRUCTURAL  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-8  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-0  
STRUCTURAL FRAME-CONCRTE REINFRD

 Areas - 1378 Total SF

BASE AREA - 1170

LANAI - 208

45

BAS

45

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 05916**, 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:

**UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103518032 (0621-43)**

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

**LISA JOY WATHEY**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **7th day of June 2021**.

Dated this 15th day of June 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

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		Date certificate issued	06/01/2018

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→Part 2: Total*				4,145.60


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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)	15,314.74

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

Sign here:  Escambia, Florida  
Date August 26th, 2020

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
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13. Interest (see Clerk of Court Instructions, page 2)	
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15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/07/2021</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS + 625

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**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

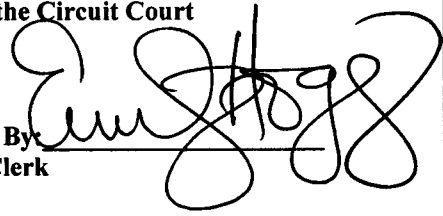
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 103518032 Certificate Number: 005916 of 2018**

**Payor: LISA WATHLEY 14511 PERDIDO KEY DR 506 PENSACOLA FL 32507      Date  
 02/05/2021**

Clerk's Check #	1	Clerk's Total	\$567.07
Tax Collector Check #	1	Tax Collector's Total	\$18,537.09
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$19,179.16</del>

17,852.25

**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  
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 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 005916**  
**Redeemed Date 02/05/2021**

**Name LISA WATHLEY 14511 PERDIDO KEY DR 506 PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$565.07	17,835.25
Due Tax Collector = TAXDEED	\$18,337.09	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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



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


**Tax Deed - Redemption Calculator**

Account: 103518032 Certificate Number: 005916 of 2018

Redemption ☐ Yes ☒ No

Application Date

Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="02/05/2021"/> 
Months	14	10
Tax Collector	<input type="text" value="\$15,314.74"/>	<input type="text" value="\$15,314.74"/>
Tax Collector Interest	\$3,216.10	\$2,297.21
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,537.09	<input type="text" value="\$17,618.20"/> 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	\$98.07	\$70.05
Total Clerk	\$565.07	<input type="text" value="\$537.05"/> 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	\$19,219.16	\$18,172.25
	Repayment Overpayment Refund Amount	\$1,046.91
Book/Page	<input type="text" value="8313"/>	<input type="text" value="302"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8313, Page 302, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05916, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 103518032 (0621-43)

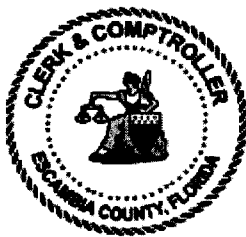
DESCRIPTION OF PROPERTY:

UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: LISA JOY WATHEY

Dated this 5th day of February 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-3518-032      CERTIFICATE #: 2018-5916

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: March 24, 2001 to and including March 24, 2021      Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,  
As President  
Dated: April 2, 2021

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

March 25, 2021

Tax Account #:

1. The Grantee(s) of the last deed(s) of record is/are: **LISA JOY WATHEY**  
**By Virtue of Warranty Deed recorded 5/1/2017 – OR 7704/946**
2. The land covered by this Report is: **See Attached Exhibit “A”**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **None**
4. Taxes:  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 10-3518-032**  
**Assessed Value: \$374,400**  
**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): **THE WINDEMERE OWNERS’ ASSOCIATION, INC. AKA WINDEMERE OWNERS’ ASSOCIATION, INC.**

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:** JUN 7, 2021

**TAX ACCOUNT #:** 10-3518-032

**CERTIFICATE #:** 2018-5916

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.

**LISA JOY WATHEY**  
**395 CENTRAL PARK PLACE NE**  
**ATLANTA, GA 30312**

**LISA JOY WATHEY**  
**14511 PERDIDO KEY DR 506**  
**PENSACOLA, FL 32506**

**THE WINDEMERE OWNERS'**  
**ASSOCIATION, INC.**  
**14511 PERDIDO KEY DR.**  
**PENSACOLA, FL 32507**

**THE WINDEMERE OWNERS'**  
**ASSOCIATION, INC.**  
**C/O PERDIDO SAND REALTY, INC.**  
**5615 BAUER ROAD**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of March, 2021.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**March 25, 2021**

**Tax Account #: 10-3518-032**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 506 WINDEMERE CONDO ALSO 0.92% INT IN COMMON ELEMENTS OR 7704 P 946**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-3518-032 (0621-43)**



Recorded in Public Records 5/1/2017 1:13 PM OR Book 7704 Page 946,  
Instrument #2017031929, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$2,513.00

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Prepared by and return to:

**R. Jeffrey Boll**  
Coastal Land Title, LLC  
14620 Perdido Key Drive, Ste. 100  
Pensacola, FL 32507

File Number: P00359

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this **28th day of April, 2017**, between **David P. Cahoon, a single man**, whose post office address is **11529 Gulf Beach Hwy, Pensacola, FL 32507**, grantor, and

**Lisa Joy Wathey, an unmarried woman**, whose post office address is **395 Central Park Place NE, Unit 410, Atlanta, GA 30312**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **THREE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS (U.S. \$359,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Escambia County, Florida**, to-wit:

**Unit 506, Windemere, a condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 5540, Page 1525, all of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements, if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.**

**Parcel Identification Number: 14-3S-32-1017-016-001**

**The above described property IS NOT the homestead of the Grantor.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

BK: 7704 PG: 947 Last Page

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Riddle  
Witness Name: MARY RIDDLE

Lynn Bradley  
Witness Name: LYNN BRADLEY

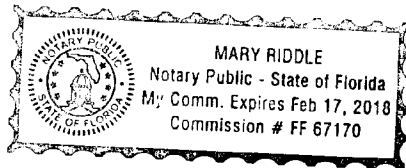
David P. Cahoon  
David P. Cahoon

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 27 day of April, 2017, by David P. Cahoon, he ( ) is personally known to me or ( ☒ ) has produced DL as identification.

Mary Riddle  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



OR BK 5540 P61527  
Escambia County, Florida  
INSTRUMENT 2004-311606

**"DECLARATION OF CONDOMINIUM FOR  
WINDEMERE, A CONDOMINIUM"**

THIS DECLARATION OF CONDOMINIUM ("Declaration") is made, pursuant to Chapter 718, Florida Statutes, for the purpose of submitting the land herein described and improvements constructed thereon to a condominium form of ownership to be known as Windemere, a Condominium ("Windemere"). This Declaration is made by Destination, Inc., a Florida Corporation (the "Developer") as of the date set forth on the signature page hereof.

**ARTICLE I. DEFINITION OF TERMS.**

The terms used herein and within the Articles of Incorporation, Bylaws and Rules and Regulations of Windemere Owners' Association, Inc., shall have the meaning stated in the Condominium Act in relation to this condominium and as follows, unless the context otherwise requires. Where these definitions conflict with the Act, the definition expressly provided in the Act shall control in interpreting this Declaration.

1. Associated Commercial Parcels: Means the parcels identified and described in Exhibit I to this Declaration. Said Associated Commercial Parcel is excepted from the land submitted to condominium ownership.
2. Associated Commercial Parcels Easement and Reservation: Means the instrument attached as Exhibit I which provides for easements and shared use of the common elements in favor of the Associated Commercial Parcels.
3. Association: Association, as the term is used in these condominium documents, refers to Windemere Owners' Association, Inc., a Florida corporation not for profit, and its successors and assigns, as provided in the Condominium Act.
4. Board of Directors or Board: The board of directors for the Association.
5. Bylaws: Bylaws of the Association specified above, as they exist from time to time.
6. Common Expenses: Common expenses, as the term is used in these condominium documents, means the expense for which the Unit Owners are liable to the Association and shall include, but not be limited to, expenses of administration of Windemere; expense of maintenance, operation and repair or replacement of the Common Property; any valid charge against the condominium as a whole; taxes imposed upon the Common Property by governmental bodies having jurisdiction over Windemere; and the expenses declared to be common expenses by the provisions of the Condominium Documents, as same may be amended, from time to time, in accordance with the provisions thereof.
7. Common Property: Common Property is that which Florida Statutes defines as "common elements" and which paragraph 17 below defines as Limited Common Elements and shall mean and comprise all the real property, improvements and facilities to Windemere, including all parts of the buildings other than the Units and Associated Commercial Parcels as same are herein defined, and shall include easements through Units and Associated Commercial Parcels for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility service to Units and Commercial Parcels and easements of support in every portion of the Units and Associated Commercial Parcels which

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WINDEMERE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

THE WINDEMERE OWNERS' ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N04000008774
<b>FEI/EIN Number</b>	20-1602495
<b>Date Filed</b>	09/10/2004
<b>Effective Date</b>	09/10/2004
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

14511 PERDIDO KEY DRIVE  
PENSACOLA, FL 32507

Changed: 04/21/2005

### Mailing Address

C/O PERDIDO SAND REALTY, INC  
5615 BAUER ROAD  
PENSACOLA, FL 32507

Changed: 12/22/2016

### Registered Agent Name & Address

Moorhead Real Estate Law Group  
127 PALAFOX PL  
SUITE 200  
PENSACOLA, FL 32502

Name Changed: 02/13/2020

Address Changed: 02/13/2020

### Officer/Director Detail

#### **Name & Address**

Title Treasurer

HERNDON, WILLIAM  
124 GOLF TERRACE DRIVE  
STOCKBRIDGE, GA 30281

## Title Director

CALDWELL, THOMAS  
1118 Means Farm Rd  
Garland, TX 75044

## Title President

VAN VLIET, BRUCE  
3152 Hembree Trace Drive  
Marietta, GA 30062

## Title Secretary

SCHINDLER, DIANNE  
401 13th St NE  
Washington, DC 20002

## Title VP

GUINN, SCOTT  
206 K ST  
MONROE, LA 71201

**Annual Reports**

Report Year	Filed Date
2019	01/10/2019
2020	02/13/2020
2021	01/22/2021

**Document Images**

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<a href="#">04/21/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/10/2004 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations