

**CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154		Application date	Apr 02, 2020	
Property description	WILLIS PAUL C 1279 G REDWOOD LN GULF BREEZE, FL 32563 462 FT PICKENS RD LT 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P 775/635 OR 1007 P 784 SHEET 5		Certificate #	2018 / 9013	
			Date certificate issued	06/01/2018	
			Deed application number	2000265	
			Account number	17-0740-000	
<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)	
# 2018/9013	06/01/2018	2,391.08	119.55	2,510.63	
<b>→Part 2: Total*</b>				<b>2,510.63</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)
# 2019/8500	06/01/2019	2,502.66	6.25	125.13	2,634.04
<b>Part 3: Total*</b>					<b>2,634.04</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)					5,144.67
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					2,335.03
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>7,854.70</b>
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Condice Lewis</u> Signature, Tax Collector or Designee			Escambia County, Florida Date <u>April 20th, 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 02/01/2021

Signature, Clerk of Court or Designee

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000265

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154,

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
17-0740-000	2018/9013	06-01-2018	LT 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P 775/635 OR 1007 P 784 SHEET 5

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  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

04-02-2020  
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:** 282S262100000032  
**Account:** 170740000  
**Owners:** WILLIS PAUL C  
**Mail:** 1279 G REDWOOD LN  
 GULF BREEZE, FL 32563  
**Situs:** 462 FT PICKENS RD 32561  
**Use Code:** SINGLE FAMILY - TOWNHOME   
**Taxing Authority:** PENSACOLA BEACH  
**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	\$72,000	\$95,138	\$167,138	\$130,066
2018	\$90,000	\$69,873	\$159,873	\$118,242
2017	\$100,000	\$48,500	\$148,500	\$107,493

### Disclaimer

### Tax Estimator

[File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1976	1007	784	\$27,500	LI	<a href="#">View Instr</a>
01/1975	950	756	\$10,000	OJ	<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 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P  
 775/635 OR 1007 P 784 SHEET 5

### Extra Features

None

### Parcel Information

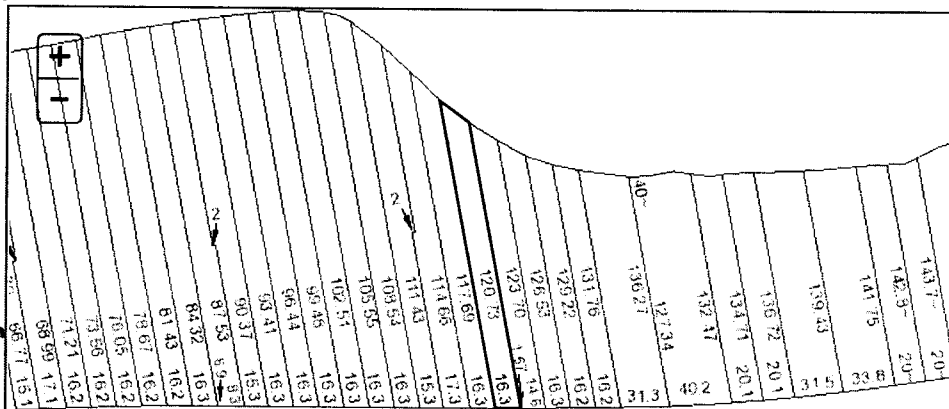
[Launch Interactive Map](#)

**Section Map Id:**  
 PB005

**Approx. Acreage:**  
 0.0712

**Zoned:**   
 MDR-PB

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



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


### Buildings

Address: 462 FT PICKENS RD, Year Built: 2013, Effective Year: 2013

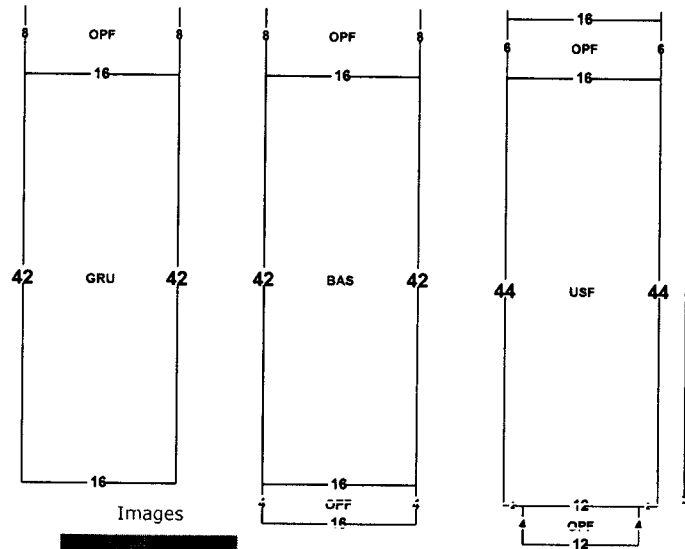
#### Structural Elements

**DECOR/MILLWORK-ABOVE AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-TILE/STAIN**  
**CONC/BRICK**  
**FOUNDATION-PILINGS**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-DECORAT**

**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-2**  
**ROOF COVER-ENAMEL METAL**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-CONCRTE**  
**REINFRD**

 Areas - 2640 Total SF

**BASE AREA - 672**  
**GARAGE UNFIN - 672**  
**OPEN PORCH FIN - 464**  
**OPEN PORCH UNF - 64**  
**PATIO - 64**  
**UPPER STORY FIN - 704**



Images



10/8/15

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:04/29/2020 (tc.1628)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 09013**, 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 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P 775/635 OR 1007 P 784 SHEET 5**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

**TAX ACCOUNT NUMBER 170740000 (0221-60)**

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

**PAUL C WILLIS**

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 February, which is the **1st day of February 2021**.

Dated this 29th day of April 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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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)				7,854.70	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida Date July 29th, 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	
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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>02/01/2021</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**

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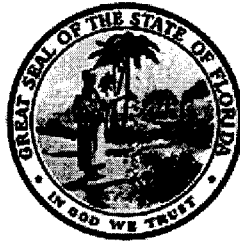
## **Clerk of Court (complete Part 5)**

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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

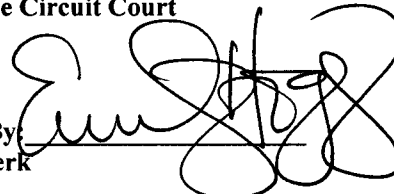
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 170740000 Certificate Number: 009013 of 2018**

**Payor: PAUL C WILLIS 1279 G REDWOOD LN GULF BREEZE, FL 32563      Date 08/27/2020**

Clerk's Check #	449782171	Clerk's Total	\$37.05
Tax Collector Check #	1	Tax Collector's Total	\$9,059.16
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$9,653.21</del>

**#8524.25**

**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  
 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 009013  
 Redeemed Date 08/27/2020**

**Name PAUL C WILLIS 1279 G REDWOOD LN GULF BREEZE, FL 32563**

Clerk's Total = TAXDEED	\$537.05	<del>\$537.05</del> <b>\$8507.25</b>
Due Tax Collector = TAXDEED	\$9,039.16	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 170740000 Certificate Number: 009013 of 2018**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="08/27/2020"/>
Months	10	4
Tax Collector	<input type="text" value="\$7,854.70"/>	<input type="text" value="\$7,854.70"/>
Tax Collector Interest	\$1,178.21	\$471.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,039.16	<input type="text" value="\$8,332.23"/> 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	\$70.05	\$28.02
Total Clerk	\$537.05	<input type="text" value="\$495.02"/> 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	\$9,693.21	\$8,844.25
	Repayment Overpayment Refund Amount	\$848.96
Book/Page	<input type="text" value="8287"/>	<input type="text" value="1345"/>

## 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 8287, Page 1345, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09013, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 170740000 (0221-60)

DESCRIPTION OF PROPERTY:

LT 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P 775/635 OR 1007 P 784 SHEET 5

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: PAUL C WILLIS

Dated this 27th day of August 2020.



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 #: 17-0740-000 CERTIFICATE #: 2018-9013

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: November 25, 2000 to and including November 25, 2020 Abstractor: Cody Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,  
As President

Dated: November 30, 2020

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

November 30, 2020

Tax Account #:17-0740-000

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL C. WILLIS**

**By Virtue of Assignment of Santa Rosa Island Authority Lease recorded 06/10/1976 – OR 1007/784**

**ABTRACTOR’S NOTE: PROPERTY IS LEASEHOLD TITLE.**

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) 2017-2019 are delinquent.**

**Tax Account #:17-0740-000**

**Assessed Value: \$159,208**

**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):

**VILLA SABINE TOWNHOUSE ASSOCIATION INC**

**VILLA SABINE TOWNHOME ASSOCIATION**

**VILLA SABINE HOMEOWNERS 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:** 02/01/2021

**TAX ACCOUNT #:** 17-0740-000

**CERTIFICATE #:** 2018-9013

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.

**PAUL C. WILLIS**  
**P.O. BOX 147**  
**GULF BREEZE, FL 32561**

**PAUL C. WILLIS**  
**1279 G REDWOOD LN**  
**GULF BREEZE, FL 32563**

**PAUL C. WILLIS**  
**462 FT PICKENS RD**  
**PENSACOLA BEACH, FL 32561**

Certified and delivered to Escambia County Tax Collector, this 30<sup>TH</sup> day of November 2020.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**November 30, 2020**

**Tax Account #:17-0740-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 32 VILLA SABINE TOWNHOUSES PB 8 P 80 OR 679/915 P 775/635 OR 1007 P 784 SHEET 5**

**SECTION 28, TOWNSHIP 2 S, RANGE 26 W**

**TAX ACCOUNT NUMBER 17-0740000 (0221-60)**



THIS INSTRUMENT WAS PREPARED BY:  
WILLIAM GUY DAVIS, JR.  
BEGGS & LANE 700 BRENT BUILDING  
PENSACOLA, FLORIDA 32576

RECORDING FEE \$ 8.00  
FLA. STAMPS \$ 82.50  
SUR TAX \$ 30.25  
TOTAL \$ 120.75

OFFICE 1007 PAGE 784

ASSIGNMENT OF  
SANTA ROSA ISLAND AUTHORITY LEASE

STATE OF FLORIDA

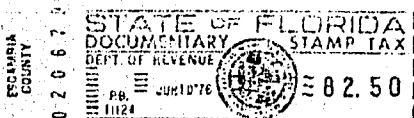
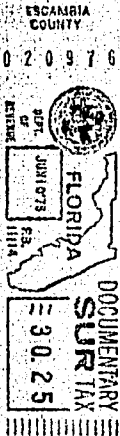
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That Wachovia Mortgage Company, a North Carolina corporation, for and in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations to it in hand paid by the assignee(s) herein, the receipt whereof is hereby acknowledged, does hereby sell, assign and transfer unto Paul C. Willis, a divorced and unmarried man, whose address is P. O. Box 147, Gulf Breeze, Florida 32561 his heirs, personal representatives, successors and assigns, forever, all of the assignor's leasehold interest in that certain lease agreement between Santa Rosa Island Authority as an agency of Escambia County, Florida, as Lessor, and Olympic Development Corporation, as Lessee, dated February 19, 1973, recorded in Official Record Book 679 at page 486 of the public records of Escambia County, Florida, for the following described property on Santa Rosa Island in Escambia County, Florida, to-wit:

Parcel (or Lot) 32, Villa Sabine Townhouses Sub-division, a subdivision as recorded in Plat Book 8 at page 80 of the public records of Escambia County, Florida, and being a subdivision of a portion of Block "C" in First Addition to Villa Sabine as recorded in the records of said Escambia County, Florida, in Plat Book 5 at page 75;

AND ALSO the undivided interest of the grantor in common with others in the leasehold interest and the lease pertaining to Parcel (or Lot) 1 of Villa Sabine Townhouses Subdivision as described in the lease to Villa Sabine Townhouse Association, Inc. dated October 14, 1974, recorded in Official Record Book 915 at page 635 of the public records of Escambia County, Florida, to be held and used as a "common area" pursuant to the Declaration of Covenants, Conditions and Restrictions recorded in Official Record Book 679 at page 775 of the public records of Escambia County, Florida, and all amendments thereto.

TO HAVE AND TO HOLD the same unto the said assignee or assignees as the case may be, their heirs, personal representatives, successors and assigns, for and during all of the remainder of the term of ninety-nine (99) years mentioned in said lease, together with all rights, titles and options conferred thereby and existing thereunder, and together with the leasehold estate in the above-described property created thereby and existing by reason of the above-mentioned lease, subject, however, to the rents, covenants, conditions and provisions therein mentioned; provided, that each existing wall along the dividing lines between the Parcel (or Lot) hereby conveyed and assigned and the Parcel or Parcels (or Lot or Lots) next adjoining the Parcel (or Lot) hereby conveyed and assigned shall constitute a perpetual party wall for the use and benefit of the assignee(s) herein, his, their or its heirs, personal representatives, successors and assigns, as the case may be, and the owners of the Parcels (or Lots) next adjoining the Parcel (or Lot) hereby conveyed and assigned, his, their or its heirs, personal representatives, successors and assigns, forever, within the contemplation of and subject to the provisions of Paragraph 6 of the said lease and any and all pertinent portions and provisions of the Declaration of Covenants, Conditions and Restrictions filed for record on March 14, 1973, in Official Record Book 679 at page 775 of the



public records of Escambia County, Florida, and all amendments thereto, specifically including the amendment recorded in Official Record Book 787 at page 922 and second amendment recorded in Official Record Book 867 at page 312, all of the public records of Escambia County, Florida, which last amendment added Article VII relating to party walls.

The undersigned assignor warrants to and with the assignee or assignees, his, their or its heirs, personal representatives, successors and assigns, as the case may be, that as of the date hereof the undersigned assignor is the sole owner of the entire lessee's interest in said lease; that said lease is valid and enforceable and has not been altered, modified or amended in any manner whatsoever; that neither the lessor nor the lessee is in default under any of the terms, covenants or conditions of said lease, that all rent reserved in and all other sums payable by the lessee under the terms of said lease are currently paid; and that the undersigned assignor is well seized of an indefeasible leasehold estate in and to the property as described in said lease under and by virtue of the terms of said lease, and has a good right to sell, assign and transfer said lease and its leasehold interest thereunder; that the said leasehold interest under said lease is free from encumbrances, and that the undersigned assignor, its successors and assigns shall and will forever warrant and defend the said assignee in the quiet and peaceable possession and enjoyment of said leasehold estate against all persons lawfully claiming the same.

KNOW ALL MEN BY THESE PRESENTS further that the undersigned Wachovia Mortgage Company, a North Carolina corporation, for the considerations aforesaid, the receipt whereof is hereby again acknowledged, does bargain, sell and grant unto the said Paul C. Willis, a divorced and unmarried man,

his, their or its heirs, personal representatives, successors and assigns, forever, all of the undersigned grantor's or assignor's right, title and interest in and to the said Parcel (or Lot) 32 of Villa Sabine Townhouses Subdivision as hereinabove described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, the said corporation in pursuance of due and legal action of its stockholders and Board of Directors has executed these presents, causing its name to be signed by its Vice President, and its corporate seal to be affixed hereto this 4th day of June, 1976.

Signed, sealed and delivered in the presence of:

James D. Smith  
Wahle P. Carl

WACHOVIA MORTGAGE COMPANY, a North Carolina corporation. (SEAL)

By: [Signature]  
Its Vice President

Attest:

[Signature]  
Its Assistant Secretary



STATE OF NORTH CAROLINA

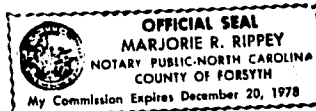
1007 PAGE 786

COUNTY OF FORSYTH

Before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Maney and Wynoka J. Doub, known to me and known to me to be the individuals described by said names in and who executed the foregoing instrument, and to be the Vice President and the Asst. Secretary, respectively, of Wachovia Mortgage Company, a North Carolina corporation, and acknowledged and declared that they as Vice President and Asst. Secretary, respectively, of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

GIVEN under my hand and official seal this 4th day of June, 1976.

Marjorie R. Rippey  
Notary Public, State and County  
aforesaid  
My Commission Expires: 12-20-78



FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLA. ON  
JUN 9 9 31 AM '76  
JAN PAGE NOTED ABOVE  
BY AFTON AS COMPTROLLER  
ESCAMBIA COUNTY

743387