



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

0222-29

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	THAGOURAS STAVROULA 10055 SCENIC HWY PENSACOLA, FL 32514 3000 BELLE MEADE DR B 01-2737-237 BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A (Full legal attached.)	Certificate #	2019 / 254
		Date certificate issued	06/01/2019

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)
# 2019/254	06/01/2019	1,241.71	62.09	1,303.80
# 2020/274	06/01/2020	1,235.49	61.77	1,297.26
→Part 2: Total*				2,601.06

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,601.06
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,209.06
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)	4,185.12

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: Condice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
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>02/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTEN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1588 OR 6719 P 1025

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100290

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
01-2737-237	2019/254	06-01-2019	BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTEN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1588 OR 6719 P 1025

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

[Nav. Mode](#)
☒ [Account](#)
☐ [Reference](#)

[Printer Friendly Version](#)

General Information Reference: 161S291200072001 Account: 012737237 Owners: THAGOURAS STAVROULA Mail: 10055 SCENIC HWY PENSACOLA, FL 32514 Situs: 3000 BELLE MEADE DR B 32503 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$15,000</td> <td>\$52,299</td> <td>\$67,299</td> <td>\$65,783</td> </tr> <tr> <td>2019</td> <td>\$15,000</td> <td>\$49,740</td> <td>\$64,740</td> <td>\$59,803</td> </tr> <tr> <td>2018</td> <td>\$15,425</td> <td>\$57,024</td> <td>\$72,449</td> <td>\$54,367</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2020	\$15,000	\$52,299	\$67,299	\$65,783	2019	\$15,000	\$49,740	\$64,740	\$59,803	2018	\$15,425	\$57,024	\$72,449	\$54,367										
Year	Land	Imprv	Total	Cap Val																													
2020	\$15,000	\$52,299	\$67,299	\$65,783																													
2019	\$15,000	\$49,740	\$64,740	\$59,803																													
2018	\$15,425	\$57,024	\$72,449	\$54,367																													
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/13/2011</td> <td>6719</td> <td>1025</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/13/2011</td> <td>6701</td> <td>1588</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/1994</td> <td>3696</td> <td>864</td> <td>\$132,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1988</td> <td>2647</td> <td>643</td> <td>\$32,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/13/2011	6719	1025	\$100	QC		03/13/2011	6701	1588	\$100	QC		11/1994	3696	864	\$132,000	WD		12/1988	2647	643	\$32,500	WD		2020 Certified Roll Exemptions None Legal Description BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
03/13/2011	6719	1025	\$100	QC																													
03/13/2011	6701	1588	\$100	QC																													
11/1994	3696	864	\$132,000	WD																													
12/1988	2647	643	\$32,500	WD																													
Parcel Information Launch Interactive Map <div> <div> Section Map Id: 16-1S-29-2 Approx. Acreage: 0.0311 Zoned: C-1 Evacuation & Flood Information Open Report </div> <div> </div> </div> View Florida Department of Environmental Protection(DEP) Data Buildings																																	

Address:3000 BELLE MEADE DR B, Year Built: 1983, Effective Year: 1983, PA Building ID#: 41580

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

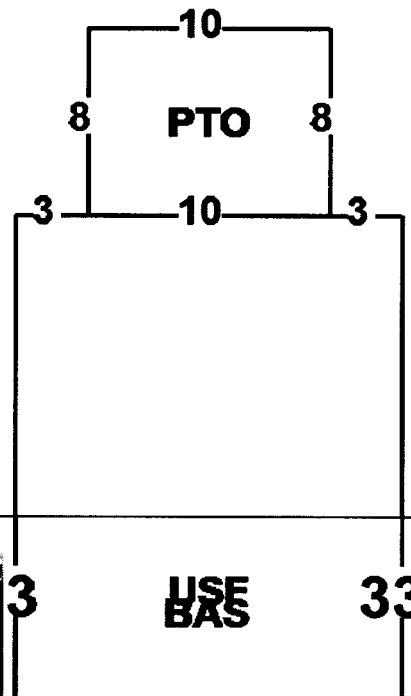
Areas - 1168 Total SF

BASE AREA - 528

PATIO - 80

UPPER STORY FIN - 528

UTILITY FIN - 32



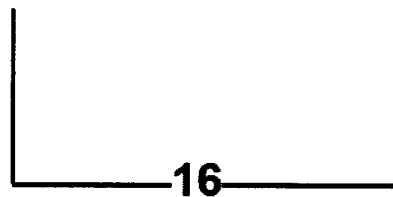
Images



10/7/15

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:05/03/2021 (tc.37835)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 00254**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTEN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI OF CHARLESTON DR & POB CHARLESTON MANOR PB 11 P 80 OR 6701 P 1588 OR 6719 P 1025

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012737237 (0222-29)

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

STAVROULA THAGOURAS

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 **7th day of February 2022**.

Dated this 14th day of May 2021.

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



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 #: 01-2737-237 CERTIFICATE #: 2019-254

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 1, 2001 to and including November 1, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: November 23, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 23, 2021
Tax Account #: **01-2737-237**

1. The Grantee(s) of the last deed(s) of record is/are: **ANTONIOS THAGOURAS, MARIA THAGOURAS, AND STAVROULA THAGOURAS**

By Virtue of Warranty Deed recorded 12/21/1994 in OR 3696/864 together with Quit Claim deed recorded 3/2/2011 - OR 6701/1588, and Corrective Quit Claim Deed recorded 5/11/2011 - OR 6719/1025

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH OR DIVORCE FOR ANTONIOS THAGOURAS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. QUIT CLAIM DEED OUT OF MARIA DOES NOT INCLUDE MARITAL STATUS.

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) 2018-2020 are delinquent.
Tax Account #: 01-2737-237
Assessed Value: \$65,783.00
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): **CHARLESTON MANOR TOWNHOUSE 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: FEB 7, 2022

TAX ACCOUNT #: 01-2737-237

CERTIFICATE #: 2019-254

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

STAVROULA THAGOURAS
AKA STAVROULA THAGOURAS-BROCK
AND ANTONIOS THAGOURAS
AND MARIA THAGOURAS
3000 BELLE MEADE DR B
PENSACOLA, FL 32503

STAVROULA THAGOURAS
AKA STAVROULA THAGOURAS-BROCK
AND ANTONIOS THAGOURAS
AND MARIA THAGOURAS
10055 SCENIC HWY
PENSACOLA, FL 32514

ANTONIO THAGOURAS
AND MARIA THAGOURAS
15 JESSUP AVE
STAMFORD, CT 06902

CHARLESTON MANOR TOWNHOUSE ASSOCIATION
7139 N 9TH AVENUE, SUITE "P"
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 4th day of November, 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

November 23, 2021

Tax Account #:01-2737-237

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL
ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD
NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON
PARTY WALL & EXTEN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W
TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI OF CHARLESTON DR & POB
CHARLESTON MANOR PB 11 P 80 OR 6701 P 1588 OR 6719 P 1025**

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2737-237(0222-29)

OR Bk3696 Pg0864
INSTRUMENT 00177538

1250
921
To: (enclose self-addressed stamped envelope)
File: 16-1S-29-1200-073-001
16-1S-29-1200-070-001
Address: 16-1S-29-1200-071-001
16-1S-29-1200-072-001

WARRANTY DEED
INDIVID. TO INDIVID.

This Instrument Prepared by: Karolyn Berg Grimm for
Southland Title of Pensacola, Inc.
Address: 1120 North 12th Avenue
Pensacola, Florida 32501
94-12409

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 22nd day of November 1994, BETWEEN
Hickory Investment Group, a General Partnership comprised of Thomas V. Dougherty,
William E. Dougherty and Eileen M. Gantz, comprising all of its General Partners,
whose post office address is: by Thomas V. Dougherty as Managing Partner.

c/o John M. Johnson
P.O. Box 95
Florham Park, New Jersey 07032
of the County of Morris, State of New Jersey, grantor, and
Antonios Thagouras and Maria Thagouras, husband and wife

whose post office address is: 15 Jessup Ave. Stamford, Conn. 06902

of the County of _____, State of Conn., grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of
TEN AND NO/100----- Dollars, 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, successors and assigns forever,
the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A" Attached

D S PD Deed \$924.00
Mort \$0.00 ASUM \$0.00
DECEMBER 21, 1994
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *[Signature]* D.C.

The property described herein is not the homestead of Grantor.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

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:

Witness: *[Signature]*
JOHN M. JOHNSON

[Signature] (Seal)
Thomas V. Dougherty As Managing Partner (Seal)

Witness: *[Signature]*
JANE WITTEN

(Seal)
(Seal)

STATE OF NEW JERSEY
COUNTY OF Morris

The foregoing instrument was acknowledged before me this 22 day of November, 1994
by Hickory Investment Group, a General Partnership comprised of Thomas V. Dougherty,
William E. Dougherty and Eileen M. Gantz, comprising all of its General Partners, by*
who is/are personally known to me or who has/have produced

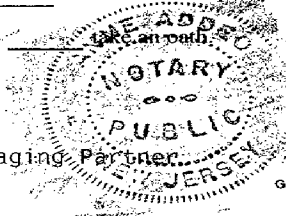
as identification and who did

My Commission expires:

(Seal)

*Thomas V. Dougherty as Managing Partner

ITEM 7361 (9112)



[Signature]
ANNE ADDEO
Notary Public NOTARY PUBLIC OF NEW JERSEY
Serial Number: MY COMMISSION EXPIRES JULY 16, 1997

Great Lakes Business Forms, Inc. To Order Call: 1-800-530-9393 FAX 616-791-1131

Exhibit "A"

OR Bk3696 Pg0865
INSTRUMENT 00177538**Legal Description for Unit A:**

A parcel of land lying in Section 1, Township 2 South, Range 29 West, Escambia County, Florida, being more particularly described as follows:
Commence at the intersection of the Northerly right of way line of Charleston Drive (40' R/W) and the Westerly right of way line of Spanish Trail (70' R/W), said point being the Southeast corner of Block A, of Charleston Manor as recorded in Plat Book 11 at Page 80 of the public records of Escambia County, Florida; thence run North 87°41'15" West along said Northerly right of way line of Charleston Drive for 60.32 feet for the point of beginning; thence continue North 87°41'15" West for 24.02 feet; thence run North 02°18'45" East for 85.00 feet; thence run South 87°41'15" East for 24.02 feet; thence run South 02°18'45" West to a common party wall and the extension thereof for 85.00 feet to the North right of way line of Charleston Drive and the point of beginning. Containing 0.05 acres more or less. Being a portion of that certain property as shown on the plat of Charleston Manor as recorded in Plat Book 11, Page 80 of the public records of Escambia County, Florida.

Legal Description for Unit B:

A parcel of land lying in Section 1, Township 2 South, Range 29 West, Escambia County, Florida, being more particularly described as follows:
Commence at the intersection of the Northerly right of way line of Charleston Drive (40' R/W) and the Westerly right of way line of Spanish Trail (70' R/W), said point being the Southeast corner of Block A, of Charleston Manor as recorded in Plat Book 11 at Page 80 of the public records of Escambia County, Florida; thence run North 87°41'15" West along said Northerly right of way line of Charleston Drive for 44.22 feet for the point of beginning; thence continue North 87°41'15" West for 16.10 feet; thence run North 02°18'45" East to a common party wall and the extension thereof for 85.00 feet; thence run South 87°41'15" East for 16.10 feet; thence run South 02°18'45" West to a common party wall and the extension thereof for 85.00 feet to the North right of way line of Charleston Drive and the point of beginning. Containing 0.03 acres more or less. Being a portion of that certain property as shown on the plat of Charleston Manor as recorded in Plat Book 11, Page 80 of the public records of Escambia County, Florida.

Legal Description for Unit C:

A parcel of land lying in Section 1, Township 2 South, Range 29 West, Escambia County, Florida, being more particularly described as follows:
Commence at the intersection of the Northerly right of way line of Charleston Drive (40' R/W) and the Westerly right of way line of Spanish Trail (70' R/W), said point being the Southeast corner of Block A, of Charleston Manor as recorded in Plat Book 11 at Page 80 of the public records of Escambia County, Florida; thence run North 87°41'15" West along said Northerly right of way line of Charleston Drive for 28.12 feet for the point of beginning; thence continue North 87°41'15" West for 16.10 feet; thence run North 02°18'45" East to a common party wall and the extension thereof for 85.00 feet; thence run South 87°41'15" East for 16.10 feet; thence run South 02°18'45" West to a common party wall and the extension thereof for 85.00 feet to the North right of way line of Charleston Drive and the point of beginning. Containing 0.03 acres more or less. Being a portion of that certain property as shown on the plat of Charleston Manor as recorded in Plat Book 11, Page 80 of the public records of Escambia County, Florida.

Legal Description for Unit D:

A parcel of land lying in Section 1, Township 2 South, Range 29 West, Escambia County, Florida, being more particularly described as follows:
Begin at the intersection of the Northerly right of way line of Charleston Drive (40' R/W) and the Westerly right of way line of Spanish Trail (70' R/W), said point being the Southeast corner of Block A, of Charleston Manor as recorded in Plat Book 11 at Page 80 of the public records of Escambia County, Florida; thence run North 87°41'15" West along said Northerly right of way line of Charleston Drive for 28.12; thence run North 02°18'45" East to a common party wall and the extension thereof for 85.00 feet; thence run South 87°41'15" East for 43.11 feet to a point on said Westerly right of way line of Spanish Trail (70' R/W); thence run South 12°18'45" West along said right of way line for 86.31 feet to the point of beginning. Containing 0.13 acres more or less. Being a portion of that certain property as shown on the plat of Charleston Manor as recorded in Plat Book 11, Page 80 of the public records of Escambia County, Florida.

OR Bk3696 Pg0866
INSTRUMENT 00177538

RESIDENTIAL SALES DISCLOSURE REGARDING ABUTTING ROADWAYS

ATTENTION:

Pursuant to Escambia County Ordinance No. 94-13, Sellers of residential lots are required to disclose to the Buyer--

- (1) whether the roadways that abut the lot or lots to be purchased have been dedicated to public use or are privately held;
- (2) whether such roadways are built to County standards;
- (3) whether roadways will be maintained by the County, and if not, what person or entity will be responsible for maintenance, repair and improvements to the roadways; and
- (4) in the case of roadways not built to County standards, who will be responsible for bringing the roadways up to County standards.

Name of Roadway: 3000 Belle Meade

1. The roadway (☒) has been dedicated (xx) has not been dedicated to Escambia County.
2. The roadway (☐) has been built () has not been built to meet County standards.
3. The County (☐) has accepted (xx) has not accepted the responsibility of maintaining the roadway.
If not, it will be the responsibility of the City of Pensacola to maintain, repair, and improve the roadway.
4. It will be the responsibility of City of Pensacola to bring the roadway up to County standards for the purpose of dedication.

(If there is more than one abutting roadway or if more space is otherwise required, the Seller may attach additional pages so long as the number of pages is indicated on this page and both Seller and Buyer acknowledge each additional page by initial.)

() There will be — attachments incorporated herein comprising — additional pages.

This form completed by:

Southland Title of Pensacola, Inc.

Name

1120 North 12th Avenue

Address

Pensacola, FL 32501

City, State, Zip Code

94-12409

Ordinance No. 94-13 requires the disclosure be attached along with attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

OR BK3696 Pg0867

INSTRUMENT 00177538

The recordation by County employees of this disclosure shall in no way be construed as a covenant by the County or an acknowledgment of the veracity of the disclosure statements.

AS TO SELLER(S):

Thomas V. Dougherty
 Seller's Name: Thomas V. Dougherty
 As Managing Partner

Instrument 00177538

Filed and recorded in the
 public records
 DECEMBER 21, 1994
 at 10:43 A.M.
 in Book and Page noted
 above or hereon
 and record verified
 JOE A. FLOWERS,
 COMPTROLLER
 Escambia County,
 Florida

STATE OF ~~FLORIDA~~ NEW JERSEY
 COUNTY OF ~~ESCAMBIA~~ MORRIS

The foregoing instrument was acknowledged before me this 22 day of November, 1994, by
Hickory Investment Group, a General Partnership comprised of ** Corporation)
 (corporation or individual)

and/by _____ (if corporation, title: _____, who signs
 (individual or corporate official) **Thomas V. Dougherty, William E. Dougherty and Eileen M. Gantz, comprising
 this document on behalf of the corporation), who did not take an oath and who: all of its General Partners, by Thomas
X is/are personally known to me. V. Dougherty as Managing Partner.
 _____ produced current Florida driver's license as identification; or
 _____ produced current _____ as identification.

(Notary Seal must be affixed)

Signature of Notary Public

ANNE ADDEO

Name of Notary Printed

My Commission Expires: JULY 16, 1995

Commission Number: _____

AS TO BUYER(S):

Antonios Thagouras
 Buyer's Name: Antonios Thagouras

Maria Thagouras
 Buyer's Name: Maria Thagouras

STATE OF ~~FLORIDA~~
 COUNTY OF ~~ESCAMBIA~~

The foregoing instrument was acknowledged before me this 15 day of December, 1994, by
Antonios Thagouras (a Florida/ _____ Corporation)
 (corporation or individual)

and/by Maria Thagouras (if corporation, title: _____, who signs
 (individual or corporate official)

this document on behalf of the corporation), who did not take an oath and who:
 _____ is/are personally known to me.

X produced current Florida driver's license as identification; or
 _____ produced current _____ as identification.

(Notary Seal must be affixed)

Signature of Notary Public

LARRY METTER

Name of Notary Printed

My Commission Expires: 12/31/95

Commission Number: _____

THIS FORM APPROVED BY THE
 ESCAMBIA COUNTY BOARD
 OF COUNTY COMMISSIONERS - 7/94

Recorded in Public Records 03/22/2011 at 03:34 PM OR Book 6701 Page 1588,
Instrument #2011018634, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

PREPARED BY
SOTIRI THAGOURAS
10055 SCENIC HWY
PENSACOLA FL 32514

[]

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: MARCH 13, 2011

Reference Number of Any Related Documents: _____

Grantor:

Name MARIA THAGOURAS
Street Address 10055 SCENIC HWY
City/State/Zip PENSACOLA FL 32514

Grantee:

Name STAVROULA THAGOURAS
Street Address 10055 SCENIC HWY
City/State/Zip PENSACOLA FL 32514

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): 3000 BLUE MEADE DR #13 (161529-1200-022-02)

Assessor's Property Tax Parcel/Account Number(s): 01-0737-037

THIS QUITCLAIM DEED, executed this 13th day of MARCH,
2011, by first party, Grantor, MARIA THAGOURAS, whose
mailing address is 10055 SCENIC HWY PENSACOLA FL 32514, to
second party, Grantee, STAVROULA THAGOURAS,
whose mailing address is 10055 SCENIC HWY PENSACOLA FL 32514.

WITNESSETH that the said first party, for good consideration and for the sum of _____
Dollars (\$) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

BK: 6701 PG: 1589 Last Page

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA, State of FLORIDA to wit: 161529-1200-072-001 3000 BELLE MEADE DR B DEG AT INTER OF NLY R/W L1 OF CHARLESTON DR & WLY R/W L1 OF SPANISH TRAIL ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD NLY R/W 44 22/100 FT FOR DOB

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

A. ThayerSOTIRI THAGOURAS

Signature of Witness

Print Name of Witness

Joanna ThagourasJOANNA THAGOURAS

Signature of Grantor

Print Name of Grantor

Maria ThagourasMARIA THAGOURAS

State of FLORIDA
County of ESCAMBIA

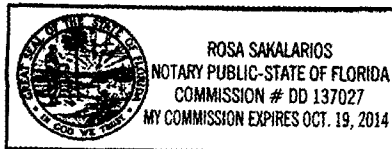
On MARCH 13 2011 before me, ROSA B. SAKALARIOS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant X Known Produced ID
Type of ID

(Seal)



Recorded in Public Records 05/11/2011 at 02:50 PM OR Book 6719 Page 1025,
Instrument #2011031196, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2011018634 03/22/2011 at 03:34 PM
OFF REC BK: 6701 PG: 1588 - 1589 Doc Type: QCD
RECORDING: \$18.50 Deed Stamps \$0.70

PREPARED BY
SOTIRI THAGOURAS
10055 SCENIC HWY
PENSACOLA FL 32514

CORRECTION OF QUITCLAIM
DEED BK 6701 PG 1588-1589
OF LEGAL DESCRIPTION

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: MARCH 13, 2011

Reference Number of Any Related Documents: _____

Grantor:

Name MARIA THAGOURAS
Street Address 10055 SCENIC HWY
City/State/Zip PENSACOLA FL 32514

Grantee:

Name STAVROULA THAGOURAS
Street Address 10055 SCENIC HWY
City/State/Zip PENSACOLA FL 32514

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and
condo name): 3000 BELL MEADE DR #13 (161529-1200-022-021)

Assessor's Property Tax Parcel/Account Number(s): 01-0737-037

THIS QUITCLAIM DEED, executed this 13th day of MARCH
2011, by first party, Grantor, MARIA THAGOURAS, whose
mailing address is 10055 SCENIC HWY PENSACOLA FL 32514, to
second party, Grantee, STAVROULA THAGOURAS
whose mailing address is 10055 SCENIC HWY PENSACOLA FL 32514.

WITNESSETH that the said first party, for good consideration and for the sum of _____
Dollars (\$) paid by the said second party, the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA, State of FLORIDA

to wit: 161529-1200-072-001 3000 BELLE MEADE DR B DEG AT INTER OF
NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL ALSO
BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN
15 SEC W ALG SD NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT
N 2 DEG 18 MIN 45 SEC E TO A COMMON PARTY WALL & EXTEN 85 FT S 87 DEG

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of: 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC W
TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI
OF CHARLESTON DR & POB CHARLESTON MANOR RB
11 P 80 OR 3696 P 864

Signature of Witness

Print Name of Witness

SOTIRI THAGOURAS

Signature of Witness

Print Name of Witness

JOANNA THAGOURAS

Signature of Grantor

Print Name of Grantor

MARIA THAGOURAS

State of FLORIDA
 County of ESCAMBIA

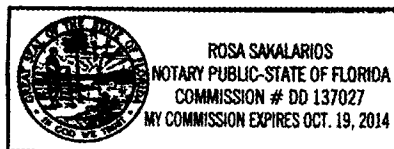
On MARCH 13, 2011, before me, ROSA B. SAKALARIOS
 appeared MARIA THAGOURAS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant X Known Produced ID
 Type of ID

(Seal)



STATE OF FLORIDA
COUNTY OF ESCAMBIA

RE: 2020-3318

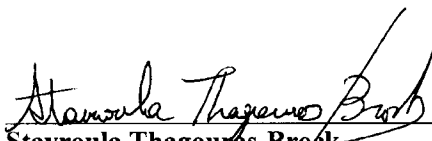
SAME NAME AFFIDAVIT

BEFORE ME, the undersigned authority, **Stavroula Thagouras-Brock** deposed and affirmed:

1. My name is **Stavroula Thagouras-Brock**.
2. I am one and the same as **Stavroula Thagouras**.
3. This affidavit is being filed to clear up any title issues regarding the following legal description:

Unit 211, College Heights Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1743, Page 889, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Dated this **24th** day of **July, 2020**.

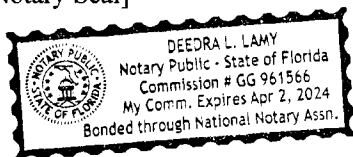


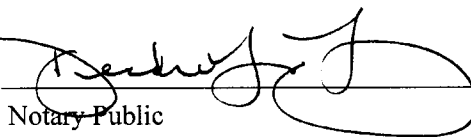
Stavroula Thagouras-Brock

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this **24th** day of **July, 2020** by **Stavroula Thagouras-Brock** who is personally known to me or who has produced a drivers license as identification.

[Notary Seal]





Notary Public
Deedra L. Lamy
My Commission Expires: **04/02/2024**

Prepared by and Return to: Emerald Coast Title, Inc. 83 Baybridge, Gulf Breeze, FL 32561

"B"

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: 012737237 Certificate Number: 000254 of 2019**

**Payor: SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514 Date
12/22/2021**

Clerk's Check # 453326679
Tax Collector Check # 1

Clerk's Total	\$537.06	\$537.06 \$4,902.87
Tax Collector's Total	\$4,825.39	
Postage	\$01.30	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$5,440.74	\$4,919.87

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *NCoppage*
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2019 TD 000254

Redeemed Date 12/22/2021

Name SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$537.05	\$4,902.87
Due Tax Collector = TAXDEED	\$4,825.39	
Postage = TD2	\$61.80	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012737237 Certificate Number: 000254 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/16/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/07/2022"/>	Redemption Date	<input type="text" value="12/22/2021"/>
Months		10		8	
Tax Collector		<input type="text" value="\$4,185.12"/>		<input type="text" value="\$4,185.12"/>	
Tax Collector Interest		\$627.77		\$502.21	
Tax Collector Fee		<input type="text" value="\$12.50"/>		<input type="text" value="\$12.50"/>	
Total Tax Collector		\$4,825.39		\$4,699.83	T.C.
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		\$56.04	
Total Clerk		\$537.05		\$523.04	C.H.
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="\$61.30"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$5,440.74		\$5,239.87	-120-200
		Repayment Overpayment Refund Amount		\$200.87	\$4,919.87
Book/Page		<input type="text" value="8531"/>		<input type="text" value="331"/>	

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 8531, Page 331, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00254, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 012737237 (0222-29)

DESCRIPTION OF PROPERTY:

BEG AT INTER OF NLY R/W LI OF CHARLESTON DR & WLY R/W LI OF SPANISH TRAIL
ALSO BEING SE COR OF BLK A CHARLESTON MANOR N 87 DEG 41 MIN 15 SEC W ALG SD
NLY R/W 44 22/100 FT FOR POB CONT 16 10/100 FT N 2 DEG 18 MIN 45 SEC E TO A COMMON
PARTY WALL & EXTEN 85 FT S 87 DEG 41 MIN 15 SEC E 16 10/100 FT S 2 DEG 18 MIN 45 SEC
W TO A COMMON PARTY WALL & EXTEN 85 FT TO N R/W LI OF CHARLESTON DR & POB
CHARLESTON MANOR PB 11 P 80 OR 6701 P 1588 OR 6719 P 1025

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: STAVROULA THAGOURAS

Dated this 22nd day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk