



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

0622-34

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Apr 27, 2021
Property description	WOOD M L JR EST OF C/O FRED L WOOD 7675 WOODS RD PENSACOLA, FL 32526 7675 WOODS RD 09-0859-200 N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95 THOMPSON LESS OR (Full legal attached.)	Certificate #	2019 / 4344
		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)
# 2019/4344	06/01/2019	389.92	42.97	432.89
# 2020/4676	06/01/2020	382.99	20.19	403.18
→ Part 2: Total*				836.07

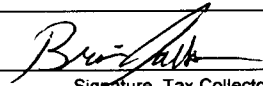
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	836.07
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	382.22
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)	1,593.29

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
 Signature, Tax Collector or Designee Date May 17th, 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>06/06/2022</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.

N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95 THOMPSON LESS OR 924 P 314-HOLT CONSTRUCTION CO LESS OR 2196 P 166 THOMPSON LESS OR 2415 P 650 THOMPSON LESS OR 4819 P 255 WOOD

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100492

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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

Account Number	Certificate No.	Date	Legal Description
09-0859-200	2019/4344	06-01-2019	N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95 THOMPSON LESS OR 924 P 314- HOLT CONSTRUCTION CO LESS OR 2196 P 166 THOMPSON LESS OR 2415 P 650 THOMPSON LESS OR 4819 P 255 WOOD

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

04-27-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser


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

[Nav. Mode](#)
☒ Account
 ☐ Parcel ID

[Printer Friendly Version](#)

General Information	
Parcel ID:	181S313402000002
Account:	090859200
Owners:	WOOD M L JR EST OF
Mail:	C/O FRED L WOOD 7675 WOODS RD PENSACOLA, FL 32526
Situs:	7675 WOODS RD 32526
Use Code:	VACANT RESIDENTIAL - IMPROVED 🔑
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	<u>Cap Val</u>
2020	\$28,200	\$1	\$28,201	\$24,558
2019	\$22,325	\$1	\$22,326	\$22,326
2018	\$22,325	\$1	\$22,326	\$22,326
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1974	818	316	\$2,350	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
None	
Legal Description	
N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95 THOMPSON LESS OR 924 P...	
Extra Features	
METAL SHED	

Parcel Information	Launch Interactive Map
Section Map Id: 18-1S-31 Approx. Acreage: 0.9389 Zoned: MDR Evacuation & Flood Information Open Report	 View Florida Department of Environmental Protection (DEP) Data Buildings Images



3/18/19

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: 05/21/2021 (tc. 20682)

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

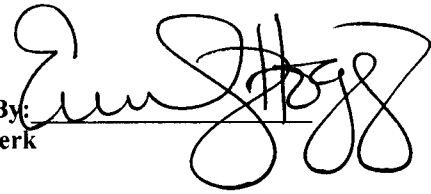
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090859200 Certificate Number: 004344 of 2019**

Payor: FRED L WOOD 7675 WOODS RD PENSACOLA, FL 32526 Date 11/12/2021

Clerk's Check #	1	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$1,940.38
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,582.45

\$1986.13

**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 # 2019 TD 004344

Redeemed Date 11/12/2021

Name FRED L WOOD 7675 WOODS RD PENSACOLA, FL 32526

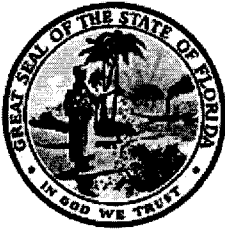
Clerk's Total = TAXDEED	\$565.07	1969.13
Due Tax Collector = TAXDEED	\$1,540.38	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 090859200 Certificate Number: 004344 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/06/2022"/>	Redemption Date <input type="text" value="11/30/2021"/>
Months	14	7
Tax Collector	<input type="text" value="\$1,593.29"/>	<input type="text" value="\$1,593.29"/>
Tax Collector Interest	\$334.59	\$167.30
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,940.38	<input type="text" value="\$1,773.09"/> ITC
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	\$49.04
Total Clerk	\$565.07	<input type="text" value="\$516.04"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,582.45	\$2,306.13
	Repayment Overpayment Refund Amount	\$276.32
Book/Page	<input type="text" value="8591"/>	<input type="text" value="1895"/>

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 8591, Page 1895, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04344, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 090859200 (0622-34)

DESCRIPTION OF PROPERTY:

N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95
THOMPSON LESS OR 924 P 314-HOLT CONSTRUCTION CO LESS OR 2196 P 166 THOMPSON
LESS OR 2415 P 650 THOMPSON LESS OR 4819 P 255 WOOD

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: M L WOOD JR EST OF

Dated this 12th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC holder of **Tax Certificate No. 04344**, 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:

N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 818 P 316 LESS W 132 FT LESS OR 923 P 95 THOMPSON LESS OR 924 P 314-HOLT CONSTRUCTION CO LESS OR 2196 P 166 THOMPSON LESS OR 2415 P 650 THOMPSON LESS OR 4819 P 255 WOOD

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090859200 (0622-34)

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

M L WOOD JR EST OF

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 **6th day of June 2022**.

Dated this 3rd day of August 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 #: 09-0859-200 CERTIFICATE #: 2019-4344

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 22, 2002 to and including March 22, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: March 28, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 28, 2022

Tax Account #: **09-0859-200**

1. The Grantee(s) of the last deed(s) of record is/are: **JASON EDWARD SIMS**

By Virtue of Warranty Deed recorded 12/2/2021 in OR 8674/114

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) NONE are delinquent.

Tax Account #: 09-0859-200

Assessed Value: \$27,013.00

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): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 6, 2022
TAX ACCOUNT #: 09-0859-200
CERTIFICATE #: 2019-4344

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 type="checkbox"/>	<input checked="" 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.

JASON EDWARD SIMS
52 ELCINO CIRCLE
PENSACOLA, FL 32526

ESTATE OF M L WOOD JR.
FRED L WOOD AKA FRED LEWIS WOOD
8501 JADE ACRES RD
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 28th day of March, 2022.

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 28, 2022

Tax Account #:09-0859-200

LEGAL DESCRIPTION EXHIBIT "A"

**N 330 FT OF NW 1/4 OF SE 1/4 OF SW 1/4 OR 8674 P 114 LESS W 132 FT OR 898 P 774 LESS OR 923
P 95 THOMPSON LESS OR 924 P 314 HOLT CONSTRUCTION CO LESS OR 2196 P 166
THOMPSON LESS OR 2415 P 650 THOMPSON LESS OR 4819 P 255 WOOD**

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0859-200(0622-34)

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. WE ALSO SEE A TYPO ON LESS OUTS ON THE CURRENT
DEED OF RECORD AND HAVE NOTED IT ON THE DEED.**

Recorded in Public Records 12/2/2021 4:28 PM OR Book 8674 Page 114,
Instrument #2021131351, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$385.00

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2107 W. Nine Mike Rd, Suite 3, Pensacola, FL, 32534
File Number: PEN-21-22102
Parcel ID #: 18-1S-31-3402-000-002

WARRANTY DEED

This WARRANTY DEED, dated this 30th day of November, 2021, by **Fred L. Wood, a/k/a Fred Lewis Wood, married**, whose post office address is 8501 Jade Acres Road, Pensacola, Florida 32526, hereinafter called the Grantor, to **Jason Edward Sims**, whose post office address is 52 Elcino Circle, Pensacola, Florida 32526, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The North 330 feet of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 1 South, Range 31 West, Escambia County, Florida. Less and Except the parcels conveyed in Deeds recorded in O.R. Book 898, Page 773, O.R. Book 898, Page 774, O.R. Book 923, Page 95, O.R. Book 924, Page 314, O.R. Book 2196, Page 166, O.R. Book 2415, Page 650 and O.R. Book 4819, Page 225, of the Public Records of Escambia County, Florida.

should be
4819/255

The herein described property is not the homestead of the Grantor and neither the Grantor, nor the Grantor's spouse, nor anyone for whom the Grantor is responsible, resides on or adjacent to said property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

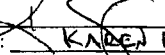
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

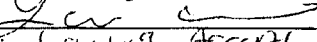
AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

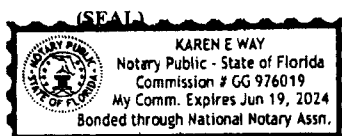
Signature: 
Print Name: KAREN E WAY

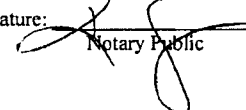

Fred L. Wood aka Fred Lewis Wood

Signature: 
Print Name: KAREN E WAY

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 30th day of November, 2021, by: Fred L. Wood, a/k/a Fred Lewis Wood, who produced a valid driver's license as identification.



Signature: 
Notary Public

BK: 8674 PG: 115 Last Page

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

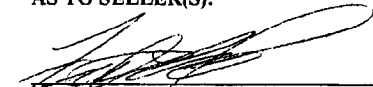
Name of Roadway: Woods Road


Legal Address of Property: 7675 Woods Road, Pensacola, Florida 32526

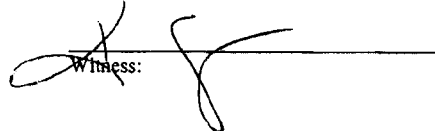
The County (X) has accepted (_) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mike Rd, Suite 3, Pensacola, FL, 32534

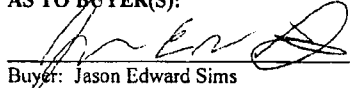
AS TO SELLER(S):

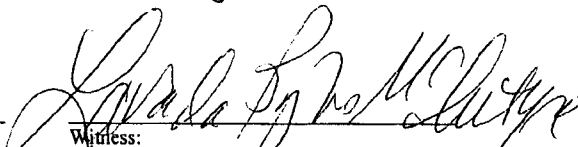

Seller: Fred L. Wood aka Fred Lewis Wood


Witness:


Witness:

AS TO BUYER(S):


Buyer: Jason Edward Sims


Witness:


Witness:

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