



# 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

0622-13

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	DARVOG PENSION PLAN PO BOX 885 BOCA RATON, FL 33429	Application date	Apr 30, 2021
Property description	POPHAL MARSHALL J 5947 SCHAAG RD MOLINO, FL 32577 5947 SCHAAG RD 12-0234-660 BEG AT NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57 (Full legal attached.)	Certificate #	2019 / 6829
		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)
# 2019/6829	06/01/2019	257.16	57.86	315.02
→ Part 2: Total*				315.02

## 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)
# 2020/7197	06/01/2020	365.62	6.25	60.33	432.20
Part 3: Total*					432.20

## 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)	747.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	323.95
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)	1,446.17

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 11th, 2021

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.	14,844.00
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 + 6.25

### 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 NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY R/W LI OF SCHAAG RD (66 FT R/W) NELY ALG R/W LI CHORD DIST 401 77/100 FT (CHORD DEFLECTION 101 DEG 45 MIN 32 SEC LEFT) DEFLECT 80 DEG 35 MIN 53 SEC LEFT 1184 90/100 FT TO N LI OF SEC DEFLECT 89 DEG 10 MIN 24 SEC LEFT ALG N LI 344 73/100 FT TO POB OR 4589 P 841

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100525

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

DARVOG PENSION PLAN  
PO BOX 885  
BOCA RATON, FL 33429,

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
12-0234-660	2019/6829	06-01-2019	BEG AT NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY R/W LI OF SCHAAG RD (66 FT R/W) NELY ALG R/W LI CHORD DIST 401 77/100 FT (CHORD DELFECTION 101 DEG 45 MIN 32 SEC LEFT) DEFLECT 80 DEG 35 MIN 53 SEC LEFT 1184 90/100 FT TO N LI OF SEC DEFLECT 89 DEG 10 MIN 24 SEC LEFT ALG N LI 344 73/100 FT TO POB OR 4589 P 841

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  
DARVOG PENSION PLAN  
PO BOX 885  
BOCA RATON, FL 33429

04-30-2021  
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:	102N312202003001
Account:	120234660
Owners:	POPHAL MARSHALL J
Mail:	5947 SCHAAG RD MOLINO, FL 32577
Situs:	5947 SCHAAG RD 32577
Use Code:	MULTI-FAMILY <=9
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$38,543	\$8,936	\$47,479	\$29,688
2019	\$38,543	\$8,393	\$46,936	\$29,021
2018	\$38,543	\$8,123	\$46,666	\$28,480
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)
07/2000	4589	841	\$48,000	WD	
05/1992	3196	4	\$100	WD	
05/1992	3185	380	\$30,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
BEG AT NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY...	
Extra Features	
FRAME BUILDING METAL SHED MOBILE HOME WOOD DECK	

**Parcel Information**

Section Map Id:  
10-2N-31

Approx. Acreage:  
10.5618

Zoned:   
RMU

Evacuation & Flood Information  
[Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection (DEP) Data


## Buildings

Address: 5947 SCHAAG RD, Year Built: 1978, Effective Year: 1978, PA Building ID#: 124712

### Structural Elements

#### DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH INTERIOR FINISH-PANEL PLYWOOD  
MH MILLWORK-TYPICAL  
MH ROOF COVER-METAL  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-7  
NO. STORIES-1  
STORY HEIGHT-0

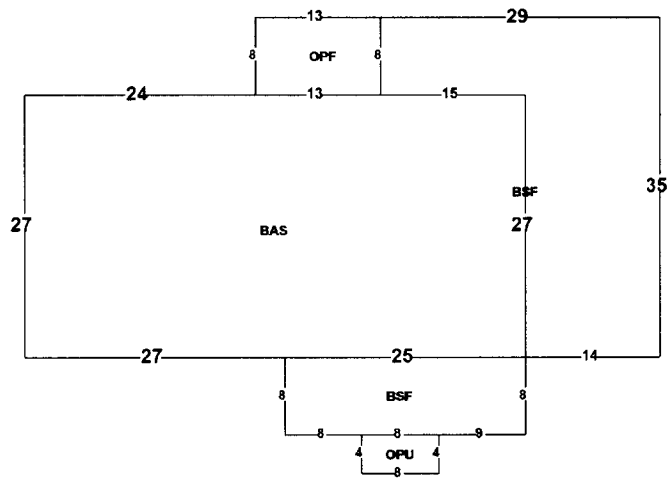
 Areas - 2350 Total SF

BASE AREA - 1404

BASE SEMI FIN - 810

OPEN PORCH FIN - 104

OPEN PORCH UNF - 32



### Images



3/29/17

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: 05/20/2021 (tc.3175)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DARVOG PENSION PLAN** holder of **Tax Certificate No. 06829**, 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 NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY R/W LI OF SCHAAG RD (66 FT R/W) NELY ALG R/W LI CHORD DIST 401 77/100 FT (CHORD DEFLECTION 101 DEG 45 MIN 32 SEC LEFT) DEFLECT 80 DEG 35 MIN 53 SEC LEFT 1184 90/100 FT TO N LI OF SEC DEFLECT 89 DEG 10 MIN 24 SEC LEFT ALG N LI 344 73/100 FT TO POB OR 4589 P 841**

**SECTION 10, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120234660 (0622-13)**

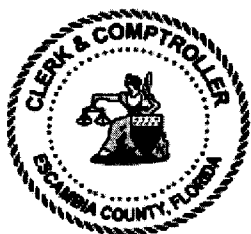
The assessment of the said property under the said certificate issued was in the name of

**MARSHALL J POPHAL**

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

**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

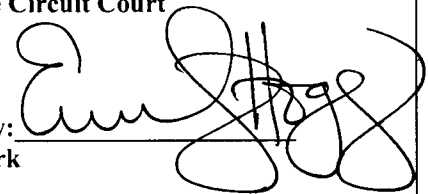
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 120234660 Certificate Number: 006829 of 2019**

**Payor: MARSHAL POPHAL 5947 SCHAAG RD MOLINO FL 32577 Date 10/25/2021**

Clerk's Check #	5507504317	Clerk's Total	<del>\$565.07</del> # 1771.61
Tax Collector Check #	1	Tax Collector's Total	<del>\$1756.12</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,398.19</del>

**\$1,788.61**

**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 006829**

**Redeemed Date 10/25/2021**

**Name MARSHAL POPHAL 5947 SCHAAG RD MOLINO FL 32577**

Clerk's Total = TAXDEED	\$565.07	1771.61
Due Tax Collector = TAXDEED	\$1,766.12	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 120234660 Certificate Number: 006829 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="10/25/2021"/> 
Months	14	6
Tax Collector	<input type="text" value="\$1,446.17"/>	<input type="text" value="\$1,446.17"/>
Tax Collector Interest	\$303.70	\$130.16
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,756.12	<input type="text" value="\$1,582.58"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.07	\$42.03
Total Clerk	\$565.07	<input type="text" value="\$509.03"/> 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	\$2,398.19	\$2,108.61
	Repayment Overpayment Refund Amount	\$289.58
Book/Page	<input type="text" value="8591"/>	<input type="text" value="1609"/>

## 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 1609, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06829, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120234660 (0622-13)

### DESCRIPTION OF PROPERTY:

BEG AT NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY R/W LI OF SCHAAG RD (66 FT R/W) NELY ALG R/W LI CHORD DIST 401 77/100 FT (CHORD DEFLECTION 101 DEG 45 MIN 32 SEC LEFT) DEFLECT 80 DEG 35 MIN 53 SEC LEFT 1184 90/100 FT TO N LI OF SEC DEFLECT 89 DEG 10 MIN 24 SEC LEFT ALG N LI 344 73/100 FT TO POB OR 4589 P 841

SECTION 10, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: MARSHALL J POPHAL

Dated this 25th day of October 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-0234-660 CERTIFICATE #: 2018-6829

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 10, 2002 to and including March 10, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: March 14, 2022

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

March 14, 2022

Tax Account #: **12-0234-660**

1. The Grantee(s) of the last deed(s) of record is/are: **MARSHALL JOHN POPHAL**  
**By Virtue of Warranty Deed recorded 8/3/2000 in OR 4589/841**
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) NONE are delinquent.**  
**Tax Account #: 12-0234-660**  
**Assessed Value: \$29,688.00**  
**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 #:** 12-0234-660

**CERTIFICATE #:** 2018-6829

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

**MARSHALL JOHN POPHAL**  
**5947 SCHAAG RD**  
**MOLINO, FL 32577**

Certified and delivered to Escambia County Tax Collector, this 14<sup>th</sup> 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 14, 2022**

**Tax Account #:12-0234-660**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NW COR OF SEC E ALG N LI OF SEC 344 74/100 FT FOR POB DEFLECT 91 DEG 31 MIN 49 SEC RT 1256 57/100 FT TO NLY R/W LI OF SCHAAG RD (66 FT R/W) NELY ALG R/W LI CHORD DIST 401 77/100 FT (CHORD DELFECTION 101 DEG 45 MIN 32 SEC LEFT) DEFLECT 80 DEG 35 MIN 53 SEC LEFT 1184 90/100 FT TO N LI OF SEC DEFLECT 89 DEG 10 MIN 24 SEC LEFT ALG N LI 344 73/100 FT TO POB OR 4589 P 841**

**SECTION 10, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0234-660(0622-13)**

**ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL DESCRIPTION WITHOUT A CURRENT SURVEY. FIRST CALL OF 344 74/100 ON DEED OF RECORD IS 344 73/100**

# This Warranty Deed

Made this 31<sup>st</sup> day of July A.D. 2000  
by Bambi K. Hall, a single woman

hereinafter called the grantor, to  
Marshall John Pophal, a married man

whose post office address is: 3421 Camp Road  
McDavid, Florida 32568

hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 10.00  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia  
County, Florida, viz:

**See Schedule A attached hereto and by this reference made a part hereof.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 10-2N-31-2202-003-001**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Name: Witness Dan Baum

Name: Witness Ramona Stuehm

Name: Witness

Name: Witness

Name & Address: Bambi K. Hall LS

Name & Address:  LS

Name & Address:  LS

Name & Address:  LS

State of Montana  
County of Lewis & Clark

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2000, by

Bambi K. Hall, a single woman

who is personally known to me or who has produced her drivers license as identification.



PREPARED BY: Linda G. Salter  
RECORD & RETURN TO:  
First American Title Insurance Company  
7201 North 9th Avenue, Suite A-4  
Pensacola, Florida 32504  
File No: 0045602

Ramona Stuehm  
Notary Public  
Print Name: Ramona Stuehm  
My Commission Expires: Jan 8, 2004

**NOTARY PUBLIC for the State of Montana**  
Residing at Helena, Montana  
My Commission Expires January 8, 2004

WD-1  
5/93

OR BK 4589 PG0842  
Escambia County, Florida  
INSTRUMENT 2000-758284

**Schedule A**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO EAST ALONG THE NORTH LINE OF SAID SECTION FOR 344.73 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 91° 31' 49" RIGHT FOR 1256.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SCHAAG ROAD (55' R/W); THENCE GO NORTH EASTERLY ALONG SAID RIGHT OF WAY LINE FOR A CHORD DISTANCE OF 401.77 FEET (CHORD DEFLECTION 101° 45' 32" LEFT); THENCE DEFLECT 80° 35' 53" LEFT FOR 1184.90 FEET TO THE NORTH LINE OF SAID SECTION; THENCE DEFLECT 89° 10' 24" LEFT AND RUN ALONG SAID NORTH LINE FOR 344.73 FEET TO THE POINT OF BEGINNING.

**File No: 0045602**



OR BK 4589 PG0843  
Escambia County, Florida  
INSTRUMENT 2000-758284

**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 of 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 a 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 5947 Schaag Road

Legal Address of Property: 5947 Schaag Road, Molino, Florida 32577

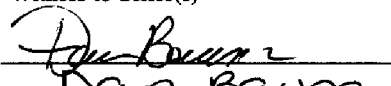
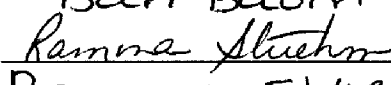
The County ( x ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company  
7201 N. 9th Ave, Suite A-4  
Pensacola, Florida 32504

AS TO SELLER(S):

  
Bambi K. Hall

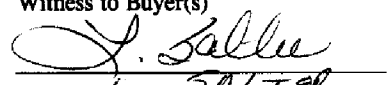
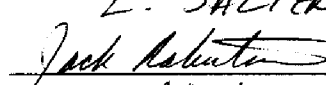
Witness to Seller(s)

  
Dan Baum  
  
Ramona Stuehn

AS TO BUYER(S):

  
Marshall John Pophal

Witness to Buyer(s)

  
L. SALTER  
  
Jack Robertson

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

OR BK 4589 PG0844  
Escambia County, Florida  
INSTRUMENT 2000-758284

RCD Aug 03, 2000 04:05 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-758284

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)  
ESCAMBIA COUNTY HEALTH DEPARTMENT**

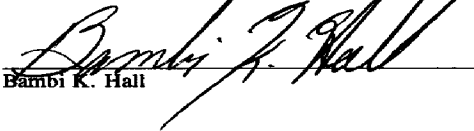
ATTENTION: Pursuant to Escambia County Code of Ordinances 99-24, in accordance with Section 1-20.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

Legal Address of Property: 5947 Schaag Road, Molino, Florida 32577

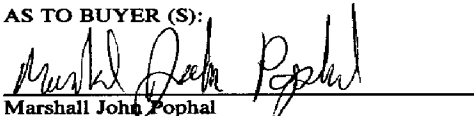
Buyer/Seller are aware that the property is on a ( ) Sewer System ☒ Septic Tank  
(APPROVAL LETTER ATTACHED HERETO)

This form completed by: First American Title Insurance Company  
7201 N. 9th Avenue, Suite A-4  
Pensacola, FL 32504

AS TO SELLER (S):

  
Bambi K. Hall

AS TO BUYER (S):

  
Marshall John Pophal

VACANT  
LAND  
N of Wellline  
ROAD