



# 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

1222-29

## 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 21, 2022
Property description	ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 8111 ACKERMAN DR B 02-3640-750 BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME (Full legal attached.)	Certificate #	2020 / 1042
		Date certificate issued	06/01/2020

## 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)
# 2020/1042	06/01/2020	1,093.29	54.66	1,147.95
→Part 2: Total*				1,147.95

## 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)
# 2021/806	06/01/2021	1,139.14	6.25	56.96	1,202.35
Part 3: Total*					1,202.35

## 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)	2,350.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,150.84
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)	3,876.14

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS 16.75

#### 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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200292

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
02-3640-750	2020/1042	06-01-2020	BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

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

04-21-2022  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

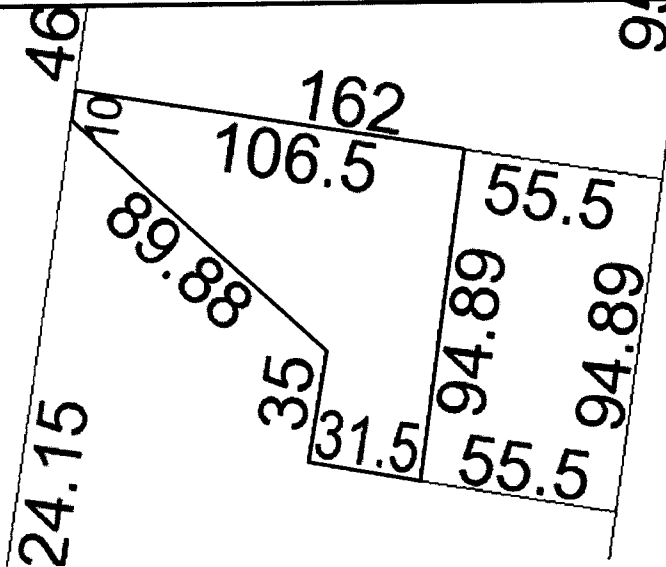
<b>General Information</b> <b>Parcel ID:</b> 211S302101020020 <b>Account:</b> 023640750 <b>Owners:</b> ZILKER HOLDINGS LLC <b>Mail:</b> 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 <b>Situs:</b> 8111 ACKERMAN DR B 32514 <b>Use Code:</b> SINGLE FAMILY - TOWNHOME <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				<b>Assessments</b> <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>2021</td> <td>\$7,000</td> <td>\$64,819</td> <td>\$71,819</td> <td>\$71,517</td> </tr> <tr> <td>2020</td> <td>\$7,000</td> <td>\$58,016</td> <td>\$65,016</td> <td>\$65,016</td> </tr> <tr> <td>2019</td> <td>\$7,000</td> <td>\$54,423</td> <td>\$61,423</td> <td>\$61,423</td> </tr> </tbody> </table> <div style="text-align: center;"> <a href="#">Disclaimer</a>  <a href="#">Market Value Breakdown Letter</a>  <a href="#">Tax Estimator</a>  <a href="#">File for New Homestead Exemption Online</a> </div>				Year	Land	Imprv	Total	Cap Val	2021	\$7,000	\$64,819	\$71,819	\$71,517	2020	\$7,000	\$58,016	\$65,016	\$65,016	2019	\$7,000	\$54,423	\$61,423	\$61,423																																														
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				<b>Extra Features</b> None																																																																					

<b>Parcel Information</b>  <b>Section</b> <b>Map Id:</b> <a href="#">21-1S-30-1</a>  <b>Approx. Acreage:</b> 0.1320  <b>Zoned:</b> HDMU  <b>Evacuation &amp; Flood</b>	<a href="#">Launch Interactive Map</a>
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Information  
Open  
Report



20  
0.46



View Florida Department of Environmental Protection(DEP) Data

### Buildings

Address:8111 ACKERMAN DR B, Year Built: 1984, Effective Year: 1984, PA Building ID#: 54018

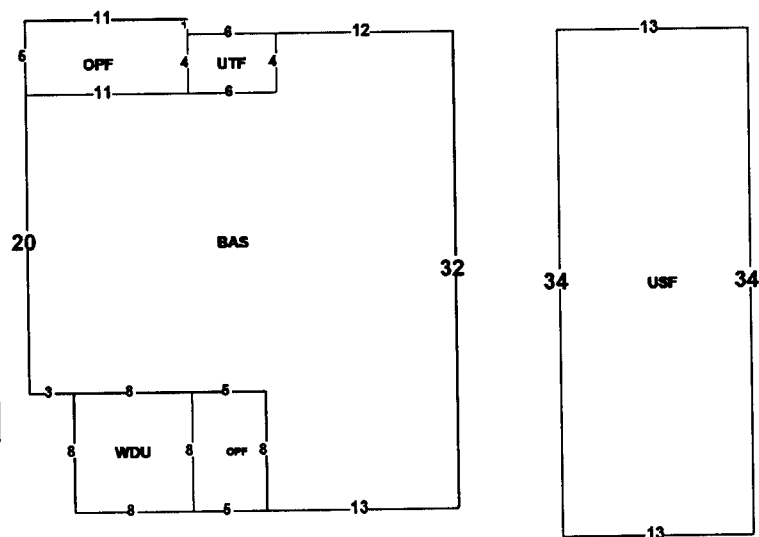
#### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
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-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1357 Total SF

BASE AREA - 732  
OPEN PORCH FIN - 95  
UPPER STORY FIN - 442  
UTILITY FIN - 24  
WOOD DECK UNF - 64



### Images



10/5/2015 12:00:00 AM

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:05/10/2022 (tc.84193)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 01042**, issued the **1st day of June, A.D., 2020** 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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 023640750 (1222-29)**

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

**ZILKER HOLDINGS LLC**

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 December, which is the **5th day of December 2022**.

Dated this 13th day of May 2022.

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

## 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 8785, Page 108, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01042, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023640750 (1222-29)

### DESCRIPTION OF PROPERTY:

BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB  
CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19  
SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG  
57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ZILKER HOLDINGS LLC

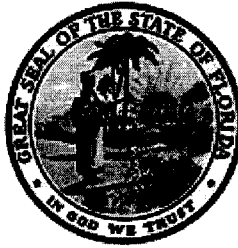
Dated this 18th day of July 2022.



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: 023640750 Certificate Number: 001042 of 2020**

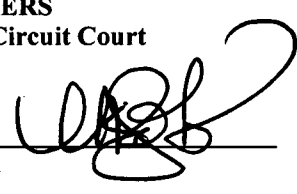
**Payor: ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314      Date  
7/18/2022**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total                              \$510.72  
Tax Collector's Total                \$4,347.53  
Postage                                      \$60.00  
Researcher Copies                    \$0.00  
Recording                                  \$10.00  
Prep Fee                                    \$7.00  
Total Received                        ~~\$4,935.25~~

*Reduced to* **\$4,230.34**

**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>**



# Escambia County Receipt of Transaction

Receipt # 2022053734

Cashiered by: mkj

Pam Childers  
Clerk of Court  
Escambia County, Florida

Received From

ZILKER HOLDINGS LLC

On Behalf Of:

On: 7/18/22 9:22 am  
Transaction # 101705474

CaseNumber 2020 TD 001042

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4213.34	0.00	0.00	4213.34	4213.34	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	4686.34	456.00	0.00	4230.34	4230.34	0.00

Grand Total: 4686.34 456.00 0.00 4230.34 4230.34 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
ACH	OK	4230.34	0.00	0.00	0.00	4230.34
Payments Total:		4230.34	0.00	0.00	0.00	4230.34

Individual Auto Transfer CR (201)

4 230.34

Text

Online Banking Transfer Conf# hdlfw6fii;  
ZILKER HOLDINGS LLC ZILKER HOLDINGS LLC



**Laurin Gray**  
**Manager, Accounting**



**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 #: 02-3640-750 CERTIFICATE #: 2020-1042

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: August 26, 2002 to and including August 26, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2022

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

September 18, 2022

Tax Account #: **02-3640-750**

1. The Grantee(s) of the last deed(s) of record is/are: **ZILKER HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 11/30/2017 in OR 7816/949**

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 #: 02-3640-750**

**Assessed Value: \$71,517.00**

**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): **OLIVE OAKS OWNERS ASSOCIATION INC**

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** DEC 5, 2022

**TAX ACCOUNT #:** 02-3640-750

**CERTIFICATE #:** 2020-1042

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>2021</u> tax year.

**ZILKER HOLDINGS LLC**  
**8111 ACKERMAN DR B**  
**PENSACOLA, FL 32514**

**ZILKER HOLDINGS LLC**  
**7451 PEPPERTREE CIRCLE S**  
**DAVIE, FL 33314**

**OLIVE OAKS OWNERS ASSOCIATION INC**  
**C/O HENRY T VENUS**  
**1155 PALISADE ROAD**  
**PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of June, 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**

**September 18, 2022**

**Tax Account #:02-3640-750**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB  
CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19  
SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG  
57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-3640-750(1222-29)**

**ABTRACTOR,S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

This Instrument Prepared By and Return To:  
Tod A. Weston, Esq.  
Coastal Title, Inc.  
51 East Commercial Boulevard  
Fort Lauderdale, Florida 33334  
File No.: **1709017**

Property Appraisers Parcel Identification (Folio) Numbers: **02-3640-750**

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 1st day of November, 2017, **Appex Properties L.L.C., a Florida Limited Liability Company**, whose post office address is 18800 NE 29th Avenue, #321, Aventura, Florida 33180, herein called the Grantors, to **Zilker Holdings LLC, a Florida Limited Liability Company**, whose post office address is 7451 Peppertree Circle S., Davie, Florida 33314, hereinafter called the Grantee:  
*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Appex Properties L.L.C., a Florida Limited  
Liability Company

Robert A. Speer  
Witness #1 Signature

Robert A. Speer  
Witness #1 Printed Name

Janet A. Hall  
Witness #2 Signature

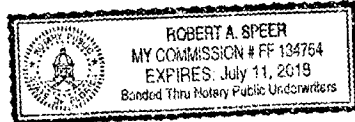
Janet A. Hall  
Witness #2 Printed Name

By: [Signature]  
Shay Yakobovich, Manager

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of November, 2017, by Shay Yakobovich, Manager of Appex Properties L.L.C., a Florida Limited Liability Company, on behalf of the company, ~~who is personally known to me~~ or who has produced [Signature] as identification.

SEAL



My Commission Expires:

Robert A. Speer  
Notary Public

Robert A. Speer  
Printed Notary Name



**COMPANY RESOLUTION AND INCUMBENCY CERTIFICATE OF APPEX  
PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**

WHEREAS, the undersigned represents the sole Managers, Members, Managing Members, and/or Officers of **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company**; and

WHEREAS, the Company intends to sell/convey the real property located at **8111 Ackerman Drive B, Pensacola, FL 32514**, more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAIVIBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Company, through its Managers, Members, Managing Members, and/or Officers, has the full authority pursuant to the By-Laws of the Company to sell/convey the aforementioned real property and to execute any documents related thereto for the purpose of selling/conveying the real property,

WHEREAS, the Managers, Members, Managing Members, and/or Officers of the Company are:

1. Shay Yakobovich, as Manager

NOW THEREFORE, be it resolved that:

1. The Managers, Members, Managing Members, and/or Officers **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company** hereby authorize the sale and conveyance of the above referenced real property by the Company;
2. Neither the Company nor Shay Yakobovich have filed bankruptcy since the formation of the Company.

The foregoing resolution was properly adopted by the Managers, Members, Managing Members, or Officers this 15<sup>th</sup> day of November, 2017.

**APPEX PROPERTIES L.L.C., a Florida Limited  
Liability Company**

By:



**Shay Yakobovich, Manager**