



# 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

1222-15

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | JPL INVESTMENTS CORP AND OCEAN BANK<br>8724 SW 72 ST #382<br>MIAMI, FL 33173  | Application date        | Apr 26, 2022 |
| Property description                | LUNT CLARK INVESTMENTS LLC<br>202 S PARKER ST UNIT 218<br>TAMPA, FL 33606<br>4 ROWLAND CT A<br>08-2627-000<br>LT 14 RE S/D NAVY POINT PB 2 P 42 OR 7134 P 226<br>CA 225 | Certificate #           | 2020 / 4342  |
|                                     |   | Date certificate issued | 06/01/2020   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2020/4342                    | 06/01/2020                           | 840.27                                 | 42.01                | 882.28                                   |
| →Part 2: Total*                |                                      |  |                      | 882.28                                   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2021/3391                    | 06/01/2021                                    | 879.77  | 6.25                            | 43.99                | 930.01                                       |
| Part 3: Total*                 |   |   |                                 |                      | 930.01                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 1,812.29 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 830.04   |
| 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)   | 3,017.33 |

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 3rd, 2022

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

+ \$6.25

| <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><br>Signature, Clerk of Court or Designee                  |  |

## INSTRUCTIONS

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200372

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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   |
|----------------|-----------------|------------|---|
| 08-2627-000    | 2020/4342       | 06-01-2020 | LT 14 RE S/D NAVY POINT PB 2 P 42 OR<br>7134 P 226 CA 225 |

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2022  
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](#)

General Information


Parcel ID: 502S306093000014

Account: 082627000

Owners: LUNT CLARK INVESTMENTS LLC

Mail: 202 S PARKER ST UNIT 218  
TAMPA, FL 33606

Situs: 4 ROWLAND CT A 32507

Use Code: MULTI-FAMILY <=9 

Units: 2

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> |
|------|---------|----------|----------|----------------|
| 2021 | \$8,000 | \$32,095 | \$40,095 | \$40,095       |
| 2020 | \$8,000 | \$30,458 | \$38,458 | \$38,458       |
| 2019 | \$8,000 | \$27,511 | \$35,511 | \$35,511       |

Disclaimer

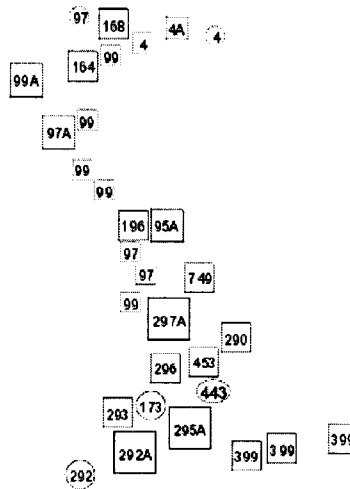
Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

| Sales Data  |      |      |          |      |                                  | 2021 Certified Roll Exemptions   |
|---|------|------|----------|------|----------------------------------|--|
| Sale Date   | Book | Page | Value    | Type | Official Records<br>(New Window) | None   |
| 01/28/2014  | 7134 | 226  | \$18,000 | WD   |                                  | <div>Legal Description</div> <div>LT 14 RE S/D NAVY POINT PB 2 P 42 OR 7134 P 226 CA 225</div> <div>Extra Features</div> <div>None</div> |
| 01/23/2014  | 7129 | 946  | \$100    | WD   |                                  |  |
| 10/02/2013  | 7084 | 1634 | \$1,100  | CT   |                                  |  |
| 02/2004   | 5344 | 1977 | \$51,500 | WD   |                                  |  |
| 12/2002   | 5044 | 1841 | \$30,000 | WD   |                                  |  |
| 12/2002   | 5041 | 504  | \$100    | CT   |                                  |  |
| 08/1998   | 4302 | 1766 | \$97,000 | WD   |                                  |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      |      |          |      |                                  |  |

| Parcel Information   | <a href="#">Launch Interactive Map</a> |
|--|--|
| <b>Section</b><br><b>Map Id:</b><br>CA225<br><br><b>Approx. Acreage:</b><br>0.1297<br><br><b>Zoned:</b><br>MDR<br><br><b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a> |  |



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

### Buildings

Address: 4 ROWLAND CT A, Year Built: 1946, Effective Year: 1951, PA Building ID#: 88943

#### Structural Elements

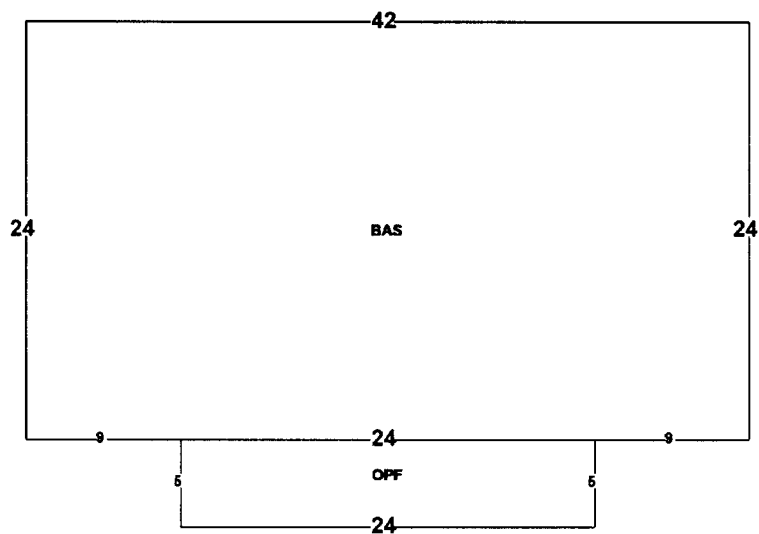
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-2**  
**EXTERIOR WALL-BRICK-COMMON**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-PLASTER DIRECT**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



Areas - 1128 Total SF

**BASE AREA - 1008**

**OPEN PORCH FIN - 120**



### Images



4/4/2016 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: 05/05/2022 (tc.1802)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04342**, 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:

**LT 14 RE S/D NAVY POINT PB 2 P 42 OR 7134 P 226 CA 225**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 082627000 (1222-15)**

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

**LUNT CLARK INVESTMENTS 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

**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

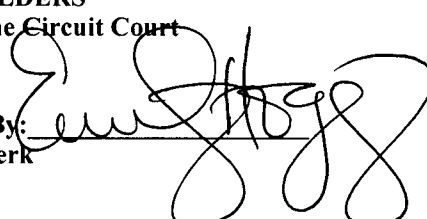
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 082627000 Certificate Number: 004342 of 2020**

**Payor: CLARK LUNT 202 S PARKER ST UNIT 218 TAMPA, FL 33606 Date 7/11/2022**

|                       |   |                       |            |
|-----------------------|---|-----------------------|------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$510.72   |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,885.66 |
|                       |   | Postage               | \$60.00    |
|                       |   | Researcher Copies     | \$0.00     |
|                       |   | Recording             | \$10.00    |
|                       |   | Prep Fee              | \$7.00     |
|                       |   | Total Received        | \$3,973.38 |

**\$ 3,332.88**

**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



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

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

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

**Case # 2020 TD 004342**

**Redeemed Date 7/11/2022**

**Name CLARK LUNT 202 S PARKER ST UNIT 218 TAMPA, FL 33606**

|  |            |                      |
|--|------------|----------------------|
| Clerk's Total = TAXDEED                  | \$510.72   | <del>\$3315.88</del> |
| Due Tax Collector = TAXDEED              | \$3,385.66 |                      |
| 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

|                    |                |               |        |       |           |           |
|--------------------|----------------|---------------|--------|-------|-----------|-----------|
| Search Property    | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark |
| Redeemed From Sale |                |               |        |       |           |           |



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

**Tax Deed - Redemption Calculator**

**Account: 082627000 Certificate Number: 004342 of 2020**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

|                                   | Final Redemption Payment<br>ESTIMATED               | Redemption Overpayment<br>ACTUAL                       |
|-----------------------------------|---|--|
|                                   | Auction Date <input type="text" value="12/5/2022"/> | Redemption Date <input type="text" value="7/11/2022"/> |
| Months                            | 8   | 3  |
| Tax Collector                     | <input type="text" value="\$3,017.33"/>             | <input type="text" value="\$3,017.33"/>                |
| Tax Collector Interest            | \$362.08  | \$135.78   |
| Tax Collector Fee                 | <input type="text" value="\$6.25"/>                 | <input type="text" value="\$6.25"/>                    |
| Total Tax Collector               | \$3,385.66  | <input type="text" value="\$3,159.36"/> TC             |
| Record TDA Notice                 | <input type="text" value="\$17.00"/>                | <input type="text" value="\$17.00"/>                   |
| Clerk Fee                         | <input type="text" value="\$119.00"/>               | <input type="text" value="\$119.00"/>                  |
| 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                 | \$54.72   | \$20.52  |
| Total Clerk                       | \$510.72  | <input type="text" value="\$476.52"/> CH               |
| Release TDA Notice<br>(Recording) | <input type="text" value="\$10.00"/>                | <input type="text" value="\$10.00"/>                   |
| Release TDA Notice (Prep<br>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           | \$3,973.38  | \$3,652.88   |
|                                   | Repayment Overpayment Refund<br>Amount              | \$320.50   |

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

Tax Certificate No. Certificate No. 04342, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **082627000 (1222-15)**

DESCRIPTION OF PROPERTY:

**LT 14 RE S/D NAVY POINT PB 2 P 42 OR 7134 P 226 CA 225**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: LUNT CLARK INVESTMENTS LLC

Dated this 11th day of July 2022.



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 #: 08-2627-000 CERTIFICATE #: 2020-4342

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: September 7, 2002 to and including September 7, 2022 Abstractor: Stacie Wright

BY

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

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

September 18, 2022

Tax Account #: **08-2627-000**

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

**By Virtue of Warranty Deed recorded 2/12/2014 in OR 7134/226**

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 #: 08-2627-000**

**Assessed Value: \$40,095.00**

**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:** Dec 5, 2022

**TAX ACCOUNT #:** 08-2627-000

**CERTIFICATE #:** 2020-4342

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.                    |

**CLARK LUNT INVESTMENTS LLC**  
**202 S PARKER ST UNIT 218**  
**TAMPA, FL 33606**

**CLARK LUNT INVESTMENTS LLC**  
**4 ROWLAND CT A**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of September, 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 #:08-2627-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 14 RE S/D NAVY POINT PB 2 P 42 OR 7134 P 226 CA 225**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-2627-000(1222-15)**

Prepared By:  
David W. Leskar, Esq.  
Buyer's Title, Inc.  
100 NW 70th Avenue  
Plantation, FL 33317  
incidental to the issuance of a title insurance policy.  
File Number: 13-7061  
Parcel ID #: 502S30-6093-000-014  
4 Rowland Court, Pensacola, FL 32507

David & Leskar, Inc.  
100 NW 70th Avenue  
Plantation, FL 33317

13-7061

**SPECIAL WARRANTY DEED  
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated January 28, 2014 by Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America, by Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact, whose post office address is: 5000 Plano Parkway, Mail Stop SW, Carrollton, TX 75010 hereinafter called the GRANTOR, to Clark Lunt Investments LLC, a Florida limited liability company whose post office address is: 28 Moreno Point Rd Unit G, Destin, Florida 32541 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.)

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:

**Lot 14, RESUBDIVISION OF LOT S, BLOCK G, NAVY POINT, according to the map or plat thereof as recorded in Plat Book 2, Page 42, Public Records of Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 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.

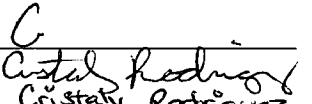
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

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: CHAD BROWN

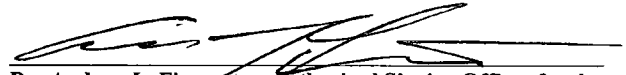
Signature:   
Print Name: Cristaly Rodriguez

State of Florida  
County of Hillsborough


THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **January 28, 2014** by: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact for Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States of America** on behalf of the corporation. He is personally known to me or who has produced a **driver's license** as identification.

Notary Seal

**Federal Home Loan Mortgage Corporation**

Signature:   
By: **Andrew L. Fivecoat as Authorized Signing Officer for the Law Offices of Daniel C. Consuegra, P.L., as Attorney-in-Fact under Power of Attorney recorded in OR Book 20435 Page 636 of the Public Records of Hillsborough County, Florida**

Signing Authority recorded in  
OR Book 21492 page 221, of  
Hillsborough County, Florida.

Signature:   
Print Name: Cristaly Rodriguez



SWD - : 4 Rowland Court, Pensacola, Florida 32507

**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 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: Rowland Court

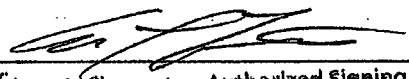
Legal Address of Property: 4 Rowland Court, Pensacola, FL 32507

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

This form completed by: Buyer's Title, Inc.  
100 NW 70 Avenue  
Plantation, FL 33317  
File No. 13-7061

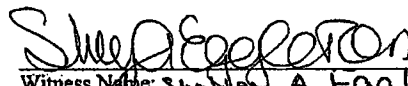
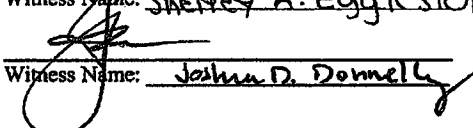
As to the Seller(s):

Federal Home Loan Mortgage Corporation

 (Seal)  
By: Andrew L. Fivecoat as Authorized Signing Officer  
of the Law Office of Daniel C. Consuegra,  
P.L. as Attorney in Fact for Federal Home Loan  
Mortgage Corporation (Freddie Mac)

As to the Buyer(s):  
Clark Lunt Investments LLC, a Florida limited liability company

\_\_\_\_\_  
By: Clark Lunt (Seal)  
(Seal)

  
Witness Name: Sherry A. Eggleston  
  
Witness Name: Joshua D. Donnelly

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 04/15/1995

**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 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: Rowland Court

Legal Address of Property: 4 Rowland Court, Pensacola, FL 32507

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

This form completed by: Buyer's Title, Inc.  
100 NW 70 Avenue  
Plantation, FL 33317  
File No. 13-7061

As to the Seller(s):

Federal Home Loan Mortgage Corporation


\_\_\_\_\_  
By: \_\_\_\_\_ (Seal)

Witness Name: \_\_\_\_\_


Witness Name: \_\_\_\_\_

As to the Buyer(s):

Clark Lunt Investments LLC, a Florida limited liability company

  
By: Clark Lunt \_\_\_\_\_ (Seal)  
(Seal)

  
Witness Name: ERIK HANSEN

  
Witness Name: Angela Hansen

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 04/15/1995