



# 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

0123-69

## 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	BRYANT LEVY A & BRYANT JAMES L 422 EDEN RD CANTONMENT, FL 32533 1000 CLYMIL DR 11-2388-345 BEG AT SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD (Full legal attached.)	Certificate #	2020 / 6674
		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)
# 2020/6674	06/01/2020	908.90	45.45	954.35
→Part 2: Total*				954.35

## 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)
# 2021/5236	06/01/2021	1,002.75	6.25	50.14	1,059.14
Part 3: Total*					1,059.14

## 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)	2,013.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	985.39
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)	3,373.88

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>01/09/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

**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 SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD (OR 1097 P 19) WLY ALG S LI OF R/W 660 FT TO E LI OF R/W FOR POB THE NORTHERN 1/2 OF A PARCEL DESC AS BEG AT POB SLY 512 93/100 FT S 89 DEG 38 MIN 51 SEC E 330 FT N 0 DEG E 512 93/100 FT TO S LI OF RD WLY ALG S LI OF RD 330 FT TO POB OR 7635 P 61

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200214

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
11-2388-345	2020/6674	06-01-2020	BEG AT SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD (OR 1097 P 19) WLY ALG S LI OF R/W 660 FT TO E LI OF R/W FOR POB THE NORTHERN 1/2 OF A PARCEL DESC AS BEG AT POB SLY 512 93/100 FT S 89 DEG 38 MIN 51 SEC E 330 FT N 0 DEG E 512 93/100 FT TO S LI OF RD WLY ALG S LI OF RD 330 FT TO POB OR 7635 P 61

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](#)**General Information**

**Parcel ID:** 011N312301010001  
**Account:** 112388345  
**Owners:** BRYANT LEVY A &  
BRYANT JAMES L  
**Mail:** 422 EDEN RD  
CANTONMENT, FL 32533  
**Situs:** 1000 CLYMIL DR 32533  
**Use Code:** MOBILE HOME   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/30/2021	8500	1572	\$100	QC	
12/02/2016	7635	61	\$100	WD	
06/1999	4425	1615	\$100	QC	
05/1994	3575	5	\$100	WD	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

**Assessments**

Year	Land	Imprv	Total	Cap Val
2021	\$24,008	\$36,789	\$60,797	\$59,517
2020	\$24,008	\$34,199	\$58,207	\$54,107
2019	\$16,956	\$32,233	\$49,189	\$49,189

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)**2021 Certified Roll Exemptions**

None

**Legal Description**

BEG AT SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW  
1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD  
(OR 1097 P 19)...

**Extra Features**

FRAME SHED

**Parcel  
Information**[Launch Interactive Map](#)

**Section**  
**Map Id:**  
01-1N-31

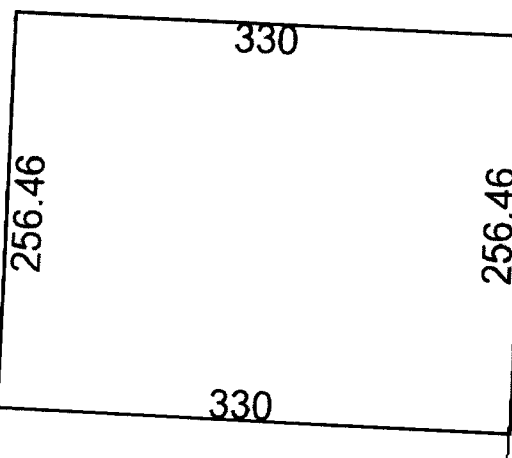
**Approx.**  
**Acreage:**  
1.9507

**Zoned:**   
LDR

**Evacuation  
& Flood  
Information**  
[Open  
Report](#)



366

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

Address: 1000 CLYMIL DR, Year Built: 1999, Effective Year: 1999, PA Building ID#: 124015

**Structural Elements****DWELLING UNITS-1**

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT &amp; AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

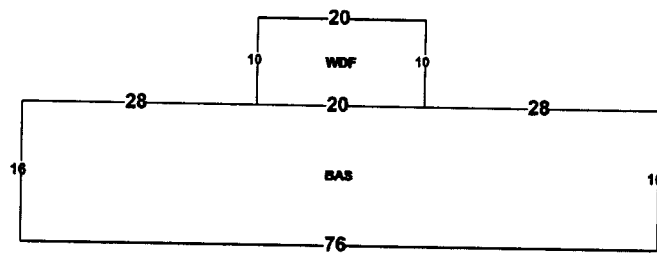
NO. STORIES-1

STORY HEIGHT-0

 Areas - 1416 Total SF

BASE AREA - 1216

WOOD DECK FIN - 200



Images



8/30/2017 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 on 11/1/2017 for 1643

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06674**, 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 SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD (OR 1097 P 19) WLY ALG S LI OF R/W 660 FT TO E LI OF R/W FOR POB THE NORTHERN 1/2 OF A PARCEL DESC AS BEG AT POB SLY 512 93/100 FT S 89 DEG 38 MIN 51 SEC E 330 FT N 0 DEG E 512 93/100 FT TO S LI OF RD WLY ALG S LI OF RD 330 FT TO POB OR 7635 P 61**

**SECTION 01, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 112388345 (0123-69)**

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

**LEVY A BRYANT and JAMES L BRYANT**

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th 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 8789, Page 1483, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06674, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 112388345 (0123-69)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY RD (OR 1097 P 19) WLY ALG S LI OF R/W 660 FT TO E LI OF R/W FOR POB THE NORTHERN 1/2 OF A PARCEL DESC AS BEG AT POB SLY 512 93/100 FT S 89 DEG 38 MIN 51 SEC E 330 FT N 0 DEG E 512 93/100 FT TO S LI OF RD WLY ALG S LI OF RD 330 FT TO POB OR 7635 P 61

SECTION 01, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: LEVY A BRYANT and JAMES L BRYANT

Dated this 30th day of August 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: 112388345 Certificate Number: 006674 of 2020**

**Payor: LEVY BRYANT 1150 CLYMIL DR CANTONMENT, FL 32533      Date 8/30/2022**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total	<del>\$517.56</del> <b>\$3,745.92</b>
Tax Collector's Total	<del>\$3,885.60</del>
Postage	<del>\$60.00</del>
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$4,430.16</del> <b>\$3,762.92</b>

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: H Boydton  
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 # 2020 TD 006674  
 Redeemed Date 8/30/2022**

**Name** LEVY BRYANT 1150 CLYMIL DR CANTONMENT, FL 32533

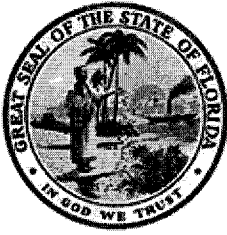
Clerk's Total = TAXDEED	<del>\$517.56</del>	<b>\$3,745.92</b>
Due Tax Collector = TAXDEED	<del>\$3,835.60</del>	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 112388345 Certificate Number: 006674 of 2020**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="4/21/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="1/9/2023"/>	Redemption Date	<input type="text" value="8/30/2022"/>
Months		9		4	
Tax Collector		<input type="text" value="\$3,373.88"/>		<input type="text" value="\$3,373.88"/>	
Tax Collector Interest		\$455.47		\$202.43	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$3,835.60		\$3,582.56 T.C.	
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		\$61.56		\$27.36	
Total Clerk		\$517.56		\$483.36 C.H.	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$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		\$4,430.16		\$4,082.92 -120-200	
		Repayment Overpayment Refund Amount		\$347.24 \$3,762.92	
Book/Page		<input type="text" value="8789"/>		<input type="text" value="1483"/>	



**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 #: 11-2388-345 CERTIFICATE #: 2020-6674

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 23, 2002 to and including September 23, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: October 22, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

October 22, 2022

Tax Account #: **11-2388-345**

1. The Grantee(s) of the last deed(s) of record is/are: **LEVY ALONZO BRYANT AND JAMES LEVY BRYANT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**By Virtue of Warranty Deed recorded 12/9/2016 in OR 7635/61**

**ABSTRACTOR'S NOTE: Subsequent Quit Claim Deed recorded 4/6/2021 in 8500/1572 was executed by Vivian D. Bryant, former wife of Levy Alonzo Bryant**

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. **Lien in favor of Escambia County recorded 9/14/1999 OR 4467/1135**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 11-2388-345**

**Assessed Value: \$67,753.00**

**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:** Jan 9, 2023

**TAX ACCOUNT #:** 11-2388-345

**CERTIFICATE #:** 2020-6674

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**LEVY ALONZO BRYANT**  
**AND JAMES LEVY BRYANT**  
**422 EDEN RD**  
**CANTONMENT FL 32533**

**LEVY BRYANT**  
**3201 N PALAFOX ST**  
**PENSACOLA, FL 32501**

**JAMES L. BRYANT**  
**1100 CLYMIL DR**  
**CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of October, 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**

**October 22, 2022**

**Tax Account #:11-2388-345**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF NW 1/4 OF SW 1/4 N ALG E LI OF SW 1/4 644 93/100 FT TO S R/W LI OF 66 FT COUNTY ROAD (OR 1097/19) WLY ALG S LI OF R/W 660 FT TO E LI OF R/W FOR POB THE NORTHERN 1/2 OF A PARCEL DESC AS BEG AT POB SLY 512 93/100 FT S 89 DEG 38 MIN 51 SEC E 330 FT N 0 DEG E 512 93/100 FT TO S LI OF RD WLY ALG S LI OF RD 330 FT TO POB OR 7635 P 61**

**SECTION 01, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-2388-345(0123-69)**

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

Prepared by and return to:  
Eliot P. Matthews, Jr.  
308 South Jefferson Street  
Pensacola, Florida 32502

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

1100 Clymilt Drive  
Cantonment, FL 32533  
Grantee's Address

01-IN-31-2301-010-001  
Property Reference #

KNOW ALL MEN BY THESE PRESENTS that **JAMES L. BRYANT**, hereafter called Grantor, for and in consideration of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto **LEVY ALONZO BRYANT and JAMES LEVY BRYANT**, as joint tenants with rights of survivorship, hereafter called Grantee (but which word Grantee herein shall be construed in the plural as well as the singular if the context permits or requires), and the successors and assigns of Grantee, forever, the following described real property:

SEE ATTACHED EXHIBIT "A"

GRANTORS HEREBY WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR CONSTITUTIONAL HOMESTEAD.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE EXAM AND PREPARER MAKES NO ASSURANCES OR GUARANTEES AS TO THE STATUS OF THE TITLE THERETO.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil gas or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 2<sup>nd</sup> day of December, 2016.

Executed and delivered in  
the presence of:

1. [Signature]  
Print Name: Lisa Novatka

[Signature]  
JAMES L. BRYANT

2. [Signature]  
Print Name: J. Brady

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December 2016, by James L. Bryant who is personally known to me or who produced PL PL as identification.

[Signature]  
Notary Public



LISA NOVATKA  
MY COMMISSION # FF 946403  
EXPIRES: January 4, 2020  
Bonded thru Budget Notary Service

EXHIBIT "A"

Commence at the S/E corner of the N/W 1/4 of the S/W 1/4 of Sec. 1, T1N, R11W, Escambia County, Florida; thence run north along the east line of said 1/4 for 644.93 feet to the south right-of-way line of a 66 foot county road as recorded in O.R. Book 1097 at page 19 of the public records of Escambia County, Florida; thence westerly along the south line of said right-of-way for 660 feet to the east line of said right-of-way for a POB; The northern 1/2 of a parcel described as beginning at the POB, thence run southerly 312.93 feet; thence run S-89 degrees 38'31"-E for 330 feet; thence run N-00 degrees 00'00"-E for 312.93 feet to the south line of said county road, thence run westerly along the south line of said road for 330 feet more or less, to the POB.

RECORDED AS  
RECEIVED



Recorded in Public Records 4/6/2021 9:57 AM OR Book 8500 Page 1572,  
Instrument #2021036363, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY:  
Stephen T. Holman, Esq.  
1840 St. Mary Avenue  
Pensacola, Florida 32501  
(850) 436-6909

### QUIT CLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL PERSONS BY THESE PRESENTS, that Grantor, VIVIAN D. BRYANT, a divorced person, and whose address is: 1100 Clymil Dr. Cantonment FL 32533 for and in consideration of \$10.00 (Ten) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto Grantee, LEVY ALONZO BRYANT, a divorced person, and whose address is: 1100 Clymil Drive, Cantonment, Florida 32533, his heirs, personal representatives, administrators and assigns, forever, the following described property situated in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

### WITHOUT EXAMINATION OF TITLE

Together with all singular the tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of March, 2021.

Signed sealed and delivered in  
the presence of:

Seena D. Ludwig

Witness: Lori A. Ludwig  
(Print)

Gayle J. Ryba

Witness: Gayle J. Ryba  
(Print)

Vivian D. Bryant  
VIVIAN D. BRYANT

BK: 8500 PG: 1573

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Sworn to (or affirmed) and subscribed before me by Vivian D. Bryant on  
March 30, 2021 by means of ☒ physical presence or ☐ online notarization, who  
produced FL DL as identification.



*Justin D. Escobedo*  
NOTARY PUBLIC

BK: 8500 PG: 1574 Last Page

## EXHIBIT "A"

Commence at the S/E corner of the W/W 1/4 of the S/W 1/4 of Sec. 1, T1N, R11W, Escambia County, Florida; thence run north along the east line of said 1/4 for 644.93 feet to the south right-of-way line of a 66 foot county road as recorded in O.W. Book 1097 at page 19 of the public records of Escambia County, Florida; thence westerly along the south line of said right-of-way for 440 feet to the east line of said right-of-way for a 66 foot road; thence northerly 1/2 of a parcel described as beginning at the FOS; thence run southerly 512.93 feet; thence run S-89 degrees 38' 51"-E for 330 feet; thence run N-00 degrees 00' 00"-E for 512.93 feet to the south line of said county road; thence run westerly along the south line of said road for 440 feet more or less, to the FOS.



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OR BK 4467 PG1 135  
Escambia County, Florida  
INSTRUMENT 99-660422

RCD Sep 14, 1999 07:59 am  
Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-660422

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: BRYANT LEVY A &  
BRYANT JAMES L  
1100 CLYMIL DR  
CANTONMENT FL 32533

ACCT.NO. 11 2388 345 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF NW 1/4 OF  
SW 1/4 N ALG E LI OF SW 1/4  
644 93/100 FT TO S R/W LI  
OF 66 FT COUNTY RD (OR 1097  
P 19) WLY ALG S LI OF R/W  
660 FT TO E LI OF R/W FOR  
PROP.NO. 01 IN 31 2301 010 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Wanda M. MCBearthy*  
Wanda M. MCBearthy  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Bernadette B. Donnelly*  
Deputy Clerk