



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

0123-70

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 | MCDONALD DON JUNIOR & MCDONALD JUDY C PO BOX 974 CANTONMENT, FL 32533-0974 1095 RIVER RD ANNEX 11-2572-500 BEG AT NW COR OF NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT E 254 25/100 FT (Full legal attached.) | Certificate # | 2020 / 6713 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2020/6713 | 06/01/2020 | 454.18 | 22.71 | 476.89 |
| →Part 2: Total* | | | | 476.89 |


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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2021/5276 | 06/01/2021 | 466.87 | 6.25 | 23.34 | 496.46 |
| Part 3: Total* | | | | | 496.46 |

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) | 973.35 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 423.76 |
| 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) | 1,772.11 |

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
Date May 6th, 2022
Signature, Tax Collector or Designee

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

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|-----------|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | 22,830.50 |
| 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

+ 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 NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT E 254 25/100 FT TO W R/W LI OF MUSCOGEE-BURRINEAU PARK RD N ALG R/W 97 27/100 FT W AND PARL TO N LI OF NW 1/4 275 02/100 FT S 95 FT TO POB OR 583 P 108 OR 7576 P 974 OR 7576 P 975

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200207

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 |
|----------------|-----------------|------------|--|
| 11-2572-500 | 2020/6713 | 06-01-2020 | BEG AT NW COR OF NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT E 254 25/100 FT TO W R/W LI OF MUSCOGEE-BURRINEAU PARK RD N ALG R/W 97 27/100 FT W AND PARL TO N LI OF NW 1/4 275 02/100 FT S 95 FT TO POB OR 583 P 108 OR 7576 P 974 OR 7576 P 975 |

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: 061N314225000000
Account: 112572500
Owners: MCDONALD DON JUNIOR &
MCDONALD JUDY C
Mail: PO BOX 974
CANTONMENT, FL 32533-0974
Situs: 1095 RIVER RD ANNEX 32533
Use Code: SINGLE FAMILY RESID
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) |
|------------|------|------|---------|------|----------------------------------|
| 08/19/2016 | 7576 | 975 | \$100 | QC | |
| 08/19/2016 | 7576 | 974 | \$100 | OT | |
| 01/1972 | 583 | 108 | \$6,765 | SC | |
| 01/1967 | 369 | 594 | \$3,500 | WD | |
| 01/1967 | 325 | 429 | \$200 | 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 | \$17,400 | \$73,253 | \$90,653 | \$45,661 |
| 2020 | \$8,265 | \$65,019 | \$73,284 | \$45,031 |
| 2019 | \$8,265 | \$60,685 | \$68,950 | \$44,019 |

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

2021 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT NW COR OF NW 1/4 OF SE 1/4 OF SEC 5 966 FT
E PARL TO N LI 645 FT FOR POB CONT E 254 25/100 FT
TO W R/W LI OF...

Extra Features

FRAME SHED

Parcel

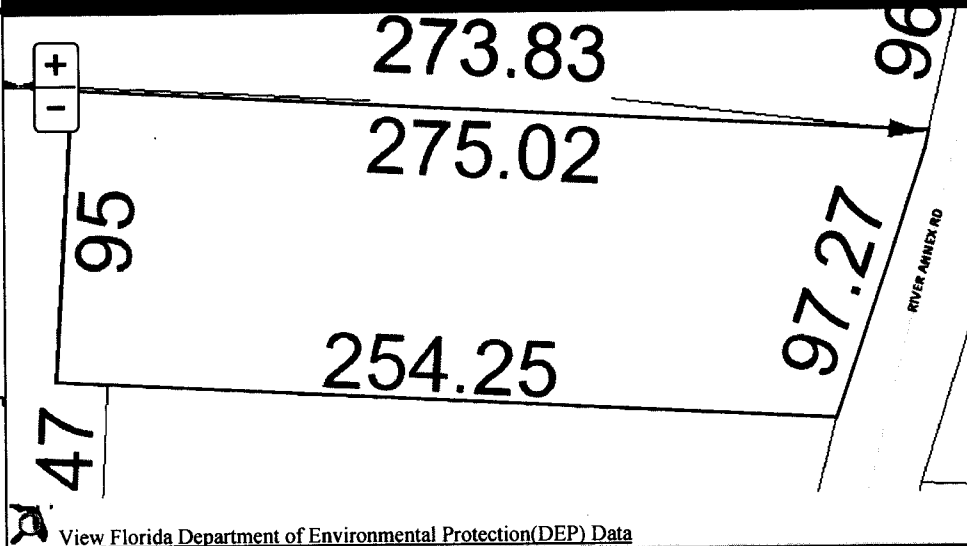
Information

Section
Map Id:
06-1N-31

Approx.
Acreage:
0.5765

Zoned:
RR

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



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

Buildings

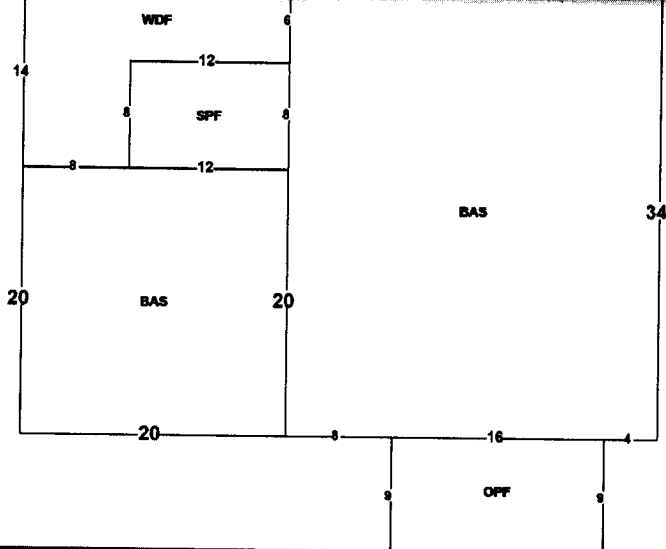
Address: 1095 RIVER RD ANNEX, Year Built: 1964, Effective Year: 1984, PA Building ID#: 6541

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1776 Total SF

BASE AREA - 1352
OPEN PORCH FIN - 144
SCRN PORCH FIN - 96
WOOD DECK FIN - 184



Images



9/8/2020 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: 09-11-2020 to 2585

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06713**, 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 NW COR OF NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT E 254 25/100 FT TO W R/W LI OF MUSCOGEE-BURRINEAU PARK RD N ALG R/W 97 27/100 FT W AND PARL TO N LI OF NW 1/4 275 02/100 FT S 95 FT TO POB OR 583 P 108 OR 7576 P 974 OR 7576 P 975

SECTION 06, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112572500 (0123-70)

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

DON JUNIOR MCDONALD and JUDY C MCDONALD

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

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: 112572500 Certificate Number: 006713 of 2020**

Payor: DON MCDONALD PO BOX 974 CANTONMENT, FL 32533-0974 Date 6/30/2022

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$617.56 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,017.59 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$2,612.15 |

\$1,998.20

**PAM CHILDERS
Clerk of the Circuit Court**

Received By
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

Case # 2020 TD 006713

Redeemed Date 6/30/2022

Name DON MCDONALD PO BOX 974 CANTONMENT, FL 32533-0974

| | | |
|--|------------|-----------|
| Clerk's Total = TAXDEED | \$517.56 | \$1981.20 |
| Due Tax Collector = TAXDEED | \$2,017.59 | |
| 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: 112572500 Certificate Number: 006713 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|--|--|
| | Auction Date <input type="text" value="1/9/2023"/> | Redemption Date <input type="text" value="6/30/2022"/> |
| Months | 9 | 2 |
| Tax Collector | <input type="text" value="\$1,772.11"/> | <input type="text" value="\$1,772.11"/> |
| Tax Collector Interest | \$239.23 | \$53.16 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$2,017.59 | <input type="text" value="\$1,831.52"/> TC |
| Record TDA Notice | <input type="text" value="\$17"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$119"/> | <input type="text" value="\$119.00"/> |
| Sheriff Fee | <input type="text" value="\$120"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$61.56 | \$13.68 |
| Total Clerk | \$517.56 | <input type="text" value="\$469.68"/> CH |
| Release TDA Notice (Recording) | <input type="text" value="\$10"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7"/> | <input type="text" value="\$7"/> |
| Postage | <input type="text" value="\$60"/> | <input type="text" value="\$0"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$2,612.15 | \$2,318.20 |
| | | |
| | Repayment Overpayment Refund Amount | \$293.95 |
| Book/Page | <input type="text" value="8789"/> | <input type="text" value="1484"/> |

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 1484, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06713, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 112572500 (0123-70)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT
E 254 25/100 FT TO W R/W LI OF MUSCOGEE-BURRINEAU PARK RD N ALG R/W 97 27/100 FT
W AND PARL TO N LI OF NW 1/4 275 02/100 FT S 95 FT TO POB OR 583 P 108 OR 7576 P 974 OR
7576 P 975

SECTION 06, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: DON JUNIOR MCDONALD and JUDY C MCDONALD

Dated this 30th day of June 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 #: 11-2572-500 CERTIFICATE #: 2020-6713

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: October 18, 2002 to and including October 18, 2022 Abstractor: BYRON BROWN

BY

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

October 22, 2022
Tax Account #: 11-2572-500

1. The Grantee(s) of the last deed(s) of record is/are: **DON JUNIOR MCDONALD AND JUDY C. MCDONALD, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Quit Claim Deed recorded 8/19/2016 in OR 7576/975

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 10/7/1998 OR 4320/1928**
 - b. **Lien in favor of Escambia County recorded 9/14/1999 OR 4467/1357**
 - c. **Final Judgment in favor of Gulf Winds Federal Credit Union recorded 7/9/2014 OR 7193/1420**

4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 11-2572-500

Assessed Value: \$47,030.00

Exemptions: HOMESTEAD

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 #: 11-2572-500
CERTIFICATE #: 2020-6713

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2021</u> tax year. |

**DON JUNIOR MCDONALD
AND JUDY C. MCDONALD
1095 RIVER RD ANNEX
CANTONMENT FL 32533**

**DON JUNIOR MCDONALD
AND JUDY C. MCDONALD
PO BOX 974
CANTONMENT FL 32533-0974**

**JUDY MCDONALD
7699 OLD HICKORY DR
PENSACOLA, FL 32507**

**GULF WINDS FEDERAL CREDIT UNION
220 EAST NINE MILE RD
PENSACOLA, FL 32534**

Certified and delivered to Escambia County Tax Collector, this 22nd 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 #:11-2572-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF NW 1/4 OF SE 1/4 OF SEC S 966 FT E PARL TO N LI 645 FT FOR POB CONT
E 254 25/100 FT TO W R/W LI OF MUSCOGEE-BURRINEAU PARK RD N ALG R/W 97 27/100 FT
W AND PARL TO N LI OF NW 1/4 275 02/100 FT S 95 FT TO POB OR 583 P 108 OR 7576 P 974 OR
7576 P 975**

SECTION 06, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2572-500(0123-70)

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

Recorded in Public Records 08/19/2016 at 01:09 PM OR Book 7576 Page 975,
Instrument #2016063836, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared by:
Don Jr. McDonald
P.O. Box 974, Cantonment, FL 32533-0974

Space Above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 19th day of August, 2016 by Don Junior McDonald, a married man
Whose post office address is P.O. Box 974, Cantonment, FL 32533-0974 First Party.

TO Don Junior McDonald and Judy C. McDonald, Husband and Wife, As Joint Tenants With Rights Of Survivorship whose post office address is P.O. Box 974, Cantonment, FL 32533-0974 Second Party.
(Wherever used herein the terms "first Party" and "second Party" include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of \$10.00 (Ten Dollars)

In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 061N314225000000

Known as: 1095 River Annex Road, Cantonment, FL

Commence at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 6,, Township 1 North, Range 31 West, Thence proceed South along the West line of said Northwest Quarter, 966 feet, Thence East Parallel to the North line of said Northwest Quarter, 645 feet to the point of beginning, thence continue East along said line 254.25 feet to the West Right-of-way line of Muscogee-Barrineau Park Road, Thence North along said Right-of-way 97.27 feet, thence west and parallel to the North line of said Northwest Quarter, 275.02 feet, thence South and parallel to the West line of said Northwest Quarter 95 feet to the point of beginning, Escambia County, Florida OR 583 P 108

Subject To all rights, reservations, restrictions, agreements and easements of record if any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (to Grantor)
Printed Name JOHN ENGLISH

[Signature]
Grantor Don Junior McDonald

[Signature]
Witness Signature (to Grantor)
Printed Name Lisa English

**STATE OF FLORIDA
COUNTY OF ESCAMIBA**

The foregoing Instrument was acknowledged before me this August 19, 2016, by Don Junior McDonald, Who is Personally known to me or who has produced a Florida Drivers License as Identification.

[Signature]
Notary Signature



OR BK 4320 PG1928
Escambia County, Florida
INSTRUMENT 98-539077

NOTICE OF LIEN

RCD Oct 07, 1998 01:10 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-539077

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MCDONALD DON JR &
PEGGY DARNELL
P O BOX 974
CANTONMENT FL 32533-0974

ACCT.NO. 11 2572 500 000

AMOUNT \$89.80

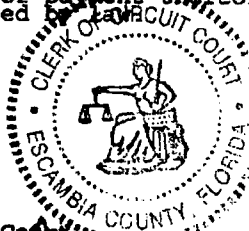
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF NW 1/4 OF
SE 1/4 OF SEC 9 966 FT E
PARL TO N LI 645 FT FOR POB
CONT E 254 25/100 FT TO W
R/W LI OF
MUSCOGEE-BURRINEAU PARK RD
PROP.NO. 06 1N 31 4225 000 000

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 \$89.80. 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.

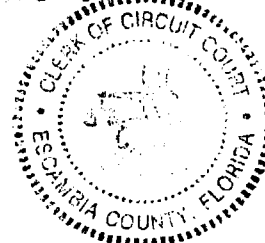
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently 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: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Nanda M. McCreary
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



OR BK 4467 PG1357
Escambia County, Florida
INSTRUMENT 99-660644
RCD Sep 14, 1999 08:06 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-660644

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MCDONALD DON JR &
PEGGY DARNELL
P O BOX 974
CANTONMENT FL 32533-0974

ACCT.NO. 11 2572 500 000
AMOUNT \$35.20

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 NW COR OF NW 1/4 OF
SE 1/4 OF SEC S 966 FT E
PARL TO N LI 645 FT FOR POB
CONT E 254 25/100 FT TO W
R/W LI OF
MUSCOGEE-BURRINEAU PARK RD
PROP.NO. 06 1N 31 4225 000 000

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 \$35.20. 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. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by:

George B. Donnelly
Deputy Clerk

Recorded in Public Records 07/09/2014 at 03:16 PM OR Book 7193 Page 1420,
Instrument #2014048271, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 06/18/2014 at 09:07 AM OR Book 7183 Page 757,
Instrument #2014042390, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**GULF WINDS FEDERAL CREDIT UNION GULF WINDS FEDERAL CREDIT UNION FKA
MONSANTO EMPLOYEES CREDIT UNION
220 EAST NINE MILE ROAD
PENSACOLA, FL 32534**

PLAINTIFF,

**CASE NO: 2014 SC 001512
DIVISION: V**

Vs.

**DAVID MCDONALD
109 MILTON RD
PENSACOLA, FL 32507**

**JUDY MCDONALD
7699 OLD HICKORY DR
PENSACOLA, FL 32507**

DEFENDANT,

**FINAL JUDGMENT AGAINST
JUDY MCDONALD and DAVID MCDONALD**

THIS CAUSE having come before the Court, and the Court being fully advised in the
premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff **GULF WINDS FEDERAL CREDIT
UNION FKA MONSANTO EMPLOYEES CREDIT UNION** hereby recovers from the
Defendants **JUDY MCDONALD and DAVID MCDONALD** the sum of **\$1,085.43**, plus
prejudgment interest of **\$0.00** and costs of **\$275.00** for a total of **\$1,360.43** that shall bear interest at
the rate of **4.75% per annum**, for which let execution issue.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida
this 11 day of JUNE, 2014.

✓ 6-17-14 MC

**Copies to:
GULF WINDS FEDERAL CREDIT UNION
JUDY MCDONALD
DAVID MCDONALD**


COUNTY JUDGE



| | |
|--|------|
| CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA | |
| BY: <u>Pam Childers</u> | D.C. |
| DATE: <u>7/9/2014</u> | |

(CCFNLIDGMT #28399)