



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

1023.54

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	GULF VILLAS LLC 6355 CATTLE DRIVE PENSACOLA, FL 32526 5743 PERKINS ST 10-1333-250 BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND PARALLEL TO E LI OF GRAN (Full legal attached.)	Certificate #	2021 / 4448
		Date certificate issued	06/01/2021

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)
# 2021/4448	06/01/2021	580.68	29.03	609.71
→Part 2: Total*				609.71

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)
# /					
Part 3: Total*					0.00

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)	609.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	984.71

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 1st, 2023

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</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 NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND PARALLEL TO E LI OF GRANT 1363 5/10 FT WLY AND PARALLEL TO N LI OF GRANT 1019 32/100 FT FOR POB CONT ALG SAME LI 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT 90 DEG 00 MIN LEFT 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT TO POB OR 565 P 585 OR 1746 P 47

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300162

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
10-1333-250	2021/4448	06-01-2021	BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND PARALLEL TO E LI OF GRANT 1363 5/10 FT WLY AND PARALLEL TO N LI OF GRANT 1019 32/100 FT FOR POB CONT ALG SAME LI 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT 90 DEG 00 MIN LEFT 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT TO POB OR 565 P 585 OR 1746 P 47

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
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		Assessments	
Parcel ID:	3625311008100002	Year	Land
Account:	101333250	Imprv	Total
Owners:	GULF VILLAS LLC	Cap Val	
Mail:	6355 CATTLE DRIVE PENSACOLA, FL 32526	2022	\$10,000
Situs:	5743 PERKINS ST 32526	2021	\$10,000
Use Code:	SINGLE FAMILY RESID	2020	\$10,000
Taxing Authority:	COUNTY MSTU		\$108,648
Tax Inquiry:	Open Tax Inquiry Window		\$118,648
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector			\$55,074
			\$65,074
			\$57,232
		Disclaimer	
		Tax Estimator	
		File for New Homestead Exemption Online	

Sales Data		2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value
Type	Official Records	None	
	(New Window)		
07/21/2021	8583	1040	\$95,000
04/14/2021	8508	1330	\$100
03/1981	1746	47	\$100
01/1971	565	585	\$18,500
01/1971	540	528	\$2,000
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description	
		BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND PARALLEL TO E LI OF GRANT...	
		Extra Features	
		None	

Parcel Information		Launch Interactive Map	
Section	Map Id:		
36-25-31-2			
Approx. Acreage:			
0.2305			
Zoned:			
LDR		Evacuation & Flood Information	
		Open Report	
View Florida Department of Environmental Protection (DEP) Data			
Buildings			

Structural Elements

DWELLING UNITS-1

FLOOR COVER-CARPET

HEAT/AIR-CENTRAL H/AC

NO. PLUMBING FIXTURES-6

ROOF COVER-ENAMEL METAL

STORY HEIGHT-0

 Areas - 1560 Total SF

GARAGE UNFIN - 312

Figure 1 is a schematic diagram of a rectangular building layout. The building is divided into three main sections: a large central hall labeled 'BAS' (Bathrooms), a smaller room labeled 'GRU' (Grunderie) on the right, and a small square area labeled 'OPP' (Oppidum) at the bottom center. The dimensions are given in feet. The top wall is 48 feet long, with a 12-foot section on the right. The left wall is 26 feet high. The bottom wall has a 28-foot section on the left, a 16-foot section in the middle, and a 12-foot section on the right. The right wall is 26 feet high. The 'BAS' section is 26 feet wide. The 'GRU' section is 12 feet wide. The 'OPP' section is 4 feet wide and 3 feet high.

Last Updated:05/03/2023 (tc.7124)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04448**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND PARALLEL TO E LI OF GRANT 1363 5/10 FT WLY AND PARALLEL TO N LI OF GRANT 1019 32/100 FT FOR POB CONT ALG SAME LI 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT 90 DEG 00 MIN LEFT 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT TO POB OR 565 P 585 OR 1746 P 47

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101333250 (1023-54)

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

GULF VILLAS 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** Wednesday in the month of October, which is the **4th** day of **October 2023**.

Dated this 5th day of May 2023.

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

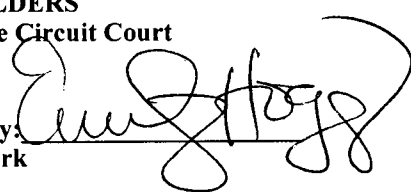
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101333250 Certificate Number: 004448 of 2021**

**Payor: CLEAR TITLE OF NORTHWEST FLORIDA LLC 2107 W NINE MILE ROAD STE 3
PENSACOLA FL 32534 Date 5/18/2023**

Clerk's Check #	147559	Clerk's Total	\$497.04 \$1,148.57
Tax Collector Check #	1	Tax Collector's Total	\$1,079.58
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,653.62

\$1,165.57

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2021 TD 004448

Redeemed Date 5/18/2023

Name CLEAR TITLE OF NORTHWEST FLORIDA LLC 2107 W NINE MILE ROAD STE 3 PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$497.04	\$1,148.57
Due Tax Collector = TAXDEED	\$1,079.58	
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: 101333250 Certificate Number: 004448 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="5/18/2023"/> 
Months	6	1
Tax Collector	<input type="text" value="\$984.71"/>	<input type="text" value="\$984.71"/>
Tax Collector Interest	\$88.62	\$14.77
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,079.58	<input type="text" value="\$1,065.73"/> 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	\$41.04	\$6.84
Total Clerk	\$497.04	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,653.62	\$1,485.57
	Repayment Overpayment Refund Amount	\$168.05
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1221"/>

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 8973, Page 1221, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04448, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 101333250 (1023-54)

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND
PARALLEL TO E LI OF GRANT 1363 5/10 FT WLY AND PARALLEL TO N LI OF GRANT 1019
32/100 FT FOR POB CONT ALG SAME LI 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT 90 DEG 00
MIN LEFT 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT TO POB OR 565 P 585 OR 1746 P 47**

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: GULF VILLAS LLC

Dated this 18th day of May 2023.



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 #: 10-1333-250 CERTIFICATE #: 2021-4448

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: July 20, 2003 to and including July 20, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 24, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 24, 2023

Tax Account #: **10-1333-250**

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

By Virtue of Special Magistrate's Deed recorded 7/27/2021 in OR 8583/1040

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. **MSBU Lien in favor of Escambia County recorded 10/06/1998 – OR 4318/1690**
 - b. **Judgment in favor of Escambia County recorded 09/08/2006 – OR 5988/603**
 - c. **Judgment in favor of Escambia County recorded 09/14/2006 – OR 5992/196**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-1333-250

Assessed Value: \$118,648.00

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: OCT 4, 2023
TAX ACCOUNT #: 10-1333-250
CERTIFICATE #: 2021-4448

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>2022</u> tax year.

GULF VILLAS LLC
6355 CATTLE DR
PENSACOLA, FL 32526

GULF VILLAS LLC
5743 PERKINS ST
PENSACOLA, FL 32526

GULF VILLAS LLC
1395 PINNACLE DR
UNIT A
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 24th day of July, 2023.

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

July 24, 2023

Tax Account #:10-1333-250

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF ALEXANDER LOVE GRANT WLY ALG N LI OF GRANT 1002 FT SLY AND
PARALLEL TO E LI OF GRANT 1363 5/10 FT WLY AND PARALLEL TO N LI OF GRANT 1019
32/100 FT FOR POB CONT ALG SAME LI 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT 90 DEG 00
MIN LEFT 75 FT 90 DEG 00 MIN LEFT 134 44/100 FT TO POB OR 565 P 585 OR 1746 P 47**

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1333-250(1023-54)

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

Prepared by:
Stephen R. Moorhead, Esquire
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, Florida 32502
PEN-21-21531

SPECIAL MAGISTRATE'S DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: that Theo D. Baars, III, having been appointed as Special Master/Special Magistrate by Order Granting Default Judgment Determining Homestead Real Property and to Partition entered April 14, 2021, and who has been authorized to sign this deed by Order Granting "As Is" Contract for Sale and Purchase entered July 7, 2021, Case No. 2020 CP 1008, Division T, of the Circuit Court in and for Escambia County, Florida, for the express purpose of executing this deed on behalf of Karen Moncrief, Diana Buchanan, Niki Eads, Matthew Eads, Bryan Eads and Wesley Eads ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit claims unto Gulf Villas, LLC, a Florida limited liability company ("Grantee"), whose address is 6355 Cattle Drive, Pensacola, FL 32526, the following described property situated and being in the County of Escambia, State of Florida:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

The subject property is not the homestead of the Grantors, nor contiguous thereto.

Together with all and singular the tenements, hereditaments, and appurtenants thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. Subject to taxes for the current and subsequent years and restrictions and reservations of record which are not hereby reimposed.

(end of text – signature page to follow)

EXHIBIT "A"

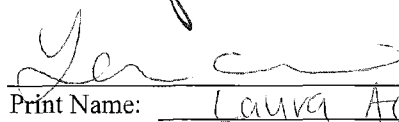
Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence run Westerly along the North line of said grant for 1002 feet; thence run Southerly and parallel to the East line of said grant for 1363.5 feet; thence run Westerly and parallel to the North line of said grant for 1019.32 feet to the Point of Beginning; thence continue along same line for 75.0 feet; thence 90 degrees 00 minutes left for 134.44 feet; thence 90 degrees 00 minutes left for 75.0 feet; thence 90 degrees 00 minutes left for 134.44 feet to the Point of Beginning.

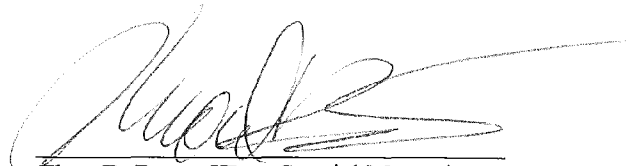
Parcel ID-3625311008100002

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 21 day of July, 2021.

Signed, sealed and delivered
in the presence of:

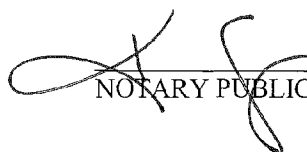

Print Name: KAREN E WAY


Print Name: Laura Accorri


Theo D. Baars, III, as Special Master/
Special Magistrate appointed in Case No.
2020 CP 1008, Division T, of the Circuit
Court in and for Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization this 21 day of July, 2021, by Theo D. Baars, III, as Special Master/
Special Magistrate appointed in Case No. 2020 CP 1008, Division T, of the Circuit Court in and
for Escambia County, Florida.

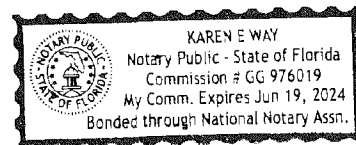

NOTARY PUBLIC

☐ Personally Known

or

☒ Produced Identification

Type of Identification Produced FLORIDA DL



**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.

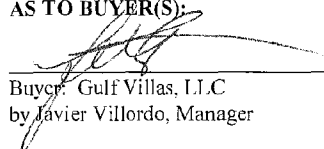
Name of Roadway: Perkins Street

Legal Address of Property: 5743 Perkins Street, Pensacola, Florida 32526

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

This form completed by: Clear Title of Northwest Florida, LLC
2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534

AS TO BUYER(S):


Buyer: Gulf Villas, LLC
by Javier Villordo, Manager


Witness:


Witness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

OR BK 4318 PG1690
Escambia County, Florida
INSTRUMENT 98-535530

RCD Oct 06, 1998 11:22 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-535530

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: ADAMS FRANCES W EADS
5743 PERKINS ST
PENSACOLA FL 32506

ACCT.NO. 10 1333 250 000

AMOUNT \$343.20

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 fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NE COR OF ALEXANDER
LOVE GRANT WLY ALG N LI OF
GRANT 1002 FT SLY AND
PARALLEL TO E LI OF GRANT
1363 5/10 FT WLY AND
PARALLEL TO N LI OF GRANT
PROP.NO. 36 2S 31 1008 100 002

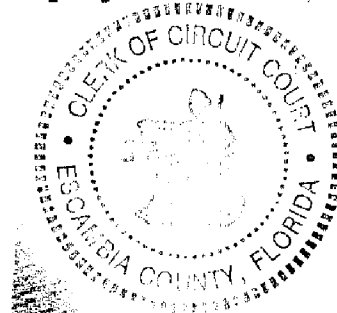
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$343.20. Evidence of discharge and satisfaction of this lien can 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: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Ernie Lee Magaha

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



IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2005 CF 006589 A
DIVISION: E

DEFENDANT: BRYAN KEITH EADS
5743 PERKINS STREET
PENSACOLA, FL 32526

DATE OF BIRTH: 06/30/1953

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 30, 2006, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

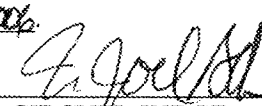
IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 393.00, the amount of which shall bear interest at the rate prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 6th day of September, 2006.


CIRCUIT JUDGE

9/7/06
cc: ASSISTANT STATE ATTORNEY
cc: PD PUBLIC DEFENDER
cc: DEFENDANT

Case: 2005 CF 006589 A



00005100733

Dkt: CF618 Pg#:

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2005 CF 006589 A
DIVISION: E

vs

BRYAN KEITH EADS
5743 PERKINS STREET
PENSACOLA FL 32526

W/M DOB: 06/30/1953

Case: 2005 CF 006589 A



00056180055

Dkt: CF361 Pg#:

COURT DIVISION
FILED & RECORDED

2006 AUG 30 A 6:59

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 250.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 290.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 30 day of August 2006.



Judge

cc: Defendant