

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800614

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
03-1406-060	2016/1281	06-01-2016	BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWE EN PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF H WY 100 FT DEFLECT 90 DEG RIGHT 147 FT DELFECT 90 D EG LEFT 277 56/100 FT FOR POB DEFLECT 90 DEG RIGHT 113 FT DEFLECT 90 DEG LEFT 84 94/100 FT DEFLECT 9 0 DEG RIGHT 49 35/100 FT DEFLECT 90 DEG LEFT 37 5/ 10 FT DEFLECT 90 DEG LEFT 162 35/100 FT DEFLECT 90 DEG LEFT 122 44/100 FT TO POB BEING PORT LTS 3 TO 4 BLK 2 UNRECORDED PLAT OF N 884 FT OF LTS 1 AND 2 LYING BETWEEN PALAFOX HWY AND L&N RR OR 5820 P 14 04

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, ownership and encumbrance 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

08-27-2018
Application Date

Applicant's signature

03-1406-060 2016

BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWE EN PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF H WY 100 FT DEFLECT 90 DEG RIGHT 147 FT DELFECT 90 D EG LEFT 277 56/100 FT FOR POB DEFLECT 90 DEG RIGHT 113 FT DEFLECT 90 DEG LEFT 84 94/100 FT DEFLECT 9 0 DEG RIGHT 49 35/100 FT DEFLECT 90 DEG LEFT 37 5/ 10 FT DEFLECT 90 DEG LEFT 162 35/100 FT DEFLECT 90 DEG LEFT 122 44/100 FT TO POB BEING PORT LTS 3 TO 4 BLK 2 UNRECORED PLAT OF N 884 FT OF LTS 1 AND 2 LYING BETWEEN PALAFOX HWY AND L&N RR OR 5820 P 14 04

19-121

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800614

Date of Tax Deed Application
Aug 27, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 1281**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-1406-060**

Cert Holder:
ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
ARBELAEZ RICARDO
908 W MICHIGAN AVE
PENSACOLA, FL 32505
BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWE EN
PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/1281	03-1406-060	06/01/2016	288.38	14.42	302.80
2018/1289	03-1406-060	06/01/2018	187.98	9.40	197.38

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/1250	03-1406-060	06/01/2017	190.41	6.25	41.65	238.31
2015/1429	03-1406-060	06/01/2015	274.58	6.25	158.40	439.23

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

1,177.72
0.00
0.00
200.00
175.00

1,552.72

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

Total Amount Paid

12.50

Done this the 5th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[← Navigate Mode](#) [● Account](#) [○ Reference](#)
[Printer Friendly Version](#)

General Information		Assessments				
Reference:	271S301201013002	Year	Land	Imprv	Total	Cap Val
Account:	031406060	2018	\$9,000	\$0	\$9,000	\$9,000
Owners:	ARBELAEZ RICARDO	2017	\$9,000	\$0	\$9,000	\$9,000
Mail:	908 W MICHIGAN AVE PENSACOLA, FL 32505	2016	\$9,000	\$0	\$9,000	\$9,000
Situs:	50 FULTON AVE C 32503	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
12/2005	5820	1404	\$240,000	WD	View Instr	
10/2003	5311	778	\$139,000	WD	View Instr	
03/1999	4392	403	\$138,600	WD	View Instr	
10/1984	1974	729	\$137,500	WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Legal Description	
					BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWEEN PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF HWY 100 FT...	
					Extra Features	None

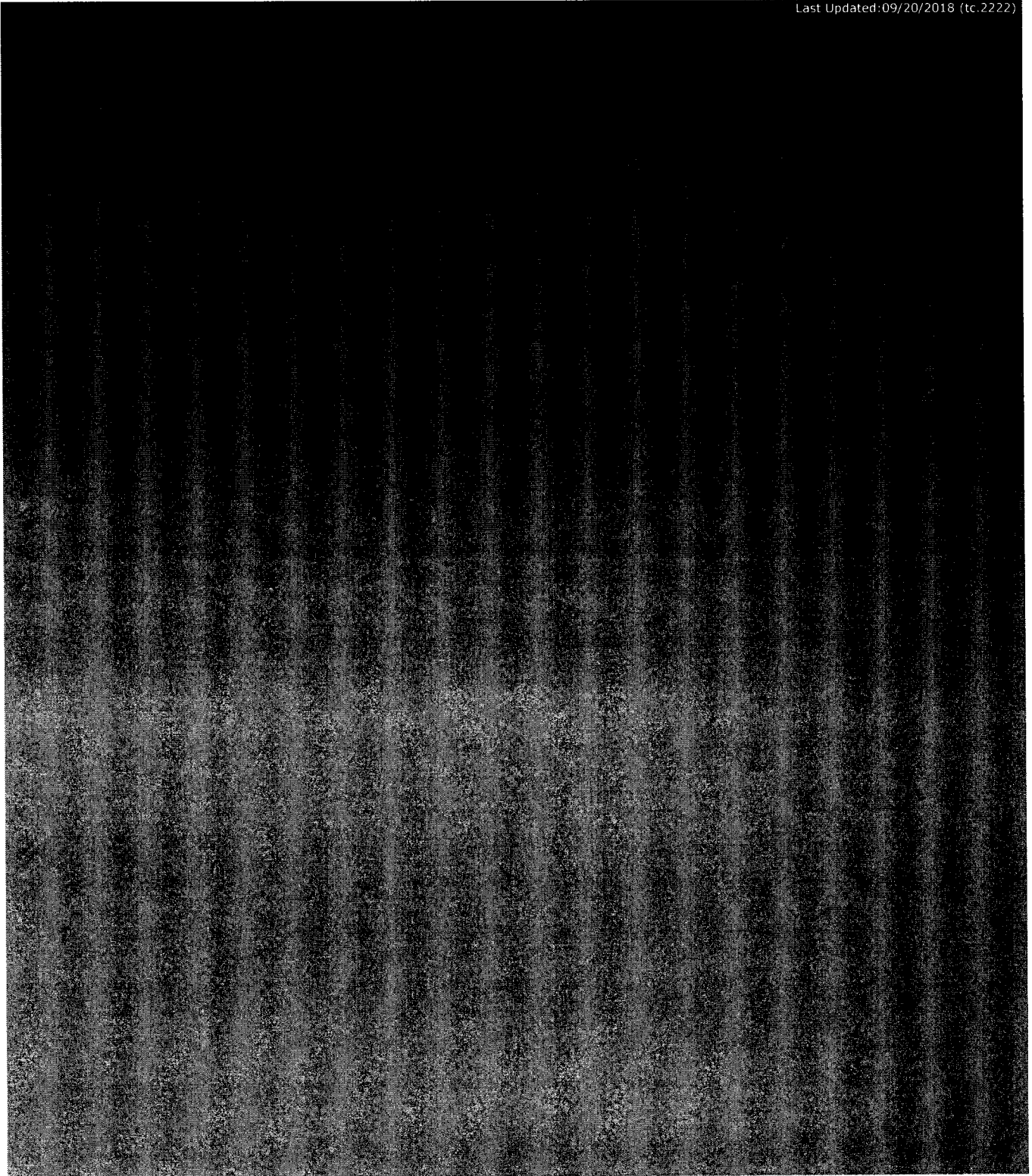
Parcel Information		Launch Interactive Map	
Section Map Id: 27-1S-30-1			
Approx. Acreage: 0.3600			
Zoned: HDMU			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection(DEP) Data		Buildings	
		Images	



1/18/12

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:09/20/2018 (tc.2222)





PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 031406060 Certificate Number: 001281 of 2016

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/04/2019"/>	Redemption Date <input type="text" value="11/08/2018"/>
Months	6	3
Tax Collector	<input type="text" value="\$1,552.72"/>	<input type="text" value="\$1,552.72"/>
Tax Collector Interest	\$139.74	\$69.87
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,704.96	<input type="text" value="\$1,635.09"/> TC
Record TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$40.50	\$20.25
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> CH
Release TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,295.46	\$2,105.34
	Repayment Overpayment Refund Amount	\$190.12

Notes

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 001281

Redeemed Date 11/08/2018

Name CESAR ARBELAEZ 9761 SW 79TH AVE DORAL FL 33178

Clerk's Total = TAXDEED	\$490.80	\$ 1785.34
Due Tax Collector = TAXDEED	\$1,704.96	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	

• 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
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

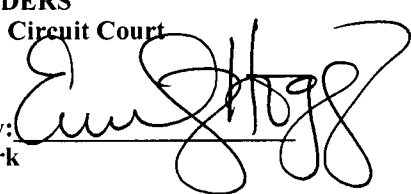
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 031406060 Certificate Number: 001281 of 2016**

Payor: CESAR ARBELAEZ 9761 SW 79TH AVE DORAL FL 33178 Date 11/08/2018

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,704.96
		Postage	\$0.00
		Researcher Copies	\$0.00
		Total Received	\$2,255.46

\$ 1785.34

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

November 20, 2018

5T WEALTH PARTNERS LP
DEPARTMENT #6200
BIRMINGHAM AL 35283

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

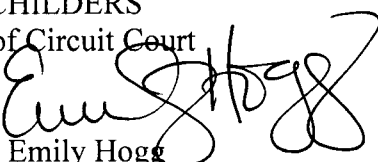
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007209	\$450.00	\$20.25	\$470.25
2016 TD 001281	\$450.00	\$20.25	\$470.25
2016 TD 004924	\$450.00	\$33.75	\$483.75

TOTAL \$1,424.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-1406-060	06		2715301201013002

ARBELAEZ RICARDO
908 W MICHIGAN AVE
PENSACOLA, FL 32505

PROPERTY ADDRESS:
50 FULTON AVE C

EXEMPTIONS:

19-121

PRIOR YEAR(S) TAXES OUTSTANDING 14/01281

Redeemed

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	9,000	0	9,000	59.55
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	9,000	0	9,000	19.13
BY STATE LAW	4.2000	9,000	0	9,000	37.80
WATER MANAGEMENT	0.0338	9,000	0	9,000	0.30
SHERIFF	0.6850	9,000	0	9,000	6.17
M.S.T.U. LIBRARY	0.3590	9,000	0	9,000	3.23

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$126.18

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING
BETWEEN PALAFOX HWY AND L&N RR N 25
See Additional Legal on Tax Roll

FP FIRE PROTECTION

15.03

NON-AD VALOREM ASSESSMENTS \$15.03

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS \$141.21

Payments must be in U.S. funds drawn from a U.S. bank

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	\$135.56	\$136.97	\$138.39	\$139.80	\$141.21

RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

ACCOUNT NUMBER
03-1406-060
PROPERTY ADDRESS
50 FULTON AVE C

ARBELAEZ RICARDO
908 W MICHIGAN AVE
PENSACOLA, FL 32505

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018
	135.56
AMOUNT IF PAID BY	Dec 31, 2018
	136.97
AMOUNT IF PAID BY	Jan 31, 2019
	138.39
AMOUNT IF PAID BY	Feb 28, 2019
	139.80
AMOUNT IF PAID BY	Mar 31, 2019
	141.21

DO NOT FOLD, STAPLE, OR MUTILATE

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-121

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14801

November 14, 2018

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 11-14-1998, through 11-14-2018, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Ricardo Arbelaez

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 14, 2018

records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 30th day of November 2010 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Susan Hendrix
Print Name Susan Hendrix

Witness Tonya Green
Print Name Tonya Green

Charles R. Oliver 11/30/10
By: Charles R. "Randy" Oliver, CPA PE
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 30th day of November, 2010, by Charles R "Randy" Oliver, County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me, or (☐) has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

(Notary Seal)

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE100603586

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Ricardo Arbelaez located at 50 Fulton Ave. Bldg B. (identified as C on bldg.) and more particularly described as:

PR#271S301201013002

BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWEEN PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF HWY 100 FT DEFLECT 90 DEG RIGHT 147 FT DEFLECT 90 DEG LEFT 277 56/100 FT FOR POB DEFLECT 90 DEG RIGHT 113 FT DEFLECT 90 DEG LEFT 84 94/100 FT DEFLECT 90 DEG RIGHT 49 35/100 FT DEFLECT 90 DEG LEFT 37 5/10 FT DEFLECT 90 DEG LEFT 162 35/100 FT DEFLECT 90 DEG LEFT 122 44/100 FT TO POB BEING PORT LTS 3 TO 4 BLK 2 UNRECORDED PLAT OF N 884 FT OF LTS 1 AND 2 LYING BETWEEN PALAFOX HWY AND L&N RR OR 5820 P 1404

A field investigation by the Office of Environmental Enforcement was conducted on September 28, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (b)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$250.00
Administrative costs	<u>\$ 18.50</u>
Total	\$268.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 884 FEET OF LOTS 1 AND 2, LYING BETWEEN PALAFOX HIGHWAY AND THE L & N RAILROAD, THENCE NORTH 25 DEGREES WEST ALONG THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET; THENCE DEFLECT 90 DEGREES RIGHT A DISTANCE OF 147 FEET, THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 277.56 FEET FOR THE POINT OF BEGINNING; THENCE DEFLECT 90 DEGREES RIGHT A DISTANCE OF 113 FEET; THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 84.94 FEET, THENCE DEFLECT 90 DEGREES RIGHT A DISTANCE OF 49.35 FEET, THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 37.5 FEET, THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 162.35 FEET, THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 122.44 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOTS 3 AND 4, BLOCK 2, OF AN UNRECORDED PLAT OF THE NORTH 884 FEET OF LOTS 1 AND 2, LYING BETWEEN PALAFOX HIGHWAY AND THE L & N RAILROAD, DEED BOOK 174/177-PAGE 277/147 AND ALSO LYING AND BEING IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA.

TOGETHER WITH EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 884 FEET OF LOTS 1 AND 2, LYING BETWEEN PALAFOX HIGHWAY AND THE L & N RAILROAD, THENCE NORTH 25 DEGREES WEST ALONG THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET; THENCE DEFLECT 90 DEGREES RIGHT A DISTANCE OF 260 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 18 FEET; THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 362.5 FEET; THENCE DEFLECT 90 DEGREES LEFT A DISTANCE OF 18 FEET; THENCE DEFLECT 90 DEGREES LEFT 362.5 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOTS 1 TO 4, BLOCK 2 OF AN UNRECORDED PLAT OF THE NORTH 884 FEET OF LOTS 1 AND 2, LYING BETWEEN PALAFOX HIGHWAY AND THE L & N RAILROAD, DEED BOOK 174/177 PAGE 277/147 AND ALSO LYING AND BEING IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

11/07/2005 18:03 FAX

NOV-07-2005 11:30

ESC CO ENVIRON HEALTH

007

8525956777

P.07/08

Page 2 of 2

November 4, 2005

50 Fulton Avenue, Building C

Conclusion:

- No action is required at this time; however, a drainfield repair may be necessary in the future. This letter does not imply that the system will perform optimally for a specific period of time. However, with the data available at the time of the inspection, the system was operational.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

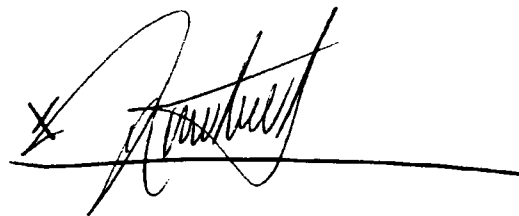


Mary M. Beverly, REHS
Environmental Specialist II

MMB/sf/ms

OSTDS # 05-0448

Fax to: Kenneth Payne or Magdala, 479-7504



11/07/2005 18:02 FAX

NOV-07-2005 11:30

ESC CO ENVIRON HEALTH

ES05956777

008

P.06/06

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**

November 4, 2005



Roger Lee
c/o Kenneth Payne
REMAX Horizons Realty
1335 Creighton Road
Pensacola, FL 32504

RE: Two Bedroom
Multi Family Residence
50 Fulton Avenue, Building C
Pensacola, FL 32504
Parcel ID No: 27-1S-30-1201-013-002

Dear Mr. Lee:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on November 2, 2005. One Onsite Sewage Treatment and Disposal System (two septic tanks operating in tandem) was located at the above referenced property. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise appeared occupied and no overflows were observed.

Septic Tank Compartment:

The condition of the internal structure of the tank compartments could not be determined because the tanks were not opened for a visual inspection. However, a limited external inspection of each tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield systems were probed and the soil adjacent to each drainfield was augured to assess the system's functionality.

- No overflows were observed; however, biomaterial (bacterial composite) was found in the soil in the drainfield area, indicating that the system may be operating at maximum capacity. See the previous inspection letter dated August 5, 2003 for further information.
- It was determined that the drainfield does not have the proper separation from the seasonal high water table based on Florida Administrative Code 64E-6. In the event a repair to the OSTDS is warranted in the future, the drainfield may need to be modified to meet the code requirements.
- It appeared that the ground over the tanks and drainfield had been compacted by vehicular traffic. Vehicular traffic and parking over a drainfield should be restricted to avoid compaction and potential failure of the drainfield.

**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 that 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 acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY:

LEGAL ADDRESS OF: 50 Fulton Avenue- Bldg C,
Pensacola, FL 32503

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

This form completed by:

WILSON, HARRELL, SMITH, BOLES &
FARRINGTON, P.A.
307 South Palafox Street
Pensacola, Florida 32501

AS TO SELLER(S):**WITNESSES TO SELLER(S):**

Roger Lee

Printed Name: _____

Printed Name: _____

AS TO BUYER(S):**WITNESSES TO BUYER(S):**

Ricardo Arbelaez

Printed Name: CLAUDIA MONROY

Printed Name: CECIL ARBELAEZ

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

**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 that 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 acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: Fulton Ave

LEGAL ADDRESS OF: 50 Fulton Avenue- Bldg C,
Pensacola, FL 32503

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

This form completed by:

WILSON, HARRELL, SMITH, BOLES &
FARRINGTON, P.A.
307 South Palafox Street
Pensacola, Florida 32501

AS TO SELLER(S):

Roger Lee
Roger Lee

WITNESSES TO SELLER(S):

Chris Lee
Printed Name: Chris Lee
Mary K. Gaudin
Printed Name: MARY K. GAUDIN

AS TO BUYER(S):

Ricardo Arbelaez
Ricardo Arbelaez

WITNESSES TO BUYER(S):

Printed Name: _____
Printed Name: _____

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

Prepared by and return to:
WILLIAM E. FARRINGTON, II
Wilson, Harrell, Farrington & Ford, P.A.
307 South Palafox Street
Pensacola, Florida 32502
WHSB&F# 1-40612

Parcel I.D. Number: 271S30-1201-013-002

52.50
1680.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Roger Lee**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do/does hereby grant, bargain, sell, convey and warrant unto **Ricardo Arbelaez, a married man**, whose address is 322 Rock Ridge Rd, Lilburn, GA 30066; Grantees, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL

The above described property is not the constitutinal homestead of said grantor.

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th Day of December, 2005.

Signed, Sealed and Delivered in the presence of:

Sign:

Print:

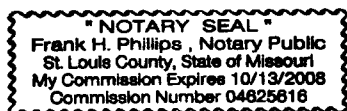
Sign:

Print:

Roger Lee

STATE OF Missouri
COUNTY OF ST LOUIS

The foregoing instrument was acknowledged before me this 30th Day of December, 2005, by **Roger Lee**, who is/are personally known to me or who produced CA DL 2667149 as identification and did not take an oath.



Sign:

Print:

NOTARY PUBLIC

My Commission Expires:

My Commission Number:

Frank H. Phillips
FRANK H. Phillips
10/13/2008
04625616

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsqt@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2016-1281

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Escambia Code Enforcement
3363 West Park Place
Pensacola, FL 32505

SOUTHERN GUARANTY TITLE COMPANY

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14801

November 14, 2018

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Nuisance Abatement Lien filed by Escambia County in O.R. Book 6669, page 1878.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$9,000.00. Tax ID 03-1406-060.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14801

November 14, 2018

271S301201013002 - Full Legal Description

BEG AT SW COR OF N 884 FT OF LTS 1 & 2 LYING BETWEEN PALAFOX HWY AND L&N RR N 25 DEG W ALG E LI OF HWY 100 FT DEFLECT 90 DEG RIGHT 147 FT DEFLECT 90 DEG LEFT 277 56/100 FT FOR POB DEFLECT 90 DEG RIGHT 113 FT DEFLECT 90 DEG LEFT 84 94/100 FT DEFLECT 90 DEG RIGHT 49 35/100 FT DEFLECT 90 DEG LEFT 37 5/10 FT DEFLECT 90 DEG LEFT 162 35/100 FT DEFLECT 90 DEG LEFT 122 44/100 FT TO POB BEING PORT LTS 3 TO 4 BLK 2 UNRECORDED PLAT OF N 884 FT OF LTS 1 AND 2 LYING BETWEEN PALAFOX HWY AND L&N RR OR 5820 P 1404