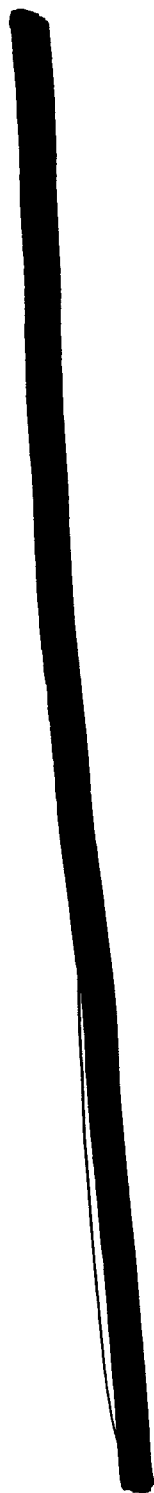

Applicant's signature

A thick, black, vertical line, likely a signature or a mark, oriented vertically on the right side of the page.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900583

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
DAY CONSULTING AND INVESTMENT LLC
888 FOSTER CITY BLVD
A1
FOSTER CITY, CA 94404,

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
10-0708-750	2016/5370	06-01-2016	LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P 25 OR 7273 P 967 & ADJOINING 1/2 OF ALLEY OR 710 P 686 LESS A PART OF LOT 18 BLOCK 93 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 18 FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE GO SOUTH 71 DEGREES 05 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 154.32 FEET TO A POINT 6.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 18, FOR A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING. SEC 54/35 T 2S R 30/31

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
DAY CONSULTING AND INVESTMENT LLC
888 FOSTER CITY BLVD
A1
FOSTER CITY, CA 94404

06-17-2019
Application Date

93 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 18 FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE GO SOUTH 71 DEGREES 05 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 154.32 FEET TO A POINT 6.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 18, FOR A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING. SEC 54/35 T 2S R 30/31

20-304

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900583

Date of Tax Deed Application
Jun 17, 2019

This is to certify that **DAY CONSULTING AND INVESTMENT LLC**, holder of **Tax Sale Certificate Number 2016 / 5370**, 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: **10-0708-750**

Cert Holder:
DAY CONSULTING AND INVESTMENT LLC
888 FOSTER CITY BLVD
A1
FOSTER CITY, CA 94404

Property Owner:
THOMPSON WILLIAM H LIFE EST
THOMPSON WILLIAM MAURICE
8371 MOBILE HWY
PENSACOLA, FL 32505
LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P 25 OR 7273 P
967 & ADJOINING 1/2 OF ALLEY OR 710 (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
2016/5370	10-0708-750	06/01/2016	120.69	30.78	151.47

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
2019/5171	10-0708-750	06/01/2019	92.65	6.25	4.63	103.53
2018/5388	10-0708-750	06/01/2018	93.66	6.25	18.01	117.92
2017/5338	10-0708-750	06/01/2017	94.47	6.25	35.43	136.15

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

Total Amount Paid

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. Property Information 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)

509.07
0.00
0.00
200.00
175.00

884.07

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

Total Amount Paid

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 12th day of July, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: July 6, 2020

By

Jennifer N. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-0708-750 2016

LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P 25 OR 7273 P 967 & ADJOINING 1/2 OF ALLEY OR 710 P 686 LESS A PART OF LOT 18 BLOCK



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 352S311000180093
Account: 100708750
Owners: THOMPSON WILLIAM H LIFE EST
 THOMPSON WILLIAM MAURICE
Mail: 8371 MOBILE HWY
 PENSACOLA, FL 32505
Situs: 1131 DECATUR AVE 32507
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$3,000	\$0	\$3,000	\$3,000
2017	\$3,000	\$0	\$3,000	\$3,000
2016	\$3,000	\$0	\$3,000	\$3,000

Disclaimer

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/09/2014	7273	967	\$100	QC	View Instr
09/1999	5283	25	\$30,000	WD	View Instr
10/1988	2616	417	\$27,900	WD	View Instr
12/1985	2462	628	\$14,400	SC	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P
 25 OR 7273 P 967 ALSO ADJOINING 1/2 OF ALLEY OR 710
 P 686 LESS...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 35-2S-31-1

Approx. Acreage:
 0.0840

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



146

154.32



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

Buildings

Images



9/17/02

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:07/17/2019 (tc.40498)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019066306 7/31/2019 10:35 AM
OFF REC BK: 8138 PG: 1179 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DAY CONSULTING AND INVESTMENT LLC** holder of **Tax Certificate No. 05370**, issued the **1st day of June, A.D., 2016** 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:

(see attached)

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100708750 (20-304)

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

WILLIAM H THOMPSON LIFE EST and WILLIAM MAURICE THOMPSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of July, which is the **6th day of July 2020**.

Dated this 30th day of July 2019.

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

LEGAL DESCRIPTION

LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P 25 OR 7273 P 967 ALSO ADJOINING 1/2 OF ALLEY OR 710 P 686 LESS A PART OF LOT 18 BLOCK 93 DESCRIBED AS BEGINNING AT THE SE COR OF SAID LOT 18; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 18 FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE GO SOUTH 71 DEGREES 05 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 154.32 FEET TO A POINT 6.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 18, FOR A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING. SEC 54/35 T2S R 30/31




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 100708750 Certificate Number: 005370 of 2016

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2020"/>	Redemption Date <input type="text" value="12/13/2019"/> 
Months	13	6
Tax Collector	<input type="text" value="\$884.07"/>	<input type="text" value="\$884.07"/>
Tax Collector Interest	\$172.39	\$79.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,062.71	<input type="text" value="\$969.89"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$91.07	\$42.03
Total Clerk	\$558.07	<input type="text" value="\$509.03"/> 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="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,737.78	\$1,495.92
	Repayment Overpayment Refund Amount	\$241.86
Book/Page	<input type="text" value="8138"/>	<input type="text" value="1179"/>

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



**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 # 2016 TD 005370

Redeemed Date 12/13/2019

Name WILSON HARRELL FARRINGTON PA 307 S PALAFOX PLACE PENSACOLA FL 32502

Clerk's Total = TAXDEED	\$558.07	
Due Tax Collector = TAXDEED	\$1,062.71	1158.92
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

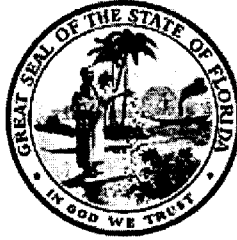
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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

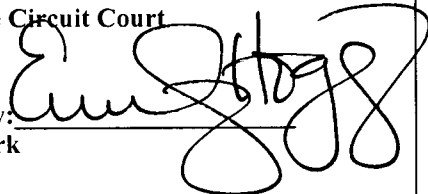
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100708750 Certificate Number: 005370 of 2016**

**Payor: WILSON HARRELL FARRINGTON PA 307 S PALAFOX PLACE PENSACOLA FL 32502
Date 12/13/2019**

Clerk's Check #	5301323634	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$1,062.71
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,737.78

\$1175.92

**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>**

LEGAL DESCRIPTION

LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 5283 P 25 OR 7273 P 967 ALSO ADJOINING 1/2 OF ALLEY OR 710 P 686 LESS A PART OF LOT 18 BLOCK 93 DESCRIBED AS BEGINNING AT THE SE COR OF SAID LOT 18; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 18 FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE GO SOUTH 71 DEGREES 05 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 154.32 FEET TO A POINT 6.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 18, FOR A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING. SEC 54/35 T2S R 30/31

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 8138, Page 1179, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05370, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: **100708750 (20-304)**

(see attached)

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: WILLIAM H THOMPSON LIFE EST and WILLIAM MAURICE THOMPSON

Dated this 13th day of December 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**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 acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 1100, 1131 & 1131 Decatur Avenue

LEGAL ADDRESS OF PROPERTY: 1100, 1131 & 1131 Decatur Avenue, Pensacola, Florida 32507

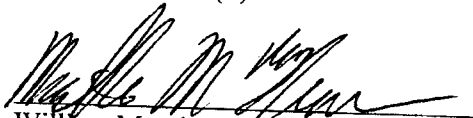
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

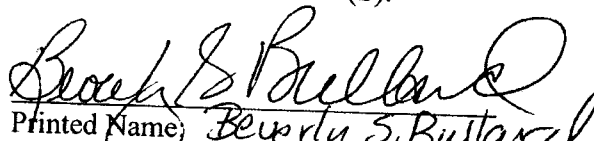
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
307 South Palafox Street


Pensacola, Florida 32502

AS TO SELLER(S):


William Maurice Thompson

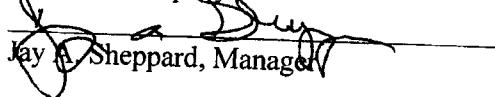
WITNESSES TO SELLER(S):


Printed Name: Beverly S. Bullard

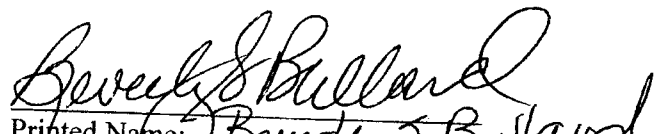

Printed Name: Tonjia Brown

AS TO BUYER(S):

Downtown Property Inv, LLC, a Florida Limited
Liability Company


Jay A. Sheppard, Manager

WITNESSES TO BUYER(S):


Printed Name: Beverly S. Bullard


Printed Name: Tonjia Brown

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

Exhibit "A"

PARCEL 1:

Lots 23 and 24, Block 93, Beach Haven Plat, being a part of the Pablo Graupera Grant, Sections 35 and 54, Township 2 South, Ranges 31 and 30 West, Escambia County, Florida, according to the plat thereof recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida. Together with one-half of vacated alley abutting thereon.

PARCEL 2:

Lot 2, 3, 4, 5, 19, 20, 21 and 22, Block 93, Beach Haven Plat, being a part of the Pablo Graupera Grant, Sections 35 and 54, Township 2 South, Ranges 31 and 30 West, Escambia County, Florida, according to the plat thereof recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida. Together with one-half of vacated alley abutting thereon.

PARCEL 3:

Lot 18, Block 93, Beach Haven Plat, being a part of the Pablo Graupera Grant, Sections 35 and 54, Township 2 South, Ranges 31 and 30 West, Escambia County, Florida, according to the plat thereof recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida. Together with one-half of vacated alley abutting thereon, LESS AND EXCEPT that portion thereof conveyed in Official Records Book 7302, Page 667, described as follows: Beginning at the Southeast corner of said Lot 18; thence go North 00 degrees 00 minutes 00 seconds East along the East line of Lot 18 for a distance of 50.00 feet to the Northeast corner of Lot 18; thence go South 71 degrees 05 minutes 44 seconds West for a distance of 154.32 feet to a point 6.00 feet West of the Southwest corner of said Lot 18; thence go North 90 degrees 00 minutes 00 seconds East along the South line of Lot 18, for a distance of 146.00 feet to the Point of Beginning.

Prepared by:

William E. Farrington, II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-54526

General Warranty Deed

Made this December 10, 2019 A.D., By **William Maurice Thompson**, whose post office address is: 2100 Handy Road, Cantonment, Florida 32533, hereinafter called the grantor, to **Downtown Property Inv, LLC, a Florida Limited Liability Company**, whose post office address is: 22 East Johnson Avenue, Pensacola, Florida 32534, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Exhibit A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 352S31-1000-230-093, 352S31-1000-020-093 & 352S31-1000-180-093

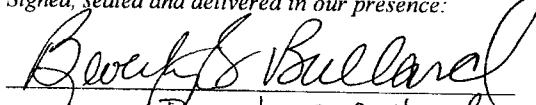
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

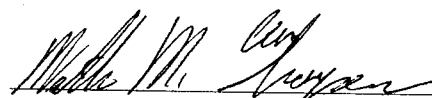
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Beverly S. Bullard


Witness Printed Name Tonja Brown

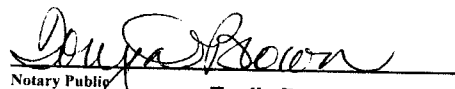
 (Seal)
William Maurice Thompson
Address: 2100 Handy Road
Cantonment, Florida 32533

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 10th day of December, 2019, by William Maurice Thompson, who is/are personally known to me or who has produced driver license as identification.



TONJIA BROWN
Commission # GG 302994
Expires April 13, 2023
Bonded thru Budget Notary Services


Notary Public
Print Name: Tonja Brown
My Commission Expires: _____

SOUTHERN GUARANTY TITLE COMPANY

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: July 6, 2020

TAX ACCOUNT NO.: 10-0708-750

CERTIFICATE NO.: 2016-5370

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502


 X Homestead for tax year.

Downtown Property Inv, LLC
22 E. Johnson Ave.
Pensacola, FL 32534
Attn: Jay Sheppard, Reg. Agent

Property address:
1131 Decatur St.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 7th day of April, 2020.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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.: 15870

April 6, 2020

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

1. All Taxes Paid. The assessed value is \$3,000.00. Tax ID 10-0708-750.

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.: 15870

April 6, 2020

352S311000180093 - Full Legal Description

LT 18 BLK 93 BEACH HAVEN PLAT DB 46 P 51 OR 8218 P 802 ALSO ADJOINING 1/2 OF ALLEY OR 710 P 686 LESS A PART OF LOT 18 BLOCK 93 DESCRIBED AS BEGINNING AT THE SE COR OF SAID LOT 18; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 18 FOR A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 18; THENCE GO SOUTH 71 DEGREES 05 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 154.32 FEET TO A POINT 6.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 18, FOR A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING. SEC 54/35 T2S R 30/31

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20.304
reclaimed

PROPERTY INFORMATION REPORT

File No.: 15870

April 6, 2020

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 04-06-2000, through 04-06-2020, and said search reveals the following:

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

Downtown Property Inv, LLC

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: 

April 6, 2020