APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1900096

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
I,		
FCAP AS CUSTODIAN I FL TAX CERT FUND I M		
PO BOX 775311		
CHICAGO, IL 60677,		

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
01-1779-295	2017/169	06-01-2017	BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W LI OF NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W LI 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 131 40/100 FT TO POB CONT S 0 DEG 11 MIN 25 SEC W 11 60/100 FT S 0 DEG 15 MIN 48 SEC W 24 94/100 FT N 89 DEG 45 MIN 55 SEC W 94 35/100 FT N 0 DEG 11 MIN 25 SEC E 36 54/100 FT S 89 DEG 45 MIN 55 SEC E 94 38/100 FT TO POB OR 2827 P 470 OR 6282 P 1642

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	
FCAP AS CUSTODIAN FOR FTCFIMT, LLC	
FL TAX CERT FUND I MUNI TAX, LLC	
PO BOX 775311	
CHICAGO, IL 60677	
	<u>04-12-2019</u>
	Application Date
Applicant's signature	

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W LI OF NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W LI 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 131 40/100 FT TO POB CONT S 0 DEG 11 MIN 25 SEC W 11 60/100 FT S 0 DEG 15 MIN 48 SEC W 24 94/100 FT N 89 DEG 45 MIN 55 SEC W 94 35/100 FT N 0 DEG 11 MIN 25 SEC E 36 54/100 FT S 89 DEG 45 MIN 55 SEC E 94 38/100 FT TO POB OR 2827 P 470 OR 6282 P 1642

Tax Collector's Certification

CTY-513

Tax Deed Application Number 1900096

Date of Tax Deed Application Apr 12, 2019

This is to certify that FCAP AS CUSTODIAN FOR FTCFIMT, LLC

FL TAX CERT FUND I MUNI TAX, LLC, holder of Tax Sale Certificate Number 2017 / 169, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: 01-1779-295

Cert Holder:

FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677

Property Owner:

CIBIRAS CYNTHIA L WILKINSON **10932 COUNTRY OSTRICH DR** PENSACOLA, FL 32534

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT O (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
2017/169	01-1779-295	06/01/2017	1.087.42	54.37	1.141.79

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

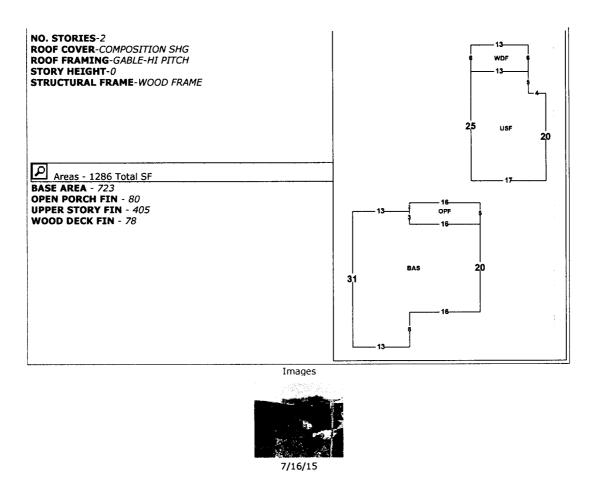
Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/127	01-1779-295	06/01/2018	1,114.65	6.25	55.73	1,176.63

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	2,318.42
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	774.64
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,468.06
Amounts Certified by Clerk of Court (Lines 8-15):	Total Amount Paid
Clerk of Court Statutory Fee for Processing Tax Deed 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	6.25
19. Total Amount to Redeem	

Done this the <u>23rd</u> day of <u>April</u>, <u>2019</u> Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 3, 2019

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) ways after this date.
01-1779-295 2017



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:04/25/2019 (tc.5717)

ECPA Home



Tangible Property Search Sale List Real Estate Search **Back** Printer Friendly Version **General Information** Assessments Reference: 101S293101042002 Year Land **Imprv Total** Cap Val \$44,706 \$44,706 2018 \$14,250 Account: 011779295 \$30,456 \$60,250 \$60,250 2017 \$14,250 \$46,000 CIBIRAS CYNTHIA L WILKINSON Owners: 10932 COUNTRY OSTRICH DR 2016 \$14,250 \$43,278 \$57,528 \$57,528 Mail: PENSACOLA, FL 32534 6400 LONG ST 14 32504 Disclaimer Situs: Use Code: SINGLE FAMILY - TOWNHOME P **Tax Estimator** Taxing COUNTY MSTU **Authority:** > File for New Homestead Exemption Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Online** 2018 Certified Roll Exemptions Sales Data None Official Records Sale Date Book Page Value Type (New Legal Description Window) BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 12/26/2007 6282 1642 \$100 QC View Instr MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W 03/1990 2827 470 \$46,200 WD View Instr LI OF... 08/1984 1957 447 \$50,700 WD View Instr Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and None Comptroller Parcel Launch Interactive Map Information Section Map Id: 10-1S-29-2 Β6 36 81.5 23 Approx. Acreage: 45 35.5 34.7 0.0757 94.21 5 Zoned: 47.38 HDMU 29 Evacuation & Flood 81.63 Information Open Report 5 55 S View Florida Department of Environmental Protection(DEP) Data Buildings Address: 6400 LONG ST 14, Year Built: 1984, Effective Year: 1984 Structural Elements **DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1** EXTERIOR WALL-STUCCO OV WD/LA FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019037065 4/29/2019 4:02 PM
OFF REC BK: 8086 PG: 374 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 00169, issued the 1st day of June, A.D., 2017 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 LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W LI OF NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W LI 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 131 40/100 FT TO POB CONT S 0 DEG 11 MIN 25 SEC W 11 60/100 FT S 0 DEG 15 MIN 48 SEC W 24 94/100 FT N 89 DEG 45 MIN 55 SEC W 94 35/100 FT N 0 DEG 11 MIN 25 SEC E 36 54/100 FT S 89 DEG 45 MIN 55 SEC E 94 38/100 FT TO POB OR 2827 P 470 OR 6282 P 1642

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 011779295 (19-427)

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

CYNTHIA L WILKINSON CIBIRAS

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** Tuesday in the month of September, which is the **3rd day of September 2019.**

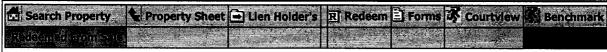
Dated this 26th day of April 2019.

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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 011779295 Certificate Number: 000169 of 2017

Redemption Yes V	Application Date 04/12/2019	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/03/2019	Redemption Date 05/14/2019
Months	5	1
Tax Collector	\$3,468.06	\$3,468.06
Tax Collector Interest	\$260.10	\$52.02
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,734.41	\$3,526.33
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$35.03	\$7.01
Total Clerk	\$502.03	\$474.01 Ct
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,353.44	\$4,017.34
	Repayment Overpayment Refund Amount	\$336.10
Book/Page		

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 # 2017 TD 000169

Redeemed Date 05/14/2019

Name CYNTHIA LEE 4006 BAY POINTE DR GULF BREEZE FL 32563

Clerk's Total = TAXDEED	\$502.03 \$3680.34
Due Tax Collector = TAXDEED	\$3/ 734.41
Postage = TD2	\$ \$ 0.00
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
机砂点的	e de la composición		FINANCIALSUN	iva-tomes de carones	1466 (966) 3831-159
44 5	(1) 图 · 图 · 10		FINANCIASSI		74 Test (40 (5)
No Inforr	nation Availa	hla - Saa F)ockets		

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: 011779295 Certificate Number: 000169 of 2017

Payor: CYNTHIA LEE 4006 BAY POINTE DR GULF BREEZE FL 32563 Date 05/14/2019

			d a
Clerk's Check #	5505322676	Clerk's Total	\$502/03 \$3680
Tax Collector Check #	1	Tax Collector's Total	\$3,7\$4.41
	от при	Postage	\$6,00
	March 18 - Hall Andrew (1873-dear Angere Anter A	Researcher Copies	\$46.00
	THE PROPERTY OF THE PROPERTY O	Recording	\$10.00
		Prep Fee	\$7.00
	en e	Total Received	-\$4,353.44

\$3,697.34

PAM CHILDERS
Clerk of the Circuit Cour

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
ESCAMBIA COUNTY FLORIDA
INST# 2019042516 5/15/2019 11:21 AM
OFF REC BK: 8095 PG: 834 Doc Type: RTD

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 8086, Page 374, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00169, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 011779295 (19-427)

DESCRIPTION OF PROPERTY:

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W LI OF NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W LI 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 131 40/100 FT TO POB CONT S 0 DEG 11 MIN 25 SEC W 11 60/100 FT S 0 DEG 15 MIN 48 SEC W 24 94/100 FT N 89 DEG 45 MIN 55 SEC W 94 35/100 FT N 0 DEG 11 MIN 25 SEC E 36 54/100 FT S 89 DEG 45 MIN 55 SEC E 94 38/100 FT TO POB OR 2827 P 470 OR 6282 P 1642

SECTION 10, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: CYNTHIA L WILKINSON CIBIRAS

Dated this 14th day of May 2019.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

CLC FILE NO.

Ray P. Pope

WARRANTY DEED (Individual Form)

6:00 Rec. Fee 254.10 St. Stamp 260,10 TCTAL

linte of Morida

County of __ ESCAMBIA

6400 Long Street Unit #14 Pensacola, Florida 32504

Grantee's Mailing Address

263-67-7600

Social Security (Tax ID if a corporation) numbers of Grantees by respective order below

01-1779-295

Property Appraiser's Parcel Identification Number (Account Number)

Know All Men by These Bresents that _JOSEPH C. BLESSING, JR., joined by

his wife, BETTY D. BLESSING

, hereafter called Grantor, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does bargain,

CYNTHIA L. WILKINSON, a single woman sell, convey and grant unto ...

hereafter called Grantee (but which word Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, successors and assigns of Grantee, forever, the following described real property:

Commence at the Northeast corner of Lot 2, Block "B", ABB SUBDIVISION, as recorded in Plat Book I at Page 82 of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 131.40 feet to the point of beginning; thence continue South 00°11'25" West a distance of 11.60 feet; thence go South 00°15'48" West a distance of 24.94 feet; thence go North 89°45'55" West a distance of 34.35 feet; thence go North 00°11'25" East a distance of 36.54 feet; thence go South 89°45'55" East a distance of 94.38 feet to the point of beginning. The above described parcel of land is situated in Section 10, Township I South, Range 29 West, Escambia County, Florida.



Subject to that certain mortgage in favor or AmSouth Bank of Florida. Successor by merger to First Mutual Savings Association of Florida, dated August 29, 1984 in the original principal amount of \$48,050.00, and recorded in Official Record Book 1957, page 448 - 453 of the public records of Escambia County, Floria, which mortgage the Grantee hereby assumes and agrees to Day.

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

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein. 8th

IN WITNESS WHEREOF, Grantor has executed this instrument this....

March

Executed and delivered in the presence of:

FLORIDA Itaie of

(BEAL)

ESCAMBIA County of .

The foregoing instrument was acknowledged before me

day of March 19 90

DOBER C. BUESSING, JR. and BETTY D. 150510, husband and wife

My commission expires: 1940 845

CLERK FILE NO.

Recorded in Public Records 02/04/2008 at 10:01 AM OR Book 6282 Page 1642, Instrument #2008008689, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

Prepared by: John L. Myrick JOHN L. MYRICK, P.A. 1457 North Ninth Avenuc Pensacola, FL 32503 (850) 433-0084

STATE OF FLORIDA

QUIT CLAIM DEED

COUNTY OF ESCAMBIA

KNOW ALL PERSONS BY THESE PRESENTS, that ROBERT A. CIBIRAS, a divorced and unremarried man, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release and quit claim unto CYNTHIA L. CIBIRAS, a divorced and unremarried woman, whose address is 10932 Country Ostrich Drive, Pensacola, Florida, 32534, her heirs, personal representatives, administrators and assigns, forever, the following described property, situated in the County of Escambia, commonly referred to as 6400 Long Street, #14, Pensacola, Florida, 32504, and more particularly described as follows:

Commence at the Northeast corner of Lot 2, Block "B", ABB SUBDIVISION, as recorded in Plat Book 1 at Page 82 of the Public Records of Escambia County, Florida; then go South 00°11'25" West along the East Line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 131.40 feet to the point of beginning; thence continue South 00°11'25" West a distance of 11.60 feet; thence go South 00°15'48" West a distance of 24.94 Feet; thence go North 89°45'55" West a distance of 94.35 feet; thence go North 00°11'25" East of distance of 36.54 feet; thence go South 89°45'55" East a distance of 94.38 feet to the point of beginning. The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

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

NOTE: This conveyance is made pursuant to the terms, provisions and conditions of Final Judgment of Dissolution of Marriage entered by the Honorable Kenneth L. Williams dated November 16, 2007 in the Circuit Court in and for Escambia County, Florida, in Case Number 07-759.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26 day of Colones 2007.

WITNESSES:

Witness Signature

Sharon Button Pript or type witness name

Vitness Signature

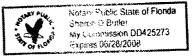
Print or type witness name

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of December . 2007, by ROBERT A. CIBIRAS, who is personally known to me or who has produced member as identification and who did (did not) take an oath.

NOTARY PUBLIC
My Commission Expires:

Parcel ID No: 10-1S-29-3101-042-002



Recorded in Public Records 05/12/2010 at 04:41 PM OR Book 6591 Page 369, Instrument #2010030225, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared By & Return to: Michael A. Johnson, Esquire Post Office Box 1397 Lakeland, Florida 33802 Property Appraiser's Parcel No. 101\$293101042002 **QUITCLAIM DEED** THIS QUITCLAIM DEED, executed this 8th day Wax CYNTHIA ANN LEE, a divorced and unremarried woman. Grantof, and 2010, by CYNTHIA L. CIBIRAS, n/k/a CYNTHIA ANN LEE, Trustee or her successors, under THE CYNTHIA ANN LEE REVOCABLE LIVING TRUST, a Declaration of Trust dated the XXX day of XXX day of XXX 2010, whose address is 10932 Country Ostrich Drive, Pensacola, Florida 32534, Grantee. Drive, Pensacola, Florida 32534, Grantee. WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, commonly referred to as 6400 Long Street, #14, Pensacola, Florida 32504, to wit: Commence at the Northeast corner of Lot 2, Block "B", ABB SUBDIVISION, as recorded in Plat Book Commence at the Northeast corner of Lot 2, Block "B", ABB SUBDIVISION, as recorded in Plat Book 1 at Page 82 of the Public Records of Escambia County, Florida; then go South 00° 11' 25" West along the East Line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89° 46' 15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00° 11' 25" West a distance of 131.40 feet to the point of beginning; thence continue South 00° 11' 25" West a distance of 11.60 feet; thence go South 00° 15' 48" West a distance of 24.94 feet; thence go North 89° 45' 55" West a distance of 94.35 feet; thence go North 00° 11' 25" East a distance of 36.54 feet; thence go South 89° 45' 55" East a distance of 94.38 feet to the point of beginning. The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida. THE NAMES OF THE GRANTOR AND GRANTEE AND THE DESCRIPTION OF THE PROPERTY WERE FURNISHED BY THE GRANTOR/GRANTEE AND NO OPINION WAS RENDERED WITH REFERENCE TO THE CONDITION OF THE TITLE OR ANY OTHER MATTERS CONTAINED HEREIN. The Trustee and any Successor Trustee named in that Declaration of Trust dated the day of 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 Grantor, either in law of equity, to the only proper use, benefit of the said Grantee forever. IN WITNESS WHEREOF, the said Grantor signed and sealed these presents the day and year first above written. Signed, Sealed and Delivered in the presence of: CYNTHIA L. CIBIRAS, n/k/a CYNTHIA ANN LEE 10932 COUNTRY OSTRICH DRIVE PENSACOLA, FLORIDA 32534 rint Name of Witness STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this day of L. CIBIRAS, n/k/a CYNTHIA ANN LEE, a divorced and unremarried woman, who is personally known to me or who has produced her Florida driver license as identification. NOTARY PUBLIC STATE OF FLORIDA
Sandra G.T. Chestry Public
Commission # DD682860

Commission #DD682860
Expires: JUNE 06, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Tru\LeeCynthia.qcdeed

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 9-3-2019 TAX DEED SALE DATE: 01-1779-295 TAX ACCOUNT NO.: CERTIFICATE NO.: 2017-169 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. Cynthia Ann Lee fka Cynthia L. Cibiras fka Cynthia L. Wilkinson Cynthia Ann Lee as Trustee of the Cynthia Ann Lee Revocable Living Trust dated 5-8-2010 10932 Country Ostrich Dr. Pensacola, FL 32534 6400 Long St. 14 Pensacola, FL 32504 Certified and delivered to Escambia County Tax Collector, this 7th day of May , 2019.

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.: 15150 May 6, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$44,706.00. Tax ID 01-1779-295.

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.: 15150 May 6, 2019

101S293101042002 - Full Legal Description

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO A PT ON S R/W LI OF NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W LI 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 131 40/100 FT TO POB CONT S 0 DEG 11 MIN 25 SEC W 11 60/100 FT S 0 DEG 15 MIN 48 SEC W 24 94/100 FT N 89 DEG 45 MIN 55 SEC W 94 35/100 FT N 0 DEG 11 MIN 25 SEC E 36 54/100 FT S 89 DEG 45 MIN 55 SEC E 94 38/100 FT TO POB OR 2827 P 470 OR 6282 P 1642

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

> Telephone: 850-478-8121 Facsimile: 850-476-1437

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PROPERTY INFORMATION REPORT

File No.: 15150

May 6, 2019

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 05-06-1999, through 05-06-2019, and said search reveals the following:

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

Cynthis Ann Lee FKA Cynthia L. Cibiras FKA CynthiaL. Wilkinson/ Cynthia Ann Lee, Trustee of Cynthia Ann Lee Revocable Living Trust dated 05/08/2010

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

May 6, 2019