

# 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**

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	6.25
19. Total Amount to Redeem	

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

Date of Sale: September 3, 2019

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.  
01-1779-295 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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900096

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
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

04-12-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



**Chris Jones**  
**Escambia County Property Appraiser**

Real Estate Search    Tangible Property Search    Sale List

[Back](#)

◀ Navigate Mode     Account     Reference    ▶

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 101S293101042002  <b>Account:</b> 011779295  <b>Owners:</b> CIBIRAS CYNTHIA L WILKINSON  <b>Mail:</b> 10932 COUNTRY OSTRICH DR          PENSACOLA, FL 32534  <b>Situs:</b> 6400 LONG ST 14 32504  <b>Use Code:</b> SINGLE FAMILY - TOWNHOME </p> <p><b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>          Tax Inquiry link courtesy of Scott Lunsford          Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$14,250</td> <td>\$30,456</td> <td>\$44,706</td> <td>\$44,706</td> </tr> <tr> <td>2017</td> <td>\$14,250</td> <td>\$46,000</td> <td>\$60,250</td> <td>\$60,250</td> </tr> <tr> <td>2016</td> <td>\$14,250</td> <td>\$43,278</td> <td>\$57,528</td> <td>\$57,528</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>&gt; File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2018	\$14,250	\$30,456	\$44,706	\$44,706	2017	\$14,250	\$46,000	\$60,250	\$60,250	2016	\$14,250	\$43,278	\$57,528	\$57,528
Year	Land	Imprv	Total	Cap Val																	
2018	\$14,250	\$30,456	\$44,706	\$44,706																	
2017	\$14,250	\$46,000	\$60,250	\$60,250																	
2016	\$14,250	\$43,278	\$57,528	\$57,528																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/26/2007</td> <td>6282</td> <td>1642</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1990</td> <td>2827</td> <td>470</td> <td>\$46,200</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/1984</td> <td>1957</td> <td>447</td> <td>\$50,700</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/26/2007	6282	1642	\$100	QC	<a href="#">View Instr</a>	03/1990	2827	470	\$46,200	WD	<a href="#">View Instr</a>	08/1984	1957	447	\$50,700	WD	<a href="#">View Instr</a>	<p><b>2018 Certified Roll Exemptions</b> None</p> <hr/> <p><b>Legal Description</b> </p> <p>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...</p> <hr/> <p><b>Extra Features</b> None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
12/26/2007	6282	1642	\$100	QC	<a href="#">View Instr</a>																				
03/1990	2827	470	\$46,200	WD	<a href="#">View Instr</a>																				
08/1984	1957	447	\$50,700	WD	<a href="#">View Instr</a>																				

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 10-1S-29-2

**Approx. Acreage:** 0.0757

**Zoned:** HDMU

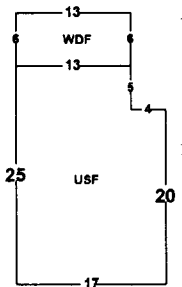

**Evacuation & Flood Information**  
[Open Report](#)

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

**Buildings**

Address: 6400 LONG ST 14, Year Built: 1984, Effective Year: 1984

<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-ABOVE AVERAGE</b>  <b>DWELLING UNITS-1</b>  <b>EXTERIOR WALL-STUCCO OV WD/LA</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-SLAB ON GRADE</b>  <b>HEAT/AIR-CENTRAL H/AC</b>  <b>INTERIOR WALL-DRYWALL-PLASTER</b>  <b>NO. PLUMBING FIXTURES-6</b></p>	
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<p><b>NO. STORIES-2</b> <b>ROOF COVER-COMPOSITION SHG</b> <b>ROOF FRAMING-GABLE-HI PITCH</b> <b>STORY HEIGHT-0</b> <b>STRUCTURAL FRAME-WOOD FRAME</b></p>	 <p>The diagrams show three areas: WDF (Wood Deck Fin) at the top right, USF (Upper Story Fin) in the middle right, and BAS (Base Area) at the bottom left. Each area is a polygon with dimensions labeled on its sides. WDF has a top width of 13, a right height of 4, and a bottom width of 17. USF has a left height of 25, a right height of 20, and a bottom width of 17. BAS has a left height of 31, a right height of 20, and a bottom width of 13. There are also internal dimensions: WDF has a top width of 13 and a right height of 5; USF has a top width of 13 and a right height of 5; BAS has a top width of 13, a right height of 5, and a bottom width of 16.</p>
<p> Areas - 1286 Total SF <b>BASE AREA - 723</b> <b>OPEN PORCH FIN - 80</b> <b>UPPER STORY FIN - 405</b> <b>WOOD DECK FIN - 78</b></p>	

Images



7/16/15

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)

## 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.



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



**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**

**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**

Clerk's Check #	5505322676	Clerk's Total	\$502.03
Tax Collector Check #	1	Tax Collector's Total	\$3,784.41
		Postage	\$68.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$4,353.44</del>

*\$3680.34*

*\$3,697.34*

**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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 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 # 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	<b>\$ 3680.34</b>
Due Tax Collector = TAXDEED	\$3,734.41	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

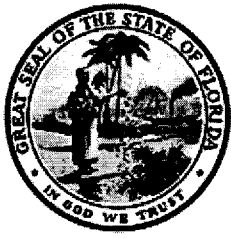
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 011779295 Certificate Number: 000169 of 2017**

Redemption  Yes  No   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2019"/>	Redemption Date <input type="text" value="05/14/2019"/> <input type="checkbox"/>
Months	5	1
Tax Collector	<input type="text" value="\$3,468.06"/>	<input type="text" value="\$3,468.06"/>
Tax Collector Interest	\$260.10	\$52.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,734.41	<input type="text" value="\$3,526.33"/> 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	\$35.03	\$7.01
Total Clerk	\$502.03	<input type="text" value="\$474.01"/> Ctt
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	\$4,353.44	\$4,017.34
	Repayment Overpayment Refund Amount	\$336.10
Book/Page	<input type="text"/>	<input type="text"/>

Notes

## 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

19-427

Redeemed

**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 Cynthia L. 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

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: 

May 6, 2019

**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

**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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 01-1779-295

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

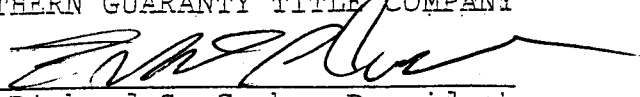
      X   Notify Escambia County, 190 Governmental Center, 32502

      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  
and  
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.

This Instrument Prepared By & Return to:

Michael A. Johnson, Esquire  
Post Office Box 1397  
Lakeland, Florida 33802

Property Appraiser's Parcel No.  
101S293101042002

### QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 8th day of May, 2010, by CYNTHIA L. CIBIRAS, n/w/a CYNTHIA ANN LEE, a divorced and unremarried woman, Grantor, and

CYNTHIA ANN LEE, Trustee or her successors, under THE CYNTHIA ANN LEE REVOCABLE LIVING TRUST, a Declaration of Trust dated the 8th day of May, 2010, whose address is 10932 Country Ostrich 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 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/GRAZTEE 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 8th day of May, 2010, for the benefit of CYNTHIA ANN LEE, or appointed by the Court are hereby granted the power to sell at public or private sale, or to exchange, grant options to purchase, lease, pledge, improve, repair, manage, insure, operate, control, and mortgage, in such manner and on such terms as the Trustee in its sole discretion may deem advisable, the property herein described, all without order of any Court, even after the termination of any Trust under which this property is granted, until final distribution of all property conveyed.

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:

Margaine Johnson  
Witness

MARJORINE JOHNSON  
Print Name of Witness

Michael Alan Johnson  
Witness

MICHAEL ALAN JOHNSON  
Print Name of Witness

Cynthia L. Cibiras  
CYNTHIA L. CIBIRAS, n/w/a CYNTHIA ANN LEE  
10932 COUNTRY OSTRICH DRIVE  
PENSACOLA, FLORIDA 32534

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of May, 2010, by CYNTHIA L. CIBIRAS, n/w/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. [Signature] Notary Public  
Commission # DD682860  
Expires: JUNE 06, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

Tru/LeeCynthia.qcdeed

Prepared by: John L. Myrick  
JOHN L. MYRICK, P.A.  
1457 North Ninth Avenue  
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 unmarried 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 unmarried 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 December, 2007.

WITNESSES:

Sharon Butler  
Witness Signature  
SHARON BUTLER  
Print or type witness name

[Signature]  
ROBERT A. CIBIRAS

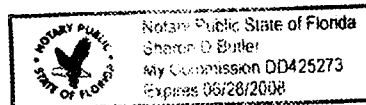
Kristine R. Upshaw  
Witness Signature  
KRISTINE R. UPSHAW  
Print or type witness name

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. or Credit Union

Sharon Butler  
NOTARY PUBLIC  
My Commission Expires:

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





Prepared by: Ray P. Pope  
CORNOVA LAW CENTER  
Post Office Box 30112  
Pensacola, Florida 32503

CLC FILE NO. R-2-23

54 6.00 Rec. Fee  
254.10 St. Stamp  
260.10 TCTAL

### WARRANTY DEED (Individual Form)

State of Florida

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

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 1 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 1 South, Range 29 West, Escambia County, Florida.

D. S. PO. 254.10  
DATE 3-12-90  
JOE A. FLEMING, CLERK  
NOTARY PUBLIC  
CLERK OF THE COUNTY OF ESCAMBIA, FLORIDA  
PHONE 934-2737

Subject to that certain mortgage in favor of 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, Florida, which mortgage the Grantee hereby assumes and agrees to pay.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 8th day of March, 1990.

Executed and delivered in the presence of:

1. Steve D. Merritt  
2. [Signature]

Joseph C. Blessing, Jr. (SEAL)  
Betty D. Blessing (SEAL)  
BETTY D. BLESSING (SEAL)

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of March, 1990.

by JOSEPH C. BLESSING, JR. and BETTY D. BLESSING, husband and wife



NOTARY PUBLIC  
My commission expires 12/10/92

CLERK FILE NO.

Mar 12 11 02 AM '90

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