OR BK 5483 PGO502 Escambia County, Florida INSTRUMENT 2004-278683

RCD Aug 24, 2004 11:01 am Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-278683

IN WITNESS WHEREOF, We have hereunto set our hands and seals this \_\_\_\_\_\_ day of \_\_\_\_\_\_, August 2004.

TRACYL. RUSH, WITNESS

Shell Down

SHEILA BROWN, WITNESS

Wilbur HENDERSON (SEAL)

IDA HENDERSON

STATE OF FLORIDA

**COUNTY OF ESCAMBIA** 

The foregoing instrument was acknowledged before me this \_\_\_\_\_day of August, 2004, by WILBUR HENDERSON and IDA HENDERSON, who is personally known to me or who produced Flat Drivers Leaves as identification and who did not take an oath.



TRACK L. RUSH
Notary Public

My Comm. Expires:

THIS INSTRUMENT PREPARED BY:

FREDERICK J. GANT

**ALLBRITTON & GANT** 

Attorneys at Law

322 W. Cervantes Street

Pensacola, Florida 32501

(850) 433-3230

FBN: 0449369

1500

OR BK 5483 PGO501
Escambia County, Florida
INSTRUMENT 2004-278683

DEED DOC STAMPS PR & ESC CO \$ 0.70
08/24/04 ERNIE LEE MAGAMA, CLERK

#### **QUIT CLAIM DEED**

STATE OF FLORIDA COUNTY OF ESCAMBIA

8720 Rose Avenue Pensacola, FL 32534-1935 Grantees Address

KNOW ALL MEN BY THESE PRESENTS: That we, WILBUR HENDERSON and IDA HENDERSON husband and wife, for and in consideration of one dollar the receipt whereof is hereby acknowledged do remise, release, and quit claim unto HENDERSON & SONS HEATING AND AIR INC., and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-wit:

A portion of lot 18, block 18, Ensley Plat, (Figland Park) formerly Fig City Townsite, Escambia County, Florida; Platted by the National Land Sales Company, 715 Stevens Building, Detroit, Michigan; As recorded in the public records of said county in deed book 87 at page 244 and that part of 10 foot alley adjacent to lot 18 vacated by official records book 2193, page 285.

More particularly described as: Beginning at the Northeast corner of said lot 18, block 18 go south 89 degrees 33 minutes 05 seconds west along north line of said lot 18 for 29.25 feet; Thence go south 00 degrees 30 minutes 00 seconds east 25.67 feet; Thence go north 89 degrees 33 minutes 05 seconds east 34.25 feet; Thence go north 00 degrees 30 minutes 00 seconds west 25.67 feet to a point north 89 degrees 33 minutes 05 seconds east of the point of beginning; Thence go south 89 degrees 33 minutes 05 seconds west along a line that is the easterly extention of the north line of said lot 18 for a distance of 5.00 feet to the point of beginning. Together with an ingress/egress easement to the west along the northerly 15.00 feet of lot 18, Block 18.

The Grantor conveys all interest in the said property as he hold or will hold pursuant to the agreement for deen given by Henderson Heating and Air Inc.dated July 20, 2004, and recorded in plat book 4233, page 750; and at the same time the Grantee accepts all responsibility for said promissory note executed by Wilbur Henderson in favor of said Henderson and Sons Heating and Air Inc. dated July 20, 2004.

### 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

	C	ERTIFICATION:	TITLE	SEARCH FOR	TDA	
TAX DEED SAI	LE DATE:	June 1, 2020				(
TAX ACCOUNT	NO.: 02-	-0554–250				
CERTIFICATE	NO.: 201	7–522				
is a list of agencies hav described pr	names and ing legal coperty. The state of th	ction 197.256, d addresses of interest in o he above refer oper notificat	f those or clai cenced	persons, f m against t tax sale ce	irms and/or he above rtificate is	ng
YES NO						
X_ No	tify City	of Pensacola,	P.O.	Box 12910,	32521	
X No	tify Escar	mbia County, 1	90 Gov	ernmental C	enter, 32502	
X Ho	mestead fo	or tax y	ear.			
Henderson & Sc 8720 Rose Ave. Pensacola, FL	•	and Air, Inc.				

Certified and delivered to Escambia County Tax Collector, this 2nd day of March , 2020 .

SOUTHERN GUARANTY TATLE 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.: 15771 March 2, 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 \$3,795.00. Tax ID 02-0554-250.

#### 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.: 15771 March 2, 2020

#### 111S301901018018 - Full Legal Description

BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S 0 DEG 30 MIN E 25 67/100 FT N 89 DEG 33 MIN 5 SEC E 34 25/100 FT N 0 DEG 30 MIN W 25 67/100 FT N 89 DEG 33 MIN 5 SEC E OF POB S 89 DEG 33 MIN 5 SEC W ALG A LI ELY EXT OF N LI LT 18 5 FT TO POB OR 5483 P 501

### Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

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

CO-294 Rodoemod

## PROPERTY INFORMATION REPORT

File No.: 15771

March 2, 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 03-02-2000, through 03-02-2020, and said search reveals the following:

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

Henderson & Sons Heating and Air, Inc

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

March 2, 2020

### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1900585

To: Tax Collector of ESCA	MBIA COUNTY	, Florida	
I, KULJEET TUTEJA 3 ADAMS RD. SHREWSBURY, MA 01545, hold the listed tax certificate and	i hereby surrender the	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
02-0554-250	2017/522	06-01-2017	BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S 0 DEG 30 MIN E 25 67/100 FT N 89 DEG 33 MIN 5 SEC E 34 25/100 FT N 0 DEG 30 MIN W 25 67/100 FT N 89 DEG 33 MIN 5 SEC E OF POB S 89 DEG 33 MIN 5 SEC W ALG A LI ELY EXT OF N LI LT 18 5 FT TO POB OR 5483 P 501
I agree to:			
<ul> <li>pay any current taxes</li> </ul>	, if due and		
redeem all outstandin	g tax certificates plus	interest not in my ¡	oossession, and
<ul> <li>pay all delinquent and</li> </ul>	l omitted taxes, plus i	nterest covering th	e property.
<ul> <li>pay all Tax Collector's Sheriff's costs, if appli</li> </ul>		ation report costs, (	Clerk of the Court costs, charges and fees, and
Attached is the tax sale certification which are in my possession.	ate on which this appli	cation is based and	l all other certificates of the same legal description
Electronic signature on file KULJEET TUTEJA 3 ADAMS RD.			
SHREWSBURY, MA 01545			07-23-2019 Application Date

Applicant's signature

BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S 0 DEG 30 MIN E 25 67/100 FT N 89 DEG 33 MIN 5 SEC E 34 25/100 FT N 0 DEG 30 MIN W 25 67/100 FT N 89 DEG 33 MIN 5 SEC E OF POB S 89 DEG 33 MIN 5 SEC W ALG A LI ELY EXT OF N LI LT 18 5 FT TO POB OR 5483 P 501

#### CTY-513

#### **Tax Collector's Certification**

**Tax Deed Application Number** 

1900585

**Date of Tax Deed Application** 

Jul 23, 2019

This is to certify that **KULJEET TUTEJA**, holder of **Tax Sale Certificate Number 2017 / 522**, 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: **02-0554-250** 

Cert Holder:
KULJEET TUTEJA
3 ADAMS RD.
SHREWSBURY, MA 01545

Property Owner:
HENDERSON & SONS HEATING
AND AIR INC
8720 ROSE AVE
PENSACOLA, FL 32534-1935

BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 2 (Full legal

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
2017/522	02-0554-250	06/01/2017	278.48	79.95	358.43

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
2019/530	02-0554-250	06/01/2019	75.11	6.25	3.76	85.12
2018/527	02-0554-250	06/01/2018	280.94	6.25	45.07	332.26

#### 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 775.81 2. Total of Delinquent Taxes Paid by Tax Deed Applicant 0.00 0.00 3. Total of Current Taxes Paid by Tax Deed Applicant 200.00 4. Property Information Report Fee 175.00 5. Tax Deed Application Fee 6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S. 1.150.81 7. Total (Lines 1 - 6) 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 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 6.25 18. Redemption Fee 19. Total Amount to Redeem

Done this the 6th day of August, 2019 Scott Lunsford, Tax Collector of Escambia County

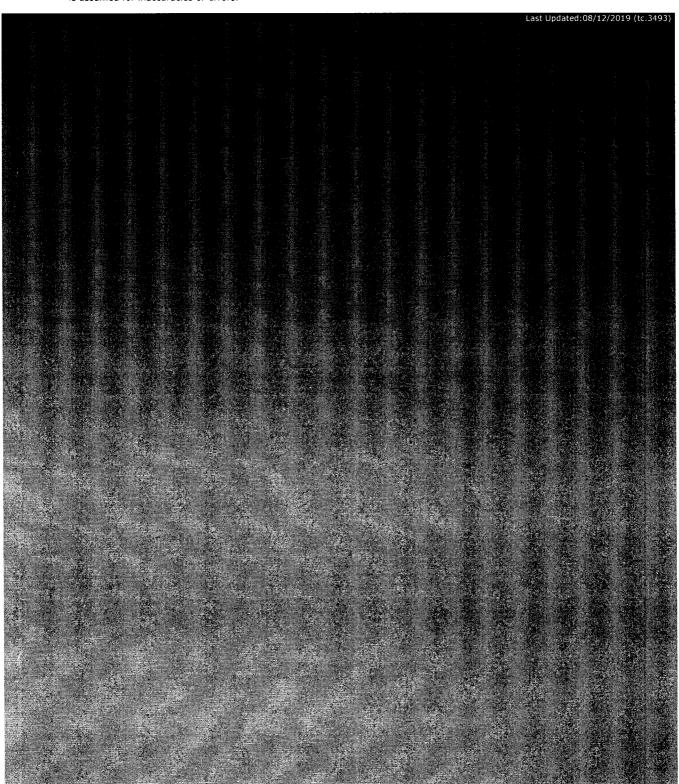
Date of Sale: June 1, 2020

By Candice Select

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 02-0554-250 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.





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

Real Estate Search

Tangible Property Search

Sale List

#### Back

Printer Friendly Version

General Information

Reference: 1115301901018018

Account:

020554250

Owners:

HENDERSON & SONS HEATING

AND AIR INC

Mail:

8720 ROSE AVE

Situs:

PENSACOLA, FL 32534-1935 8700 BLK ROSE AVE 32534

Use Code:

MISC. RESIDENTIAL P

Taxing

COUNTY MSTU

Authority:

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments					
Year	Land	Imprv	Total	Cap Val	
2019	\$595	\$3,200	\$3,795	\$344	
2018	\$544	\$3,200	\$3,744	\$313	
2017	\$285	\$6,931	\$7,216	\$7,216	

#### **Disclaimer**

#### **Tax Estimator**

#### > File for New Homestead Exemption **Online**

#### Sales Data

Sale Date

**Book Page Value Type** 

Official Records (New Window)

View Instr

08/2004 5483 501 \$100 QC 07/2004 5462 1380 \$100 QC

View Instr

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

#### 2019 Certified Roll Exemptions

None

#### Legal Description

BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S...

#### Extra Features

FRAME SHED

#### Launch Interactive Map Information Section Map Id: 11-1S-30-2 Approx. Acreage: 0.0211 Zoned: 🔑 номи Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data

Buildings

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019069687 8/12/2019 3:20 Pivi
OFF REC BK: 8144 PG: 1486 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KULJEET TUTEJA holder of Tax Certificate No. 00522, 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 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S 0 DEG 30 MIN E 25 67/100 FT N 89 DEG 33 MIN 5 SEC E 34 25/100 FT N 0 DEG 30 MIN W 25 67/100 FT N 89 DEG 33 MIN 5 SEC E OF POB S 89 DEG 33 MIN 5 SEC W ALG A LI ELY EXT OF N LI LT 18 5 FT TO POB OR 5483 P 501

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020554250 (20-294)

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

#### HENDERSON & SONS HEATING AND AIR INC

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 June, which is the 1st day of June 2020.

Dated this 12th day of August 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.

COMPT PO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2019094637 10/28/2019 4:20 PM OFF REC BK: 8189 PG: 751 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 8144, Page 1486, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00522, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 020554250 (20-294)

**DESCRIPTION OF PROPERTY:** 

BEG AT NE COR LT 18 BLK 18 ENSLEY PLAT (FIGLAND PARK) DB 87 P 244 S 89 DEG 33 MIN 5 SEC W ALG N LI 29 25/100 FT S 0 DEG 30 MIN E 25 67/100 FT N 89 DEG 33 MIN 5 SEC E 34 25/100 FT N 0 DEG 30 MIN W 25 67/100 FT N 89 DEG 33 MIN 5 SEC E OF POB S 89 DEG 33 MIN 5 SEC W ALG A LI ELY EXT OF N LI LT 18 5 FT TO POB OR 5483 P 501

**SECTION 11, TOWNSHIP 1 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: HENDERSON & SONS HEATING AND AIR INC

Dated this 28th day of October 2019.

STATE COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk





# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 020554250 Certificate Number: 000522 of 2017

Redemption Yes V	Application Date 07/23/2019	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 06/01/2020	Redemption Date 10/28/2019
Months	11	3
Tax Collector	\$1,150.81	\$1,150.81
Tax Collector Interest	\$189.88	\$51.79
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,346.94	\$1,208.85
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	\$77.06	\$21.02
Total Clerk	\$544.06	\$488.02
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	\$2,008.00	\$1,713.87
Book/Page	Repayment Overpayment Refund Amount	\$294.13

#### **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 000522 Redeemed Date 10/28/2019

Name PEN AIR FEDERAL CREDIT UNION 1465 EAST NINE MILE ROAD PENSACOLA FL 32514

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$544.06

\$1,346.94

\$60.00

\$40.00

\$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: 020554250 Certificate Number: 000522 of 2017

## Payor: PEN AIR FEDERAL CREDIT UNION 1465 EAST NINE MILE ROAD PENSACOLA FL 32514 Date 10/28/2019

Clerk's Check #

2882741

Clerk's Total

1376.87

Tax Collector Check #

1

Tax Collector's Total

Researcher Copies

\$1,346.94

Postage

\$4000

Recording

\$10.00

Prep Fee

\$7.00

Total Received

\$2 008 00

\$1393.87

PAM CHILDERS

Clerk of the Gircuit 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