

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900457

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429,

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
04-1334-334	2017/1704	06-01-2017	LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P 66 OR 3169 P 110

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  
BEAMIF A LLC  
PO BOX 885  
BOCA RATON, FL 33429

04-30-2019  
Application Date

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

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900457

**Date of Tax Deed Application**  
Apr 30, 2019

This is to certify that **BEAMIF A LLC**, holder of **Tax Sale Certificate Number 2017 / 1704**, 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: **04-1334-334**

Cert Holder:  
**BEAMIF A LLC**  
**PO BOX 885**  
**BOCA RATON, FL 33429**

Property Owner:  
**RODNEY DEBRA A**  
**2459 CAVALLA LOOP**  
**PENSACOLA, FL 32526**  
LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P 66 OR 3169 P 110

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
2017/1704	04-1334-334	06/01/2017	257.51	19.31	276.82

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
2018/1734	04-1334-334	06/01/2018	198.19	6.25	32.70	237.14
2016/1695	04-1334-334	06/01/2016	161.80	6.25	84.95	253.00

**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)

766.96

0.00

0.00

200.00

175.00

1,141.96

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

47,026.50

6.25

Done this the 13th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 4-6-2020

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-1334-334 2017



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

### General Information

**Reference:** 431S301000090001  
**Account:** 041334334  
**Owners:** RODNEY DEBRA A  
**Mail:** 2459 CAVALLA LOOP  
 PENSACOLA, FL 32526  
**Situs:** 2459 CAVALLA LOOP 32526  
**Use Code:** SINGLE FAMILY RESID   
**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	\$18,000	\$95,657	\$113,657	\$94,053
2017	\$18,000	\$88,267	\$106,267	\$92,119
2016	\$18,000	\$86,060	\$104,060	\$90,225

[Disclaimer](#)

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1992	3169	110	\$79,700	WD	<a href="#">View Instr</a>
01/1991	2963	522	\$75,000	WD	<a href="#">View Instr</a>
01/1986	2178	261	\$71,000	WD	<a href="#">View Instr</a>
11/1981	1623	209	\$61,900	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION,TOTAL EXEMPT - SERVICE  
 CONNECTED

### Legal Description

LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P 66 OR  
 3169 P 110

### Extra Features

POOL

### Parcel Information

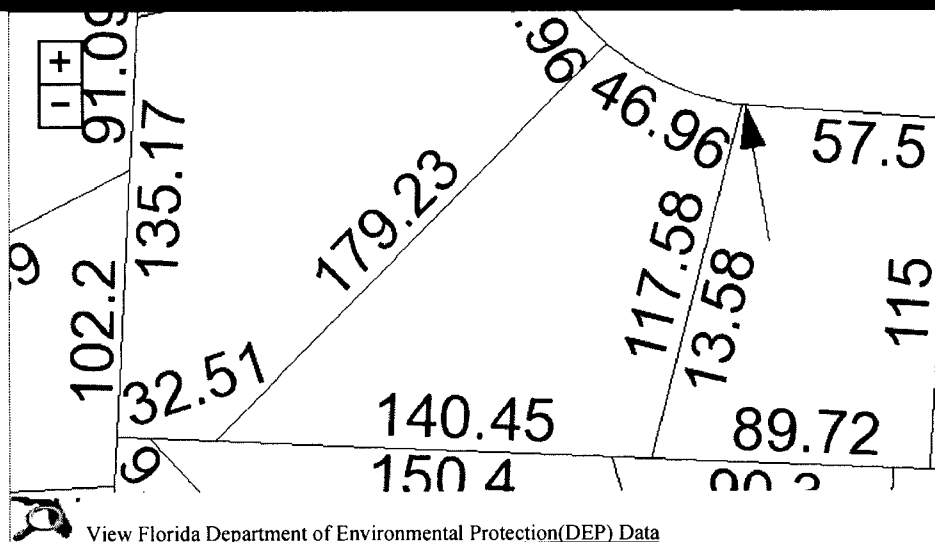
[Launch Interactive Map](#)

**Section Map Id:**  
 42-1S-30-1

**Approx. Acreage:**  
 0.2755

**Zoned:**   
 MDR

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



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

### Buildings

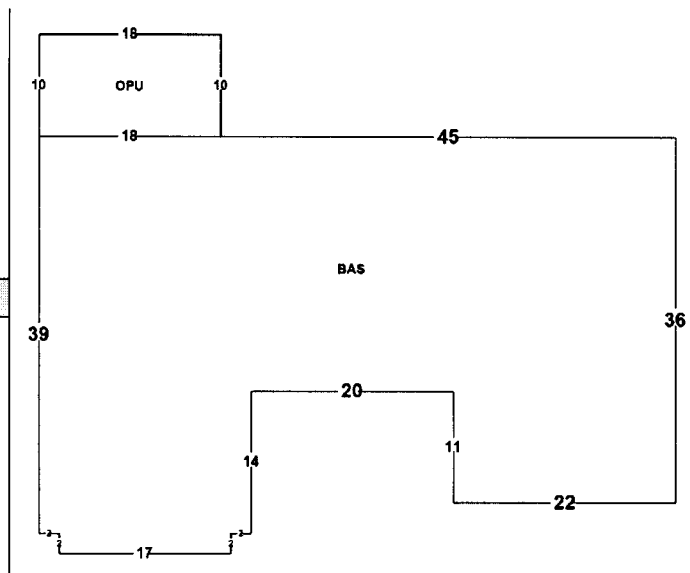
Address:2459 CAVALLA LOOP, Year Built: 1980, Effective Year: 1980

### Structural Elements

DECK/PAVILION WORK  
 DWELLING UNITS  
 EXTERIOR WALLS  
 FLOOR COVERING  
 FOUNDATION  
 HEAT/AIR CONDITIONING

INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2325 Total SF  
BASE AREA - 2145  
OPEN PORCH UNF - 180



Images



6/15/17

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: 05/15/2019 (tc.4884)



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

**Tax Deed - Redemption Calculator**

**Account: 041334334 Certificate Number: 001704 of 2017**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/06/2020"/>	Redemption Date <input type="text" value="05/21/2019"/>
Months	12	1
Tax Collector	<input type="text" value="\$1,141.96"/>	<input type="text" value="\$1,141.96"/>
Tax Collector Interest	\$205.55	\$17.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,353.76	<input type="text" value="\$1,165.34"/> 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	\$84.06	\$7.01
Total Clerk	\$551.06	<input type="text" value="\$474.01"/> 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	\$2,021.82	\$1,656.35
	Repayment Overpayment Refund Amount	\$365.47
Book/Page	<input type="text"/>	<input type="text"/>

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 # 2017 TD 001704  
 Redeemed Date 05/21/2019**

**Name DEBRA A RODNEY 2459 CAVALLA LOOP PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$551.06
Due Tax Collector = TAXDEED	\$1,853.76 <b>\$ 1319.35</b>
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  
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

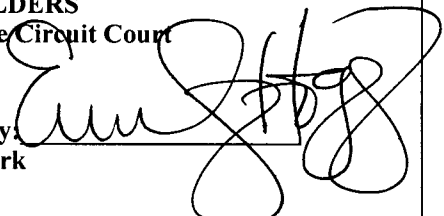
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 041334334 Certificate Number: 001704 of 2017**

**Payor: DEBRA A RODNEY 2459 CAVALLA LOOP PENSACOLA, FL 32526      Date 05/21/2019**

Clerk's Check #	1228207407	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$1,353.76
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,021.82</del>

**\$1336.35**

**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>**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BEAMIF A LLC** holder of **Tax Certificate No. 01704**, 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:

**LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P 66 OR 3169 P 110**

**SECTION 43, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041334334 (20-155)**

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

**DEBRA A RODNEY**

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 April, which is the **6th** day of April 2020.

Dated this 21st day of May 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



## 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 8098, Page 1158, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01704, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **041334334 (20-155)**

DESCRIPTION OF PROPERTY:

**LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P 66 OR 3169 P 110**

**SECTION 43, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: DEBRA A RODNEY

Dated this 21st day of May 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



Florida Department of Revenue  
**WARRANT**

**DEBRA A. RODNEY**  
**2459 CAVALLA LOOP**  
**PENSACOLA FL 32526-1579**

Tax : Sales and Use Tax  
**Business Partner #: 1403610**  
Contract Object # : 12343130  
FEIN :  
Warrant # : 1000000796336  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.

The taxpayer named above in the County of Escambia, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$2,342.90
PENALTY	\$234.29
INTEREST	\$105.79
TOTAL	\$2,682.98
FEE(S)	\$283.57
GRAND TOTAL	<hr/> \$2,966.55

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola, Escambia County, Florida, this 30th day of August, 2018.

Leon M. Biegalski, Executive Director  
Department of Revenue, State of Florida



This instrument prepared by:

\_\_\_\_\_  
Authorized Agent

Please bill to:  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
PENSACOLA FL 32504-8210  
850/471-6970

DR-78  
R. 04/18

**UCC FINANCING STATEMENT ADDENDUM****FOLLOW INSTRUCTIONS**

9 NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement. If line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a ORGANIZATION'S NAME

OR 9b INDIVIDUAL'S SURNAME

RODNEY

FIRST PERSONAL NAME

DEBRA

ADDITIONAL NAME(S)/INITIAL(S)

ANN

SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

10 DEBTOR'S NAME. Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a ORGANIZATION'S NAME

OR 10b INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a ORGANIZATION'S NAME

OR 11b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral).

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT

☐ covers timber to be cut ☐ covers as extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest).

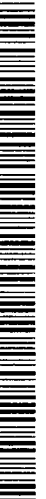
LENNOX Z RODNEY AND DEBRA A  
RODNEY

16. Description of real estate:

LT 90 BLK A SOUTH GULF MANOR UNIT 4 PB 10 P  
66 OR 3169 P 110

ESCAMBIA, FL

17. MISCELLANEOUS 54562504-FL-33 30691 - REDBRICK FINANCIAL GROUP INC File with: Escambia, FL REDBRICK 20161744758



**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. E-MAIL CONTACT AT FILER (optional) CLS-CTLS_Glendale_Customer_Service@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 30691 - REDBRICK	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	54562504  FLFL FIXTURE

File with: Escambia, FL

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name). If any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form JCC1Ad).

1a. ORGANIZATION'S NAME				
OR				
1b. INDIVIDUAL'S SURNAME RODNEY	FIRST PERSONAL NAME DEBRA	ADDITIONAL NAME(S)/INITIAL(S) ANN	SUFFIX	
1c. MAILING ADDRESS 2459 CAVALLA LOOP	CITY PENSACOLA	STATE FL	POSTAL CODE 32526	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name). If any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form JCC1Ad).

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME REDBRICK FINANCIAL GROUP INC.				
OR				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS PO BOX 1719	CITY PORTLAND	STATE OR	POSTAL CODE 97207-1719	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

(1) RHEEM HEAT PUMP OR ANY PARTS OR COMPONENTS INSTALLED IN THE EQUIPMENT, ANY PROCEEDS FROM THE SALE OF THE EQUIPMENT, AND ANY PROCEEDS FROM ANY INSURANCE COVERING THE EQUIPMENT THAT ARE FOR DAMAGE TO OR LOSS OF THE EQUIPMENT

☒ All documentary stamps due and payable  
or to become due and payable pursuant to s. 201.22 F.S. have been paid

☐ Florida documentary stamp tax is not required

5. Check only if applicable and check only one box. Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA

54562504

REDBRICK

20161744768

Exhibit "A" to Warranty Deed

Lot 90, Block "A", SOUTH GULF MANOR, UNIT NO. 4, a subdivision of a portion of Section 43, Township 1 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 10 Page 66, of the Public Records of Escambia County, Florida.

Subject to a Mortgage to Foxworth Mortgage Corporation, dated January 14, 1987, filed January 28, 1987 at 9:29 A.M. in O.R. Book 2342, Page 771 thru 774, of the Public Records of Escambia County, Florida, in the sum of \$74,700.00, and assigned to Lincoln Service Corporation in O.R. Book 2342, Page 774 which sum LENNOX E. RODNEY and DEBRA A. RODNEY expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all obligations of Paul R. Adams, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et.seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

954715  
FILED & RECORDED IN  
PUBLIC RECORDS OF  
ESCAMBIA COUNTY  
MAR 6 5 01 PM '92  
IN BOOK 2342, PAGE 774  
JOE A. FLOWERS, COMPTROLLER  
ESCAMBIA COUNTY

Reg 478-20  
Stamp 22784  
Prepared by: **JAMES C. TAYLOR**  
**Taylor & Van Matre, P.A.**  
4300 Bayou Blvd. Suite 16 Pensacola, FL 32503  
Incidental to the issuance of a title insurance policy.  
File No.: **L-1-2148**  
Parcel ID #  
Grantee(s) SS # ,

OR 333 3169W 110

**WARRANTY DEED**  
(INDIVIDUAL)

This WARRANTY DEED, dated **May 1, 1992** by  
**PAUL R. ADAMS**

whose post office address is **6120 N. Palafox Street, Pensacola, Florida 32503**

hereinafter called the GRANTOR, to  
**LENNOX E. RODNEY and DEBRA A. RODNEY, HUSBAND AND WIFE**

whose post office address is **2459 Cavalla Loop, Pensacola, Florida 32526**

hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their 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 \$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" to Warranty Deed \***

O.S. PD. **478-20**  
DATE **5-6-92**  
JOE A. FLOWERS, COMPTROLLER  
BY: **[Signature]** D.C.  
CERT. REG. #59-2043328-27-01

O.S. PD. **22784 (assumpt)**  
DATE **5-6-92**  
JOE A. FLOWERS, COMPTROLLER  
BY: **[Signature]** D.C.  
CERT. REG. #59-2043328-27-01

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **1992** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 except as above noted, 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 GRANTEE hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

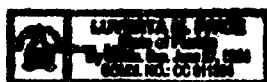
Signature **[Signature]**  
Print Name: **LUVERTA M. PRICE**  
Signature **[Signature]**  
Print Name: **Susan S. Williams**

**PAUL R. ADAMS**

State of **Florida**  
County of **ESCAMBIA**

I am a notary public of the state of **Florida** and my commission expires: **May 1, 1992** by  
The foregoing instrument was acknowledged before me on **May 1, 1992** by  
**PAUL R. ADAMS**

who is personally known to me or who has produced **[Signature]** as identification and who **did not** take an oath.  
(type of identification) (did/did not)



Signature **[Signature]**  
Print Name: **Luverta M. Price**  
Notary Public

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: April 6, 2020

TAX ACCOUNT NO.: 04-1334-334

CERTIFICATE NO.: 2017-1704

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 2019 tax year.

Debra A. Rodney  
Lennox Z. Rodney 2459 Cavalla Loop  
Pensacola, FL 32526

Redbrick Financial Group, Inc.  
P.O. Box 1719  
Portland, OR 92707

Florida Dept. of Revenue  
2205 La Vista Ave. Ste B  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 9th day of January, 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.: 15683

January 8, 2020

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

1. UCC Financing Statement executed by Debra A. Rodney in favor of Redbrick Financial Group, Inc. recorded 06/27/2016 in O.R. Book 7546, page 1631.
2. Tax Lien filed by Florida Dept. of Revenue in O.R. Book 7962, page 74.
3. All Taxes Paid. The assessed value is \$119,000.00. Tax ID 04-1334-334.

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.: 15683

January 8, 2020

**Lot 90, Block A, South Gulf Manor, Unit No. 4, as per plat thereof, recorded in Plat Book 10, Page 66, of the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed  
20-155

**PROPERTY INFORMATION REPORT**

File No.: 15683

January 8, 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 01-08-2000, through 01-08-2020, and said search reveals the following:

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

Debra A. Rodney and Lennox Z. Rodney

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: 

January 8, 2020