512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1900368

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, ATCF II FLORIDA-A, LLO PO BOX 54972 NEW ORLEANS, LA 7 hold the listed tax certif	0154,	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
05-3179-000	2017/2358	06-01-2017	LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W
 redeem all ou pay all deling pay all Tax Construction Sheriff's costs 	s, if applicable. e certificate on which this applic	terest covering th	·
Electronic signature of ATCF II FLORIDA-A, PO BOX 54972 NEW ORLEANS, LA	70154		<u>04-22-2019</u> Application Date
· · · · · · · · · · · · · · · · · · ·	Applicant's signature		

20-015

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900368

Date of Tax Deed Application

Apr 22, 2019

This is to certify that ATCF II FLORIDA-A, LLC, holder of Tax Sale Certificate Number 2017 / 2358, 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: 05-3179-000

Cert Holder:

ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154 Property Owner:

TRIVETT WILLIAM D 1/2 INT & TRIVETT ROBERT S 1/2 INT 5900 GILLAM RD MILTON, FL 32570

LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

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
2017/2358	05-3179-000	06/01/2017	726.52	36.33	762.85

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
2018/2418	05-3179-000	06/01/2018	621.36	6.25	31.07	658.68

Amounts Certified by Tax Collector (Lines 1-7): **Total Amount Paid** 1,421.53 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant 0.00 2. Total of Delinquent Taxes Paid by Tax Deed Applicant 634.10 3. Total of Current Taxes Paid by Tax Deed Applicant 200.00 4. Property Information Report Fee 175.00 5. Tax Deed Application Fee Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S. 2,430.63 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 May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

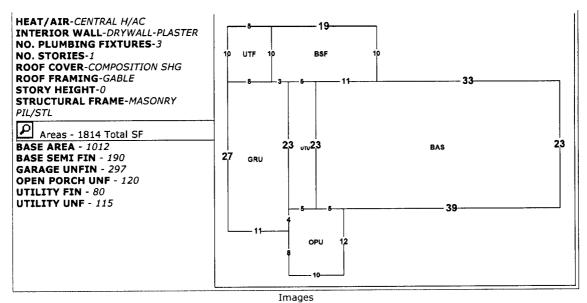
By Candice Leves

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 05-3179-000 2017



Real Estate Search	Tangible Property Search	Sale List

Printer Friendly Version **General Information Assessments** 102S301000022010 **Imprv** Total Reference: Year Cap Val 2018 \$4,500 \$34,386 \$38,886 \$31,758 Account: 053179000 TRIVETT WILLIAM D 1/2 INT & 2017 \$4,500 \$24,371 \$28,871 \$28,871 **Owners:** TRIVETT ROBERT S 1/2 INT 2016 \$4,500 \$30,458 \$34,958 \$34,958 5900 GILLAM RD Mail: MILTON, FL 32570 Disclaimer 4506 CHARMONTE WAY 32505 Situs: SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator** Taxing COUNTY MSTU **Authority:** > File for New Homestead Exemption Tax Inquiry: Open Tax Inquiry Window **Online** Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data 2018 Certified Roll Exemptions None Official Records Sale Date Book Page Value Type (New Legal Description Window) LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100 08/22/2011 6755 359 \$100 CJ View Instr OR 6755 P 334/359 SEC 10/12 T 2S R 30 W 08/22/2011 6755 334 \$100 CJ View Instr 01/1995 3711 928 \$100 QC View Instr **Extra Features** Official Records Inquiry courtesy of Pam Childers CARPORT Escambia County Clerk of the Circuit Court and FRAME BUILDING Comptroller Parcel **Launch Interactive Map** Information Section Map Id: 46-1S-30-2 Approx. Acreage: 0.2038 Zoned: 🔑 MDR Evacuation 100 & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data **Buildings** Address: 4506 CHARMONTE WAY, Year Built: 1959, Effective Year: 1959 Structural Elements **DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK** FLOOR COVER-CARPET **FOUNDATION-SLAB ON GRADE**





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:05/14/2019 (tc.5517)





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 053179000 Certificate Number: 002358 of 2017

Redemption No A	pplication Date 04/22/2019	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 02/03/2020	Redemption Date 05/16/2019	
Months	10	1	
Tax Collector	\$2,430.63	\$2,430.63	
Tax Collector Interest	\$364.59	\$36.46	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$2,801.47	\$2,473.34	
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	\$70.05	\$7.01	
Total Clerk	\$537.05	\$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	\$3,455.52	\$2,964.35	
	Repayment Overpayment Refund Amount	\$491.17	
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 002358

Redeemed Date 05/16/2019

Name RASHAAD LEE 8990 N DAVIS HWY APT 115 PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$ 3 37 . 05
Due Tax Collector = TAXDEED	\$2,001.47 2627.35
Postage = TD2	\$69.00
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
		i Lici Me	FINANCIAL SUN	MARY - ARE TO SEE	
No Inforr	nation Availa	ble - See D	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: 053179000 Certificate Number: 002358 of 2017

Payor: RASHAAD LEE 8990 N DAVIS HWY APT 115 PENSACOLA FL 32514 Date 05/16/2019

Clerk's Check # 1		Clerk's Total	\$\$37,05	\$2627.
Tax Collector Check # 1		Tax Collector's Total	\$2,801.47	
		Postage	\$60.00	
		Researcher Copies	64/0.dp	
		Recording	\$10.00	
	The second secon	Prep Fee	\$7.00	
		Total Received	\$ 3,455.52	

\$ 2644, 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

Recorded in Public Records 04/30/2015 at 11:40 AM OR Book 7337 Page 446, Instrument #2015032356, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This Instrument Was Prepared By And Is To Be Returned To: Mary Stanberry **Emerald Coast Utilities Authority** 9255 Sturdevant Street Pensacola, Florida 32514-0311

Customer: Mary Louise Holden Trivett

NOTICE OF LIEN



Revised 05/31/11

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 22 BLK 10 DB 514 P 477 MONT CLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 SEC 10/12 T 2S R 30 W

Account Number: <u>68607 - 55684</u>
Amount of Lien: \$160.47 , together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect. Dated: $4000000000000000000000000000000000000$
STATE OF FLORIDA COUNTY OF ESCAMBIA Then foregoing instrument was acknowledged before me this day of of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
Manual D. ROGERS State of Plattis Suppose September Se

BK: 7478 PG: 766 Last Page

claims resolved by this Final Monetary Judgment and any post-judgment proceedings initiated herein.

DONE AND ORDERED in Pensacola, Escambia County, Florida, en this 16

day of

Feb, 2016

TERRY D. TERRELL S. off Dunce

CIRCUIT JUDGE

Copies furnished to:

Copies furnished to:
Joseph D. Steadman, Jr.,, Esq.
Jones Walker LLP
201 South Biscayne Boulevard
Suite 2600
Miami, Florida 33131
miamiservice@joneswalker.com

Linda O'Connell 3 NW Syrcle Drive Pensacola, Florida 32507

Robert Biggerstaff 5000 Prieto Drive Pensacola, Florida 32506

E-served on 2/17/16

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY FLORIDA

DATE:

D.C.

{M1113668.1}

BK: 7485 PG: 459

BK: 7478 PG: 765

2. ADJUDGES that Whitney Bank, whose address is 2510 14th Street, One Hancock Plaza, 7th Floor, Gulfport, MS 29502; P.O. Box 4020, is owed and shall recover from defendants Linda O'Connell, whose address is 3 NW Syrcle Drive, Pensacola, FL 32507 and Robert Biggerstaff, whose address is 5000 Prieto Drive, Pensacola, FL 32506, jointly and severally, the following sums:

Deficiency as of November 12, 2015:	\$ 17,597.94
Post-judgment interest at 4.75 percent rate from June 20, 2015 through November 12, 2015 (70 days at \$2.26946932 per diem):	\$ 158.86
Subtotal:	\$ 17,439.08
Fair market value of property:	\$ [17,500.00]
Post-judgment interest at 4.75% from May 18, 2015, to the June 19, 2015 sale date (32 days at \$4.52800973 per diem):	\$ 144.90
Foreclosure Judgment amount as of May 18, 2015:	\$ 34,794.18

- 3. The amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest for which let execution issue.
- 4. Plaintiff may assign this judgment without further order of the Court. It is further ORDERED and ADJUDGED that defendants Linda O'Connell and Robert Biggerstaff each shall complete under oath the attached Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) and serve it on the Plaintiff's attorney within 45 days from the date of this Final Monetary Judgment, unless this Final Monetary Judgment is satisfied or post-judgment discovery is stayed.
- 5. The Court retains jurisdiction to enter judgments, decrees and orders that are proper, including, without limitation, an order compelling defendants Linda O'Connell and Robert Biggerstaff to complete Form 1.977, including all required attachments, and serve it on judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney; and/or further orders that are just and proper to adjudicate all claims in this action other than the

Recorded in Public Records 03/01/2016 at 12:34 PM OR Book 7485 Page 458, Instrument #2016014862, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 02/17/2016 at 09:43 AM OR Book 7478 Page 764, Instrument #2016010903, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL DISTRICT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2015-CA-000261

WHITNEY BANK, a Mississippi state chartered bank, formerly known as HANCOCK BANK, a Mississippi state chartered bank as assignee of the FDIC as Receiver for Peoples First Community Bank, a Florida banking corporation;

Plaintiff,

v

LINDA O'CONNELL; ROBERT BIGGERSTAFF and UNKNOWN TENANTS IN POSSESSION 1 and 2:

Defendants.

2011 FEB 12 P 2: 2:

FINAL DEFICIENCY JUDGMENT

THIS CAUSE came on to be heard On November 12, 2015, for an evidentiary hearing on Plaintiff's Motion for Deficiency Judgment before the General Magistrate. The General Magistrate's Report and Recommendations on Plaintiff's Motion for Deficiency Judgment dated December 11, 2015, to which no timely exception was filed has been reviewed by the Court and it is hereby ratified, approved, and incorporated herein, it is thereupon,

ORDERED AND ADJUDGED as follows:

1. The Motion is **GRANTED**. The Court finds that it has jurisdiction over the subject matter as well as plaintiff and defendants.

(M1113668.1)

BK: 7971 PG: 666 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary. Forida on the 18th day of September, 2018. DONE AND ORDERED at Escambia Quantum

Gregory F

Special Madistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

EERK OF THE CIRCUIT COURT & COMPTROLLER

BK: 7971 PG: 1012

BK: 7971 PG: 665

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$_\$0 per day, commencing Oct 10, 2018. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measurers are necessary to abate the violation for you. These measurers could include, but are not limited to, DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED **VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235 are awarded in favor of Escambia County as the prevailing party against TRIVETT WILLIAM D 1/2 INT & TRIVETT ROBERT S 1/2 INT,

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

K: 7971	PG: 1011
BK: 79	71 PG: 664
	Corrective action shall include:
	Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
	☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
	Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
	☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
	☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
	☐ Immediately cease burning and refrain from future burning
	Remove all refuse and dispose of legally and refrain from future littering
	☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
r	☐ Obtain necessary permits or cease operations
	☐ Acquire proper permits or remove sign(s)
	Other
	Other
	☐ Other
	☐ Other

☐ Other _____

V. 7071 DC.	.663
K: /9/1 PG:	.002
	30-203 Unsafe Building; Described as
	☐ 94-51 Obstruction of County Right-of-Way (ROW)
	☐ 82-171 Mandatory Residential Waste Collection
	☐ 82-15 Illegal Burning
	□ 82-5 Littering Prohibited
	☐ LDC Chapter 3 Commericial in residential and non-permitted use
	☐ LDC Chapter 2 Article 3 Land Disturbance without permits
	□ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row
	□ LDC Sec 4-7.9 Outdoor Storage
	□ Other
	☐ Other
	□ Other
	□ Other
	□ Other
	THEREFORE, The Special Magistrate being otherwise fully advised in the
	premises; it is hereby ORDERED that the <u>RESPONDENT</u> shall have until <u>Oct 9</u> ,
	2018 to correct the violation and to bring the violation into compliance.

BK: 7971 PG: 1010

Recorded in Public Records 9/24/2018 10:18 AM OR Book 7971 Page 1009, Instrument #2018076170, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

Recorded in Public Records 9/24/2018 8:38 AM OR Book 7971 Page 662, Instrument #2018076071, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18052143N

LOCATION:

4506 CHARMONTE WAY

PR#:

102\$301000022010

VS.

TRIVETT WILLIAM D 1/2 INT & TRIVETT ROBERT S 1/2 INT, 5900 GILLAM RD MILTON, FL 32570

RESPONDENT

ORDER

₽/	42-196 (d) Overgrowth
	42-196 (c) Inoperable Vehicle(s); Described
Œ	42-196 (b) Trash and Debris
	42-196 (a) Nuisance Conditions



Witness 1:

This instrument prepared by: Raymond B. Palmer, Esq. Palmer Law Firm 913 Gulf Breeze Pkwy Ste 41 Gulf Breeze, FL 32561 850-916-1000

Tax Parcel ID: 102S301000022010

Quit Claim Deed

This Indenture, made between Robert S. Trivett, Grantor, whose post address is 1214 E. Schwartz Blvd. The Villages, FL 32159 and Robert Biggerstaff, Grantee and whose post office address is 210 SE Kalash Road, Pensacola, FL 32507.

Witnesseth: that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

Lot 22, Block 10, in Montclair Unit No. 2, a subdivision according to the plat filed in Plat Book 4 at Page 100 of the public records of Escambia County, Florida.

GRANTOR HEREBY ATTESTS SAID REAL PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD.

Signed, sealed and delivered in the presence of:

sign: Manues Loutes Print: MAUREEN LIONTAS (Type or print name beneath line) Witness 2: (Type or print name beneath line) STATE OF FLORIDA **ACKNOWLEDGMENT** COUNTY OF LAKE The foregoing instrument was acknowledged before me on the 3 day of June, 2019, by Robert

S. Trivett 2 who is personally known to me or 2 who produced a valid State Driver's License as identification SUSAN MARIE HARVEY

Commission # GG 296744 Expires April 7, 2023

{notarial seal}

Musin Marie NOTARY PUBLIC:

(print or type name beneath signature line)

BK: 8188 PG: 1197 Last Page

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in the presence of:	
In a y few w	Level Malitz Ismet
Signature of Witness	DOROTHY MALETZ TRIVETT
laid F Heper III	
Printed Name of Witness	
Signature of Witness	
Becky L Howell	
Printed Name of Witness	
State of Florida	
County of Escambia	
Dorothy Maletz Trivett, who [_] is perso	ledged before me this Alay of June, 2019 by onally known or Mas produced a driver's license as
identification.	\mathbf{v}^{α} 1 \mathcal{L} 1
[Notary Seak]	Rebecca Econnell
REBECCA L HOWELL MY COMMISSION # GG028324	Notary Public
EXPIRES September 08, 2020	Printed Name:
· · · · · · · · · · · · · · · · · · ·	My Commission Expires:

Recorded in Public Records 10/25/2019 2:57 PM OR Book 8188 Page 1196, Instrument #2019094257, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$15.40

> Prepared by: Louis E. Harper III Harper Law, P.A. 25 West Cedar Street, Suite 430 Pensacola, Florida 32502

WARRANTY DEED

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lot 22, Block 10, in Montclair Unit No. 2, a subdivision according to the plat filed in Plat Book 4 at Page 100 of the public records of Escambia County, Florida.

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. This property **IS NOT** the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

by: Richard S. Combs, President

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 2-3-2020 TAX ACCOUNT NO.: 05-3179-000 CERTIFICATE NO.: 2017-2358 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 Notify Escambia County, 190 Governmental Center, 32502 X Homestead for _____ tax year. FCUA William D. Trivett 9255 Sturdevant St. Robert Biggerstaff Pensacola, FL 32514 5900 Gillam Rd. Milton, FL 32570 Whitney Bank and P.O. Box 4020 4506 Charmonte Way Gulfport, MS 29502 Pensacola, FL 32505 Escambia County Code Enforcement 3363 West Park Place Pensacola, FL 32505 Certified and delivered to Escambia County Tax Collector, this 12th day of November , 2019 -SOUTHERN GUARANTY TITLE COMPANY

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.: 15525 November 8, 2019

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

- 1. Code Enforcement Lien filed by Escambia County in O.R. Book 7971, page 1009.
- 2. Judgment filed by Whitney Bank in O.R. Book 7485, page 458.
- 3. Utility Lien filed by ECUA in O.R. Book 7337, page 446.
- 4. All Taxes Paid. The assessed value is \$41,507.00. Tax ID 05-3179-000.

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.: 15525 November 8, 2019

102S301000022010 - Full Legal Description

2019 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT 22 BLK 10 DB 514 P 477 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 6755 P 334/359 OR 8108 P 410 SEC 10/12 T 2S R 30 W

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

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



PROPERTY INFORMATION REPORT

File No.: 15525 November 8, 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 11-08-1999, through 11-08-2019, and said search reveals the following:

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

William D. Trivett and Robert Biggerstaff

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