

20-395

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900613

**Date of Tax Deed Application**  
Aug 26, 2019

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 3905**, 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: **08-0316-000**

**Cert Holder:**  
**5T WEALTH PARTNERS LP**  
**DEPARTMENT #6200, P.O. BOX 830539**  
**BIRMINGHAM, AL 35283**

**Property Owner:**  
**TURNER LIANE**  
**1019 W LLOYD ST**  
**PENSACOLA, FL 32501**  
LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 5567 P 1160 OR  
6834 P 617 SEC 50/51 T2S R 30 CA 200

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
2017/3905	08-0316-000	06/01/2017	1,623.89	81.19	1,705.08

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
2019/3764	08-0316-000	06/01/2019	290.59	6.25	14.53	311.37
2018/3974	08-0316-000	06/01/2018	293.30	6.25	35.75	335.30

**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	2,351.75
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	2,726.75

**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 26th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By *Springer N. Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
08-0316-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900613

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283,

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
08-0316-000	2017/3905	06-01-2017	LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 5567 P 1160 OR 6834 P 617 SEC 50/51 T2S R 30 CA 200

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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

08-26-2019  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

Printer Friendly Version

General Information	
<b>Reference:</b>	502S305000160013
<b>Account:</b>	080316000
<b>Owners:</b>	TURNER LIANE
<b>Mail:</b>	1019 W LLOYD ST PENSACOLA, FL 32501
<b>Situs:</b>	1220 POPPY AVE 32507
<b>Use Code:</b>	SINGLE FAMILY RESID
<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	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$9,500	\$73,140	\$82,640	\$81,940
2018	\$8,000	\$1	\$8,001	\$8,001
2017	\$8,000	\$1	\$8,001	\$8,001

**Disclaimer**

**Tax Estimator**

➤ **[File for New Homestead Exemption Online](#)**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/09/2016	7591	692	\$4,900	TD	<a href="#">View Instr</a>
03/19/2012	6834	617	\$100	QC	<a href="#">View Instr</a>
02/2005	5590	720	\$100	CJ	<a href="#">View Instr</a>
01/2005	5567	1160	\$100	CJ	<a href="#">View Instr</a>
01/1966	291	917	\$10,700	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions
None

Legal Description
LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 7591 P 692 SEC 50/51 T2S R 30 CA 200

Extra Features
CARPORT

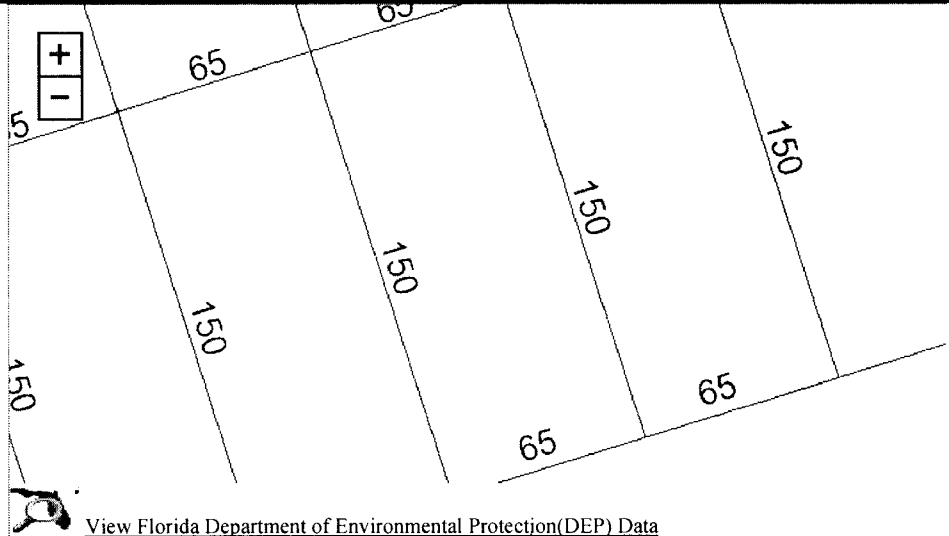
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
CA200

**Approx. Acreage:**  
0.2254

**Zoned:**   
MDR

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




View Florida Department of Environmental Protection(DEP) Data

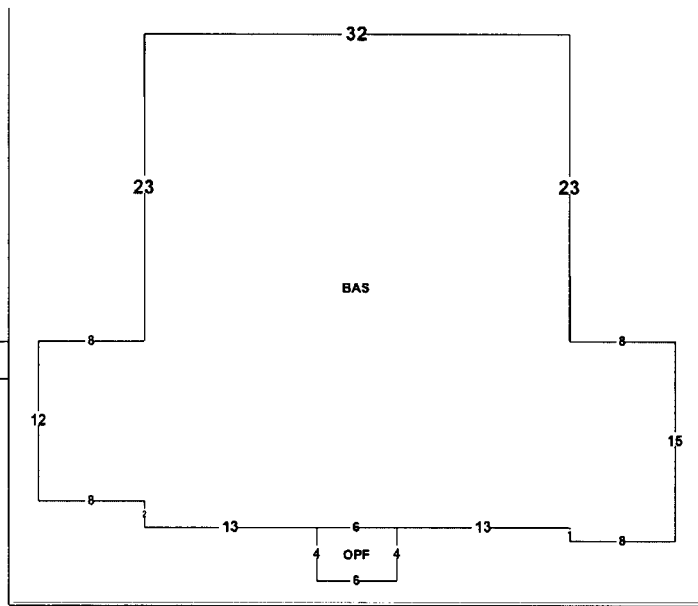
**Buildings**

Address: 1220 POPPY AVE, Year Built: 1941, Effective Year: 1990

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV WD/LA  
FLOOR COVER-HARDWOOD/PARQUET

**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1424 Total SF  
BASE AREA - 1400  
OPEN PORCH FIN - 24

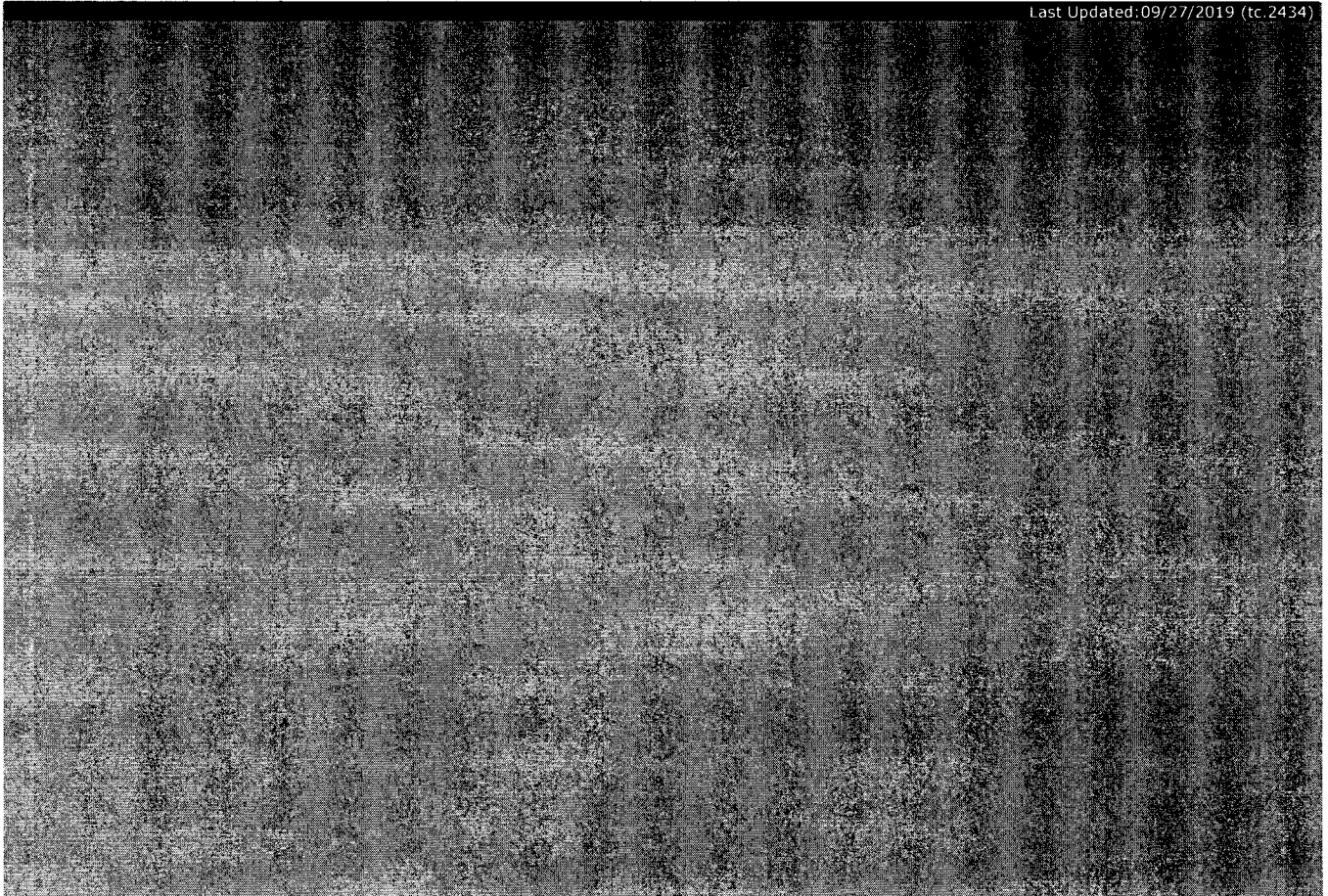


Images



2/22/19

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.



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 03905**, 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 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 7591 P 692 SEC 50/51 T2S R 30 CA 200**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 080316000 (20-395)**

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

**LIANE TURNER**

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 August, which is the **3rd day of August 2020**.

Dated this 30th day of September 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

## Myllinda Johnson (COC)

---

**From:** Myllinda Johnson (COC)  
**Sent:** Thursday, October 24, 2019 9:07 AM  
**To:** michelle@unrecordedliens.com  
**Cc:** Whitney Coppage (COC); Emily Hogg (COC)  
**Subject:** RE: [FWD: Tax Deed Info - 1220 Poppy Ave, Pensacola, FL 32507]  
**Attachments:** 1220 Poppy Tax Cert 17TD03905.pdf

We need: (See attached and below)

- 1) is there a sale date yet and if so what is it It is scheduled for auction on 8/3/2020
- 2) what tax years are unpaid 2016, 2017, 2018
- 3) the 2018 tax bill - 2018 taxes are included in the auction, we do not have a copy of the bill
- 4) the total that is due for the sale or a payoff amount and the good through date \$3,891.88 through sale date
- 5) the DR-513 or a payoff statement/redemption certificate we can include it in our report see attached

### Myllinda K. Johnson, Official Records

PAM CHILDERS, Clerk of the Circuit Court & Comptroller  
First Judicial Circuit, Escambia County  
850-595-4813

*NOTICE: Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.*

---

**From:** michelle@unrecordedliens.com <michelle@unrecordedliens.com>  
**Sent:** Wednesday, October 23, 2019 9:30 PM  
**To:** Myllinda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Subject:** [FWD: Tax Deed Info - 1220 Poppy Ave, Pensacola, FL 32507]

----- Original Message -----

**Subject:** Tax Deed Info - 1220 Poppy Ave, Pensacola, FL 32507  
**From:** <michelle@unrecordedliens.com>  
**Date:** Wed, October 23, 2019 6:49 pm  
**To:** [EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)

Can you please send me the Tax information for:

Address: 1220 Poppy Ave, Pensacola, FL 32507  
Parcel#: 502S305000160013  
Owner: Liane Turner

We need:

- 1) is there a sale date yet and if so what is it
- 2) what tax years are unpaid
- 3) the 2018 tax bill - If still available

- 4) the total that is due for the sale or a payoff amount and the good through date
- 5) the DR-513 or a payoff statement/redemption certificate we can include it in our report

Thank you!

Respectfully,

Michelle  
Manager/Owner  
Florida Municipal Lien Search  
PH: 321.325.6255  
Client.Analyst1@unrecordedliens.com  
www.unrecordedliens.com

[Search Property](#)
[Property Sheet](#)
[Lien Holder's](#)
[Sold To](#)
[Redeem](#)
[Forms](#)
[Courtview](#)
[Benchmark](#)
[Delete Property](#)



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

**Tax Deed Sales - Property Sheet**

**Account: 080316000 Certificate Number: 003905 of 2017**

Account	080316000	<input type="button" value="Check Account"/>	Reference	502S305000160013	<input type="button" value="View Image"/>
ClerkFile#	20-395	Week #	First Monday	Redemption	No
Auction Date	08/03/2020	<input type="checkbox"/>	Homestead Exempt	<input type="checkbox"/>	County Held Certificate <input type="checkbox"/>
Date Of Tax Deed Application	08/26/2019	<input type="checkbox"/>	Certificate Number	03905	Issued Date 06/01/2017 <input type="checkbox"/>
Tax Roll Assessment	\$81,940.00	Opening Bid Amt	\$3,891.88		
Save Our Homes	\$0.00	Researcher Copies	\$0.00		
Holder Name	5T WEALTH PARTNERS LP				
Holder Address	DEPARTMENT #6200 PO BOX 830539 BIRMINGHAM AL 35283				
Name	LIANE TURNER				
Mailing Address	1019 W LLOYD ST PENSACOLA, FL 32501				
Property Address	1220 POPPY AVE 32507				
Legal Description	LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 7591 P 692 SEC 50/51 T2S R 30 CA 200				
Notes					

Personal Service

Post Property



20-395

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900613

**Date of Tax Deed Application**  
Aug 26, 2019

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**Cert Holder:**  
**ST WEALTH PARTNERS LP**  
**DEPARTMENT #6200, P.O. BOX 830539**  
**BIRMINGHAM, AL 35283**

**Property Owner:**  
**TURNER LIANE**  
**1019 W LLOYD ST**  
**PENSACOLA, FL 32501**  
LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 5567 P 1160 OR  
6834 P 617 SEC 50/51 T2S R 30 CA 200

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

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2018/3974	08-0316-000	06/01/2018	293.30	6.25	35.75	335.30

**Amounts Certified by Tax Collector (Lines 1-7):**

	<b>Total Amount Paid</b>
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,351.75
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	2,726.75

**Amounts Certified by Clerk of Court (Lines 8-15):**

	<b>Total Amount Paid</b>
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 26th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By *Springer N. Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
08-0316-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900613

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283,

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
08-0316-000	2017/3905	06-01-2017	LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 5567 P 1160 OR 6834 P 617 SEC 50/51 T2S R 30 CA 200

I agree to:

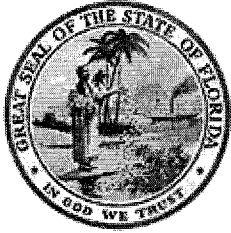
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

08-26-2019  
Application Date

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



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

**Tax Deed - Redemption Calculator**

**Account: 080316000 Certificate Number: 003905 of 2017**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="08/26/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/03/2020"/>	Redemption Date	<input type="text" value="08/03/2020"/>
Months		12		12	
Tax Collector		<input type="text" value="\$2,726.75"/>		<input type="text" value="\$0.00"/>	
Tax Collector Interest		\$490.82		\$0.00	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$0.00"/>	
Total Tax Collector		\$3,223.82		\$0.00	
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$0.00"/>	
Clerk Fee		<input type="text" value="\$130.00"/>		<input type="text" value="\$0.00"/>	
Sheriff Fee		<input type="text" value="\$120.00"/>		<input type="text" value="\$0.00"/>	
Legal Advertisement		<input type="text" value="\$200.00"/>		<input type="text" value="\$0.00"/>	
App. Fee Interest		\$84.06		\$0.00	
Total Clerk		\$551.06		\$0.00	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$0.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$0.00"/>	
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		\$3,891.88		\$0.00	
		Repayment Overpayment Refund Amount		\$3,891.88	
Book/Page		<input type="text" value="8175"/>		<input type="text" value="1071"/>	

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 080316000 Certificate Number: 003905 of 2017**

**Payor: LEGAL COUNSEL PA IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER  
 GARDEN FL 34787 Date 10/31/2019**

Clerk's Check # 1  
 Tax Collector Check # 1

Clerk's Total	\$551.06
Tax Collector's Total	\$3,223.82
Postage	\$60.00
Researcher Copies	\$40.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,891.88

*3874.88*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk



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

### Tax Deed - Redemption Calculator

Account: 080316000 Certificate Number: 003905 of 2017

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="08/26/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="08/03/2020"/>	Redemption Date	<input type="text" value="10/31/2019"/>
Months			12		2
Tax Collector			<input type="text" value="\$2,726.75"/>		<input type="text" value="\$2,726.75"/>
Tax Collector Interest			\$490.82		\$81.80
Tax Collector Fee			<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>
Total Tax Collector			\$3,223.82		<input type="text" value="\$2,814.80"/> <i>CC</i>
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		\$14.01
Total Clerk			\$551.06		<input type="text" value="\$481.01"/> <i>CH</i>
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			\$3,891.88		\$3,312.81
		Repayment Overpayment Refund Amount			\$579.07 + 120 + 200 = <input type="text" value="\$899.07"/> <i>Redeemer</i>
Book/Page			<input type="text" value="8175"/>		<input type="text" value="1071"/>

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



**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 003905**  
**Redeemed Date 10/31/2019**

**Name** LEGAL COUNSEL PA IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER GARDEN  
 FL 34787

Clerk's Total = TAXDEED	<del>\$561.06</del>	<i>3874.88</i>
Due Tax Collector = TAXDEED	<del>\$3,213.82</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$40.00</del>	
Release TDA Notice (Recording) = RECORD2	<del>\$10.00</del>	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

## 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 8175, Page 1071, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03905, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **080316000 (20-395)**

DESCRIPTION OF PROPERTY:

**LT 16 BLK 13 AERO VISTA PB 1 P 31/53 OR 7591 P 692 SEC 50/51 T2S R 30 CA 200**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: LIANE TURNER

Dated this 31st day of October 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

20-395

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15917

May 4, 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 05-04-2000, through 05-04-2000, and said search reveals the following:

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

Charles B. Dunaway, LLC

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 4, 2020



**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15917

May 4, 2020

**Lot 16, Block 13, Aero Vista, as per plat thereof, recorded in Plat Book 1, Page 53, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15917

May 4, 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 \$82,640.00. Tax ID 08-0316-000.

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.

# 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: August 3, 2020

TAX ACCOUNT NO.: 08-0316-000

CERTIFICATE NO.: 2017-3905

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

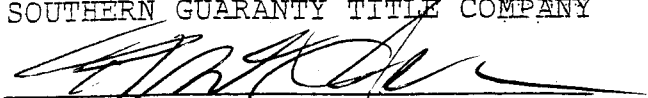
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for     tax year.

Charles B. Dunaway, LLC  
8112 Montecello Dr.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 5th day of May, 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.

Prepared By and Return To:

Michele Diglio-Benkiran, Esquire

Legal Counsel PA

13330 W. Colonial Drive Unit 110

Winter Garden, FL 34787

407-982-4321

Consideration: \$53,000.00

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2020 between **Protected Property, LLC, a Florida limited liability company** whose post office address is **13330 W. Colonial Drive, Unit 110, Winter Garden, FL 34787**, grantor, and **Charles B. Dunaway, LLC, a Florida limited liability company**, whose post office address is **8112 Montecello Drive, Pensacola, FL 32514**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

*Lot 16, Block 13, Aero Vista, according to map or plat thereof as recorded in Plat Book 1, Page 53 of the Public Records of Escambia County, Florida.*

*Parcel Identification Number: 502S305000160013*

*Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.*

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that 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 grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature] Protected Property, LLC, a Florida limited liability company  
Print Name: Shanna Boni

Witness Signature: [Signature] By: Lake Side SH, LLC, a Wyoming limited liability company  
Print Name: Crescenzo Benkiran

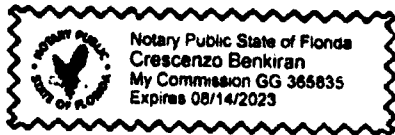
By: Anthony Prisciandaro, Manager  
Its: Manager

State of Florida  
County of Seminole

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 8th day of April, 2020, by Anthony Prisciandaro, Manager of Lake Side SH, LLC, a Wyoming limited liability company, the Manager of Protected Property, LLC, a Florida limited liability company, on behalf of said LLC. He  is personally known to me or  has produced a Florida driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public, State of Florida



Prepared By and Return To:  
Michele Diglio-Benkiran, Esquire  
Legal Counsel PA  
13330 W. Colonial Drive Unit 110  
Winter Garden, FL 34787  
407-982-4321  
Consideration: \$5,200.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **28th** day of **October, 2019** between **Liane Turner, a single woman** whose post office address is **1019 W. Lloyd Street, Pensacola, FL 32501**, grantor, and **Protected Property, LLC, a Florida limited liability company** whose post office address is **13330 W. Colonial Drive, Unit 110, Winter Garden, FL 34787**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

*Lot 16, Block 13, Aero Vista, according to map or plat thereof as recorded in Plat Book 1, Page 53 of the Public Records of Escambia County, Florida.*

*Parcel Identification Number: 502S305000160013*

*Subject to the taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.*

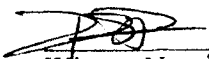
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

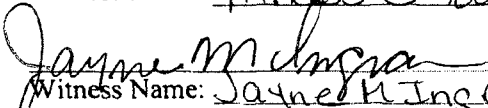
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Princess S Paul

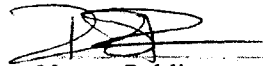
Liane Turner (Seal)  
Liane Turner

  
Witness Name: Jayne M Ingram

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 28th day of October, 2019 by Liane Turner, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Princess S Powe

My Commission Expires: June 24, 2023

