

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900239

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154,

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
14-4192-500	2017/8321	06-01-2017	W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900239

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 8321**, 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:
14-4192-500

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
MCPHERSON NANCY
1140 W LEE ST
PENSACOLA, FL 32501
W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST
ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/8321	14-4192-500	06/01/2017	953.74	47.69	1,001.43

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
2018/8492	14-4192-500	06/01/2018	978.58	6.25	48.93	1,033.76

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)

2,035.19
0.00
0.00
200.00
175.00

2,410.19

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

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 2, 2019

By

Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
14-4192-500 2017

W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

[← Navigate Mode](#)
[⦿ Account](#)
[○ Reference](#)

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	000S009050250074	Year	Land	Imprv	Total	Cap Val
Account:	144192500	2018	\$7,200	\$41,905	\$49,105	\$49,105
Owners:	MCPHERSON NANCY	2017	\$7,080	\$38,393	\$45,473	\$45,473
Mail:	1140 W LEE ST PENSACOLA, FL 32501	2016	\$7,080	\$36,531	\$43,611	\$43,611
Situs:	1140 W LEE ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	> File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
10/1994	3668	87	\$100	WD	View Instr	Legal Description W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR...
12/1986	2333	123	\$100	QC	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Extra Features FRAME GARAGE	

Parcel Information

Section Map Id:
CA107

Approx. Acreage:
0.1377

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

Buildings	
Address: 1140 W LEE ST, Year Built: 1943, Effective Year: 1943	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-ASBESTOS SIDING	
FLOOR COVER-HARDWOOD/PARQUET	
FOUNDATION-WOOD/SUB FLOOR	
HEAT/AIR-WALL/FLOOR FURN	
INTERIOR WALL-DRYWALL-PLASTER	

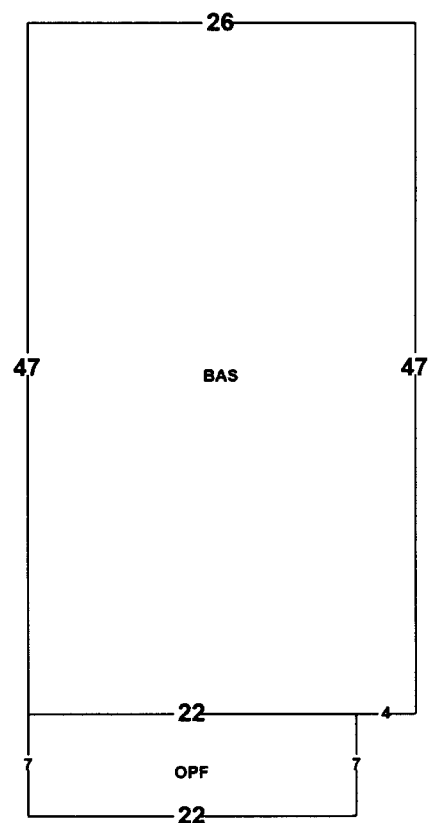
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1376 Total SF

BASE AREA - 1222

OPEN PORCH FIN - 154



Images



9/20/16

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:05/08/2019 (tc.5785)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 08321**, 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:

W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 144192500 (19-580)

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

NANCY MCPHERSON

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 December, which is the **2nd day of December 2019**.

Dated this 13th 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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 144192500 Certificate Number: 008321 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/02/2019"/>	Redemption Date <input type="text" value="08/16/2019"/>
Months	8	4
Tax Collector	<input type="text" value="\$2,410.19"/>	<input type="text" value="\$2,410.19"/>
Tax Collector Interest	\$289.22	\$144.61
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,705.66	<input type="text" value="\$2,561.05"/> 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	\$56.04	\$28.02
Total Clerk	\$523.04	<input type="text" value="\$495.02"/> 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	\$3,345.70	\$3,073.07
	Repayment Overpayment Refund Amount	\$272.63
Book/Page	<input type="text" value="8094"/>	<input type="text" value="724"/>

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 008321

Redeemed Date 08/16/2019

Name WILLIE MCPHERSON 1140 W LEE ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$523.04	\$523.04 \$ 2736.07
Due Tax Collector = TAXDEED	\$2,705.66	
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
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**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

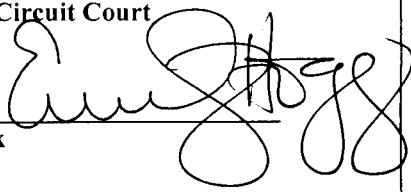
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 144192500 Certificate Number: 008321 of 2017**

Payor: WILLIE MCPHERSON 1140 W LEE ST PENSACOLA, FL 32501 Date 08/16/2019

Clerk's Check #	1	Clerk's Total	\$523.94
Tax Collector Check #	1	Tax Collector's Total	\$2,705.66
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,345.70

\$2736.07

**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>**

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 8094, Page 724, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08321, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **144192500 (19-580)**

DESCRIPTION OF PROPERTY:

**W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL
HIGHLANDS PLAT DB 64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ
VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: NANCY MCPHERSON

Dated this 16th day of August 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**CODE ENFORCEMENT BOARD
CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,)	
a Florida municipal corporation,)	
)	
Petitioner,)	
)	
vs.)	CASE NO. 08-058
)	
NANCY MCPHERSON,)	
)	
Respondent(s).)	

ORDER ASSESSING FINE/IMPOSING LIEN

Proof having been submitted to the Board at its meeting on April 1, 2008 that the respondent has failed to bring the following described property:

1140 W. Lee Street

W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL
HIGHLANDS PLAT DB 64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ
VAC ALLEY ORDINANCE 04-05 OR 5779 P 792 CA 107. TAX ID # 144192500.

into compliance with the Code of the City of Pensacola, Escambia County, Florida, within the time set by the Board in its Code Violation Order dated March 24, 2008 requiring compliance before April 1, 2008, it is hereby

FURTHER ORDERED that:

1. **There is hereby assessed against the respondent(s)** payable to the petitioner daily, a first-day fine in the amount of Fifteen and no/100 Dollars (\$15.00) because the violation existed on April 1, 2008, and a fine in the amount of and Fifteen and no/100 Dollars (\$15.00) per day for each and every day thereafter the violation continues to exist.

2. If the violation(s) or the condition(s) causing the violation(s) was (were) found by the Board to present a serious threat to the public health, safety or welfare, or to be irreparable or irreversible in nature, **there is also hereby assessed against the respondent(s)**, payable to the petitioner, an additional fine in the amount of (N/A) Dollars (\$N/A) for the reasonable costs of repairs incurred by the petitioner.

3. Also **there is hereby assessed against the respondent(s)**, payable to the petitioner, (N/A) Dollars (\$N/A) of its costs incurred in prosecuting this case before the Board.

4. It is the responsibility of the respondent(s) to contact the Litter/Code Enforcement Department to arrange for reinspection of the property to verify compliance when achieved.

OR Bk3668 Pg0088
INSTRUMENT 00165892

Instrument 00165892
Filed and recorded in the
public records
OCTOBER 26, 1994
at 01:30 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

presence of:

Frederick J. Gant
FREDERICK J. GANT, WITNESS

Emily A. Ferrell
EMILY A. FERRELL, WITNESS

Willie J. McPherson (SEAL)
WILLIE J. MCPHERSON

Nancy McPherson (SEAL)

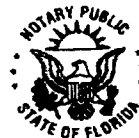
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
14th day of October, 1994 by WILLIE J. MCPHERSON,
who is personally known to me and who did take an oath.

Shawn R. Maxwell
SHAWN R. MAXWELL
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY:

FREDERICK J. GANT, ESQUIRE
ALLBRITTON & GANT, P.A.
322 West Cervantes Street
Pensacola, Florida 32501
(904) 433-3230



SHAWN R. MAXWELL
My Commission CC278529
Expires Apr 20, 1997
Bonded by ANB
800-852-5878

911.50
70
11.20

OR Bk3668 Pg0087
INSTRUMENT 00165892

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

D S PD Deed \$0.70
Mort \$0.00 ASUM \$0.00
OCTOBER 26, 1994
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *m Wragg* D.C.

KNOW ALL MEN BY THESE PRESENTS: That I, **NANCY McPHERSON**, a widow and unmarried woman, and **WILLIE J. McPHERSON**, for and inconsideration of one Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to **NANCY McPHERSON**, a widow and unmarried woman, 1140 West Lee Street, Pensacola, Florida 32501, her heirs, executors, administer, successors, and assigns forever, the following real property in Clay County, Florida, described as:

EAST TEN (10) FEET OF LOT TWENTY-SEVEN (27),
ALL OF LOT TWENTY-SIX (26) AND THE WEST TEN
(10) FEET OF LOT TWENTY-FIVE (25), BLOCK
SEVENTY-FOUR (74), FIRST ADDITION TO NORTH
HILL HIGHLANDS, A RESUBDIVISION OF A PART OF
THE DALLAS TRACT, RECORDED IN D.B. 64, PAGE
572, ESCAMBIA COUNTY, FLORIDA.

To have and to hold, unto the said grantee, her heirs, successors and assigns, forever, together with all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, that her heirs, executors, and administrators, the said grantees, their heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same shall and will forever warrant and defend.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 14th day of October, 1994.

Signed, sealed and delivered in the

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 14-4192-500

CERTIFICATE NO.: 2017-8321

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.

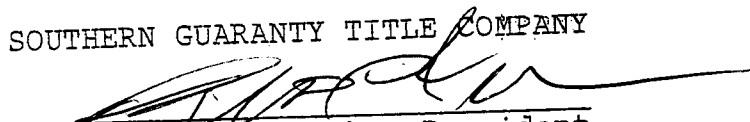
YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Nancy McPherson
1140 W. Lee St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 4th day of September, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15345

September 4, 2019

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

1. Code Enforcement Lien filed by City of Pensacola in 6484, page 128.
2. All Taxes Paid. The assessed value is \$52,226.00. Tax ID 14-4192-500.

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.: 15345

September 4, 2019

000S009050250074 - Full Legal Description

W 10 FT OF LT 25 ALL LT 26 AND E 10 FT OF LT 27 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB
64 P 572 OR 35 P 102 OR 2333 P 123 OR 3668 P 87 AND S 10 FT OF ADJ VAC ALLEY ORDINANCE 04-05 OR 5779
P 792 CA 107

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-580
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15345

September 4, 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 09-04-1999, through 09-04-2019, and said search reveals the following:

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

Nancy McPherson

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: 

September 4, 2019