

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	BRIGHTON DIANA 4740 ANCHOR LN PENSACOLA, FL 32514 4740 ANCHOR LN LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5	Certificate #	2018 / 27
		Date certificate issued	06/01/2018
		Deed application number	2000252
		Account number	01-0317-332

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/27	06/01/2018	939.48	46.97	986.45
→ Part 2: Total*				986.45

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/28	06/01/2019	1,336.61	6.25	66.83	1,409.69
Part 3: Total*					1,409.69

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,396.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,771.14

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Condice Lewis
Signature, Tax Collector or Designee

Escambia County, Florida

Date April 20th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	58,450
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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: _____ Date of sale 01/04/2021
Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000252

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
01-0317-332	2018/27	06-01-2018	LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5

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

04-02-2020
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[ECPA Home](#)
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Navigate Mode
○ Account
○ Reference
▶
[Printer Friendly Version](#)

General Information	
Reference:	061S291010014004
Account:	010317332
Owners:	BRIGHTON DIANA
Mail:	4740 ANCHOR LN PENSACOLA, FL 32514
Situs:	4740 ANCHOR LN 32514
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Tunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$22,800	\$108,834	\$131,634	\$116,900
2018	\$22,800	\$102,999	\$125,799	\$114,721
2017	\$22,800	\$94,926	\$117,726	\$112,362

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/22/2013	6968	5	\$115,000	WD	View Instr
10/18/2012	6923	1288	\$52,300	WD	View Instr
01/23/2012	6811	982	\$35,100	CT	View Instr
03/2006	5874	1080	\$175,000	WD	View Instr
05/1997	4137	447	\$79,900	WD	View Instr
09/1989	2761	277	\$69,900	SC	View Instr
06/1988	2560	890	\$62,900	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County clerk of the circuit court and
comptroller

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR
6968 P 5

Extra Features

FRAME BUILDING
POOL

Parcel Information

[Launch Interactive Map](#)

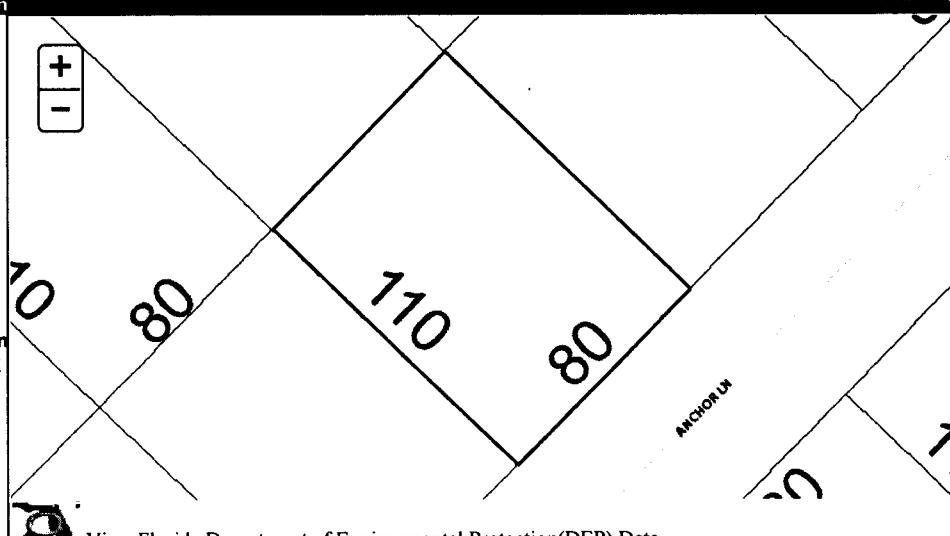
Section Map Id:
06-1S-29-2



Approx. Acreage:
0.2020

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

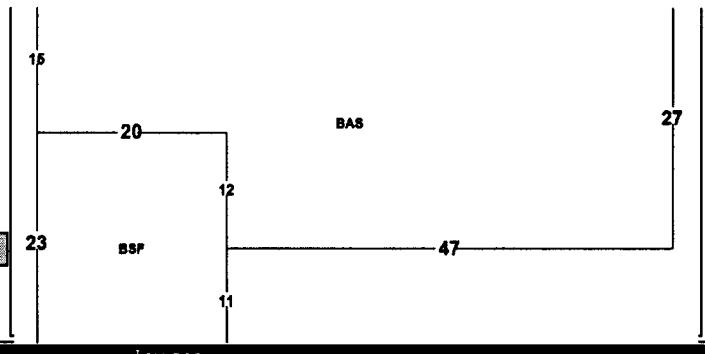
Buildings

Address: 4740 ANCHOR LN, Year Built: 1973, Effective Year: 1980

STRUCTURE TYPE:

**DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER**

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
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 2029 Total SF
BASE AREA - 1569
BASE SEMI FIN - 460



11/9/16

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:04/21/2020 (ID: 3795)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020038213 5/12/2020 9:34 AM
OFF REC BK: 8294 PG: 735 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 00027, issued the 1st day of June, A.D., 2018 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 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010317332 (0121-54)

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

DIANA BRIGHTON

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 January, which is the 4th day of January 2021.**

Dated this 11th day of May 2020.

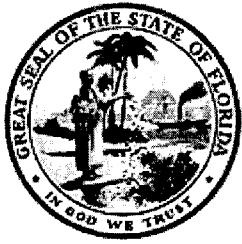
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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
 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**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 010317332 Certificate Number: 000027 of 2018

Payor: DIANA H BRIGHTON 4740 ANCHOR LN PENSACOLA, FL 32514 Date 05/19/2020

Clerk's Check #	449254571	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$3,151.49
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,798.54
			\$2989.97

PAM CHILDERS
Clerk of the Circuit Court

Received By: *Eun H. Hogg*
 Deputy Clerk

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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 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 # 2018 TD 000027

Redeemed Date 05/19/2020

Name DIANA H BRIGHTON 4740 ANCHOR LN PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$530.05	\$2972.97
Due Tax Collector = TAXDEED	\$3,151.49	
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
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 010317332 Certificate Number: 000027 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/04/2021"/>	Redemption Date <input type="text" value="05/19/2020"/> 
Months	9	1
Tax Collector	<input type="text" value="\$2,771.14"/>	<input type="text" value="\$2,771.14"/>
Tax Collector Interest	<input type="text" value="\$374.10"/>	<input type="text" value="\$41.57"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$3,151.49"/>	<input type="text" value="\$2,818.96"/> 
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	<input type="text" value="\$63.05"/>	<input type="text" value="\$7.01"/>
Total Clerk	<input type="text" value="\$530.05"/>	<input type="text" value="\$474.01"/> 
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	<input type="text" value="\$3,798.54"/>	<input type="text" value="\$3,309.97"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$488.57"/>
Book/Page	<input type="text" value="8294"/>	<input type="text" value="735"/>

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 8294, Page 735, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00027, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **010317332 (0121-54)**

DESCRIPTION OF PROPERTY:

LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: DIANA BRIGHTON

Dated this 19th day of May 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk





CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	BRIGHTON DIANA 4740 ANCHOR LN PENSACOLA, FL 32514 4740 ANCHOR LN 01-0317-332 LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5	Certificate #	2018 / 27
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/27	06/01/2018	939.48	46.97	986.45
→Part 2: Total*				986.45

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/28	06/01/2019	1,336.61	6.25	66.83	1,409.69
Part 3: Total*					1,409.69

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,396.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,771.14

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 29th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	58,450.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>01/04/2021</u>

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-0317-332 CERTIFICATE #: 2018-27

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 1, 2000 to and including October 1, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 5, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 5, 2020

Tax Account #: 01-0317-332

1. The Grantee(s) of the last deed(s) of record is/are: **DIANA BRIGHTON**

By Virtue of Warranty Deed recorded 1/30/2013 – OR 6968/5

2. The land covered by this Report is:

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **None**

4. Taxes:

Taxes for the year(s) 2017-2018 are delinquent.

Tax Account #: 01-0317-332

Assessed Value: \$138,713

Exemptions: HOMESTEAD & SENIOR

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JAN 4, 2021

TAX ACCOUNT #: 01-0317-332

CERTIFICATE #: 2018-27

In compliance with Section 197.522, 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 2020 tax year.

DIANA BRIGHTON
4740 ANCHOR LN
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 5TH day of October, 2020.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

October 5, 2020

Tax Account #: 01-0317-332

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0317-332 (0121-54)

Recorded in Public Records 01/30/2013 at 01:45 PM OR Book 6968 Page 5,
 Instrument #2013006866, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$805.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Patricia A. Snellgrove
 SURETY LAND TITLE OF FLORIDA, LLC
 2600 N. 12th Avenue
 PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number: 06-1S-29-1010-014-004

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22 day of January, 2013 by B & E Holdings, LLC, a Florida Limited Liability Company, whose post office address is 9030 Woodrun Road, Pensacola, FL 32514 herein called the grantor, to Diana Brighton whose post office address is 4740 Anchor Ln. Pensacola, FL 32514, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 14, Block "D", Harbour Square, First Addition, a Subdivision of a portion of Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to the Plat thereof, recorded in Plat Book 8, Page(s) 83, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, and hereby 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, 2012.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Patricia A. Snellgrove

Witness #1 Printed Name

Michelle Curry

Witness #2 Signature

Michelle Curry

Witness #2 Printed Name

W.W. Boesch

William W. Boesch, Managing Member

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of January, 2013 by William W. Boesch, Managing Member of B & E Holdings, LLC who is personally known to me or has produced driver's license as identification.

**SEAL PATRICIA A. SNELLGROVE
 MY COMMISSION #EE75127
 EXPIRES: APRIL 10, 2015
 Notary Public-State of Florida**

My Commission Expires:

Patricia A. Snellgrove

Notary Public

Printed Notary Name

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Anchor Lane

Legal Address of Property: 4740 Anchor Lane, Pensacola, FL 32514

The County () has accepted () has not accepted the abutting roadway for maintenance.

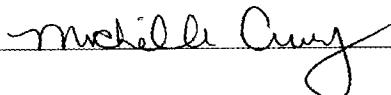
This form completed by:

Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

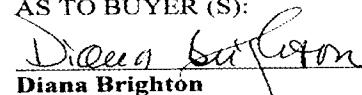
AS TO SELLER (S):
B & E Holdings, LLC

by 
William W. Boesch, Managing Member

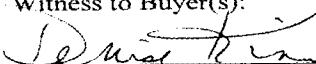
Witness to Seller(s):



AS TO BUYER (S):


Diana Brighton

Witness to Buyer(s):



THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS. Effective: 4/15/95