## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000230

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, CAZENOVIA CREEK FUNI PO BOX 54132 NEW ORLEANS, LA 7015	54,		
noid the listed tax certifica	ite and nereby surrender the	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
03-0517-490	2018/1100	06-01-2018	BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100 FT TO E LI OF 60 FT R/W CONT ALG SAME LI 77 11/100 FT FOR POB CONT SAME COURSE 77 11/100 FT THENCE 89 DEG 50 MIN 0 SEC LEFT 140 FT 90 DEG 10 MIN 0 SEC LEFT 77 23/100 FT 89 DEG 52 MIN 59 SEC LEFT 140 FT TO POB OR 4203 P 797 OR 4566 P 155
<ul> <li>redeem all outs</li> <li>pay all delinque</li> <li>pay all Tax Collo Sheriff's costs, i</li> </ul>	f applicable.	nterest covering that	•
which are in my possess	ion.	Sation is based and	an other certificates of the same legal description
Electronic signature on CAZENOVIA CREEK F PO BOX 54132 NEW ORLEANS, LA	UNDING II LLC		
		<del></del>	<u>04-02-2020</u> Application Date
Apı	olicant's signature		

Par	t 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.	
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 i	nere: Date of sale 02/01/2 Signature, Clerk of Court or Designee	021

#### **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.

BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100 FT TO E LI OF 60 FT R/W CONT ALG SAME LI 77 11/100 FT FOR POB CONT SAME COURSE 77 11/100 FT THENCE 89 DEG 50 MIN 0 SEC LEFT 140 FT 90 DEG 10 MIN 0 SEC LEFT 77 23/100 FT 89 DEG 52 MIN 59 SEC LEFT 140 FT TO POB OR 4203 P 797 OR 4566 P 155

### **CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154				Application date		Apr 02, 2020
Property description	O GWYNN GREGORY C				Certificate #		2018 / 1100
description	583 W ROBERTS RD CANTONMENT, FL 32533 2062 HOLLYHILL RD BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96				Date ce	ertificate issued	06/01/2018
					Deed a	pplication	2000230
	33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG (Full legal attached.)			(00 F1 R/VV)	Account number		03-0517-490
Part 2: Certificat	es Owned by App	licant and	d Filed wi	th Tax Deed	Applica	tion	
Column 1 Certificate Numbe	Column Date of Certific	. –		olumn 3 unt of Certificate	Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2018/1100	06/01/20		1 400 7 4110	1,814.92		90.75	1,905.67
	<u> </u>		<u> </u>		L	→Part 2: Total*	1,905.67
Part 3: Other Ce	rtificates Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	Amount of Certificate Column 4 Tax Collector's F		Column 5		Total (Column 3 + Column 4 + Column 5)
# 2019/1083	06/01/2019		1,920.01		6.25 96.00		2,022.26
		<u> </u>				Part 3: Total*	2,022.26
Part 4: Tax Coll	ector Certified Am	ounts (Li	ines 1-7)				
1. Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates rec	deemed   Total of I	by applicant Parts 2 + 3 above	3,927.93
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	Current taxes paid by the applicant 1,738						1,738.46
4. Property inforr	operty information report fee and Deed Application Recording and Release Fees 200.0						200.00
5. Tax deed appl	5. Tax deed application fee 175.0					175.00	
6. Interest accrue	crued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)						
7.					Tota	Paid (Lines 1-6)	6,041.39
	nformation is true and				y informa	ation report fee, a	nd tax collector's fees
C	0 -	·····			Es	cambia County , F	lorida
Sign here:	e devic	<u> </u>				te <u>April 20th.</u>	
Sign	ature, Tax Collector or Des	gnee					

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



Real Estate Search Tangible Property Search Sale List

<u>Back</u>

Navigate Mode 

Account O Reference Printer Friendly Version **General Information Assessments** Reference: 231S301201005095 Year Land **Imprv** Total Cap Val Account: 030517490 2019 \$8,313 \$99,188 \$90,875 \$99,188 **Owners:** O GWYNN GREGORY C 2018 \$8,313 \$87,755 \$96,068 \$96,030 Mail: 583 W ROBERTS RD 2017 \$8,313 \$78,987 \$87,300 \$87,300 CANTONMENT, FL 32533 Situs: 2062 HOLLYHILL RD 32526 <u>Disclaimer</u> Use Code: MULTI-FAMILY <=9 ₽ Units: **Tax Estimator** Taxing COUNTY MSTU **Authority:** Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford **Exemption Online** Escambia County Tax Collector

Official Sale Records Book Page Value Type Date (New Window) 05/2000 4566 155 \$22,500 QC View Instr 12/1997 4203 797 \$92,500 WD View Instr 06/1992 3203 599 \$73,500 WD View Instr 11/1982 1697 589 \$105,000 WD View Instr

Sales Data

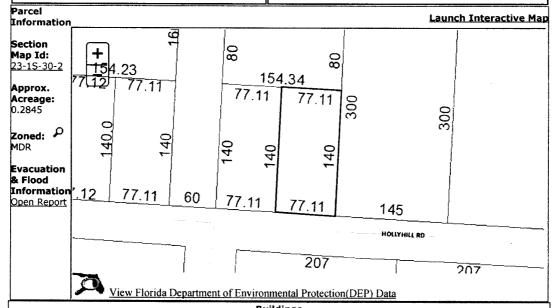
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller 2019 Certified Roll Exemptions

None

Legal Description

BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100...

Extra Features
UTILITY BLDG

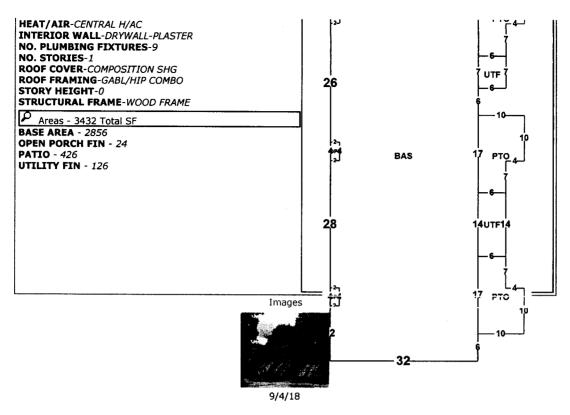


Address: 2062 HOLLYHILL RD, Year Built: 1982, Effective Year: 1982

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-3 EXTERIOR WALL-VINYL SIDING 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:04/29/2020 (tc.2771)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020034624 4/29/2020 2:58 PM
OFF REC BK: 8287 PG: 929 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 01100, 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:

BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100 FT TO E LI OF 60 FT R/W CONT ALG SAME LI 77 11/100 FT FOR POB CONT SAME COURSE 77 11/100 FT THENCE 89 DEG 50 MIN 0 SEC LEFT 140 FT 90 DEG 10 MIN 0 SEC LEFT 77 23/100 FT 89 DEG 52 MIN 59 SEC LEFT 140 FT TO POB OR 4203 P 797 OR 4566 P 155

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 030517490 (0221-26)

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

#### **GREGORY C O GWYNN**

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 February, which is the 1st day of February 2021.

Dated this 29th day of April 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.

COUNTY DUR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Par	t 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.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign t	nere: Date of sale 02/01/2021 Signature, Clerk of Court or Designee

#### 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.

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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.

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

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## **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	App	lication Infon	mation						
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154				Application date		***	Apr 02, 2020	
Property description	O GWYNN GREGORY C 583 W ROBERTS RD CANTONMENT, FL 32533				Certificate #			2018 / 1100	
	2062 HOLLYHILL RD 03-0517-490 BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG (Full legal attached.)			Date certificate issued			06/01/2018		
Part 2: Certificat	es O			d Filed w	ith Tax Deed	Applicat	ion		
Column 1 Certificate Numbe	r	Column Date of Certific			olumn 3 unt of Certificate	Column 4 Interest			Column 5: Total (Column 3 + Column 4)
# 2018/1100		06/01/20	018		1,814.92			90.75	1,905.67
							Part 2:	Total*	1,905.67
Part 3: Other Ce	rtifica	ates Redeeme	ed by App	plicant (C	ther than Co	unty)			
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	column 3 e Amount of er Certificate  Column 4  Tax Collector's F		ee	Column		Total (Column 3 + Column 4 + Column 5)
# 2019/1083	(	06/01/2019		1,920.01		6.25		96.00	2,022.26
							Part 3:	Total*	2,022.26
Part 4: Tax Colle	ector	<b>Certified Am</b>	ounts (Li	nes 1-7)					
Cost of all cert	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)  3,927.9					3,927.93			
2. Delinquent tax	es pai	id by the applica	ent				•••		0.00
3. Current taxes		·							1,738.46
	perty information report fee 200.00								
5. Tax deed appli	application fee 175.00								
· · · · · · · · · · · · · · · · · · ·	ued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 0.00								
7.					777	Total	Paid (Lin	es 1-6)	6,041.39
I certify the above in have been paid, and						/ informat	ion repor	t fee, ar	nd tax collector's fees
Ru							Escambia	a, Florid	la
Sign here:	<u>/ ou</u>	ax Collector or Desi	anee			Date	<u>July</u>	29th, 2	020

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





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

Tax Deed - Redemption Calculator
Account: 030517490 Certificate Number: 001100 of 2018

Redemption No V	pplication Date 04/02/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/01/2021	Redemption Date 10/27/2020
Months	10	6
Tax Collector	\$6,041.39	\$6,041.39
Tax Collector Interest	\$906.21	\$543.73
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$6,953.85	\$6,591.37
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	\$42.03
Total Clerk	\$537.05	\$509.03 CH
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	\$7,607.90	\$7,117.40
	Repayment Overpayment Refund Amount	\$490.50
Book/Page	8287	929

#### **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 # 2018 TD 001100 Redeemed Date 10/27/2020

Name GREGORY C O GWYNN 2661 PINE FOREST RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$587.05 6780.40
Due Tax Collector = TAXDEED	\$6, \$53.85
Postage = TD2	\$6 <b>q.\p</b> 0
ResearcherCopies = TD6	\$0.00
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
<b>NAME</b>			MAR ENAKCALSUN	UNITED AND A STATE OF THE STATE	
No Inform	nation Availa	blo Soo D	Nockots		

#### **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: 030517490 Certificate Number: 001100 of 2018

Payor: GREGORY C O GWYNN 2661 PINE FOREST RD CANTONMENT FL 32533 Date 10/27/2020

Clerk's Check # 104391	Clerk's Total \$537,05 6780.
Tax Collector Check # 1	Tax Collector's Total \$6,963.85
	Postage \$6000
	Researcher Copies \$0.00
	Recording \$10.00
	Prep Fee \$7.00
	Total Received \$\frac{\$7,567.90}{}

\$ 6797.40

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020090472 10/28/2020 8:51 AM
OFF REC BK: 8392 PG: 872 Doc Type: RTD

#### 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 8287, Page 929, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01100, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 030517490 (0221-26)

**DESCRIPTION OF PROPERTY:** 

BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100 FT TO E LI OF 60 FT R/W CONT ALG SAME LI 77 11/100 FT FOR POB CONT SAME COURSE 77 11/100 FT THENCE 89 DEG 50 MIN 0 SEC LEFT 140 FT 90 DEG 10 MIN 0 SEC LEFT 77 23/100 FT 89 DEG 52 MIN 59 SEC LEFT 140 FT TO POB OR 4203 P 797 OR 4566 P 155

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: GREGORY C O GWYNN

Dated this 27th day of October 2020.

COMP RO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

written. Signed, sealed and delivered in presence of:	
· 1/ //	( Ja l. 0 / L
Signature of Witness	Signature of First Party
Counie Meredith	Carolin O'GWIND
Print name of Witness	Print name of First Party
Aruti E. Waint	Caroline Otherina
Signature of Witness	Signature of First Party
Kristin E. Wright	Carolyn OGWYNN
Frint name of witness	Print name of First Party
State of Georgia	RCD Jun 05, 2000 01:18 pm Escambia County, Florida
County of House On 5-30-50 before me,	Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 00-740194
appeared Carolyn A Ogwynn	القب البعد الإقبير ممترين المملول
personally known to me (or proved to me on the basis of sat is/are subscribed to the within instrument and acknowle	
his/her/their authorized capacity(ies), and that by his/her/the	
entity upon behalf of which the person(s) acted, executed the	
WITNESS my hand and official seal.	
(1) inter MBrush	
WYTC TITLE	
Signature of Notary Notary Public/Nouston County, George	Ols. Affiant Known Produced ID
Signature of Notary Notary Public Jouston County, Geor My Commission Expires January 13,	
My Commission Expires January 13,	
My Commission Expires January 13,	
My Commission Expires January 13, State of Google County of House County of Ho	
My Commission Expires January 13,  State of Google )  County of Hower County  On 5-30-00 before me,	Type of ID SA DC (Seal)
My Commission Expires January 13,  State of Google  County of Cooper  On 5-30-00 before me, appeared Cooper A Soy of personally known to me (or proved to me on the basis of sat	Type of ID SA D  (Seal)  (Seal)  (Seal)  (Seal)
State of Confishing State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in
State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the
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State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the
State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the
State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the instrument.  Affiant Known Produced ID
State of County	Type of ID SA D  (Seal)  (Seal
State of County	Type of ID SA D  (Seal)  (Seal
State of County	Type of ID SA D  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  Affiant Known Produced ID  Type of IDSA DU  (Seal)
State of County	Type of ID SA D  (Seal)  (Seal
State of County	Type of ID SA D  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  Affiant Known Produced ID  Type of IDSA DU  (Seal)
State of County	Type of ID SA D  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  (Seal)  Affiant Known Produced ID Type of IDSA DU (Seal)
State of County	isfactory evidence) to both person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the instrument.  Affiant Known Produced ID Type of IDSA DU (Seal)  Signature of reparer  CRECORY COSWYNYA  Print Name of Preparer
State of County	isfactory evidence) to be the person(s) whose name(s) dged to me that he/she/they executed the same in ir signature(s) on the instrument the person(s), or the instrument.  Affiant Known Produced ID Type of IDSA DU (Seal)  Signatury of Freparer  CRECORY COSWYWA

If your state requires 8  $\frac{1}{2}$  x 11" forms, cut off the bottom of this page at the dotted line.

© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

Return to: Charles O'Guynn 2661 Pineforest Rd Contonnent, FL 32533



OR BK 4566 PGO 155
Escambia County, Florida
INSTRUMENT 00-740194

DEED DOC STAMPS PD & ESC CO: 4 157.50
06/05/00 ENNIE LEF WASHIN, CLERK

By: funger Drive

A298-10 R298-04

#### **QUITCLAIM DEED**

THIS QUITCLAIM DEED, Executed this day of

by first party, Grantor, Carolyn O'Gwynn
whose post office address is 133 White Road Byron, Georgia 31008
to second party, Grantee, Gregory C. O'Gwynn
whose post office address is 133 White Road Byron, Georgia 31008

WITNESSETH, That the said first party, for good consideration and for the sum of one and other valuable considerations

Dollars (\$ 1.00 ) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia , State of Florida to wit:

Commencing at the southwest corner of Lot 96, Section 23, Township 1 south, Range 30 west, Escambia County, Florida, thence run north along the west line of said Lot 96 for 33.00 feet to the north right of way line of Hollyhill Road (66' R/W); thence easterly and along said right of way line for 359.23 feet to the east line of a 60 foot right of way; thence continue along same line for 77.11 feet for the point of beginning; thence continue same course for 77.11 feet; thence 89 degrees 50'00" left for 140.00 feet; thence 90 degrees 10'00" left for 77.23 feet; thence 89 degrees 52'59" left for 140.00 feet to the point of beginning. All lying and being in Section 23, Township 1 south, Range 30 west, Escambia County, Florida.

(1)

(Revised 3/97)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



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OR BK 4203 P60798 Escambia County, Florida INSTRUMENT 97-442257

#### Exhibit "A" to Warranty Deed

COMMENCING AT THE SOUTHWEST CORNER OF LOT 96, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 96 FOR 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOLLYHILL ROAD (66' R/W); THENCE EASTERLY AND ALONG SAID RIGHT OF WAY LINE FOR 359.23 FEET TO THE EAST LINE OF A 60 FOOT RIGHT OF WAY; THENCE CONTINUE ALONG SAME LINE FOR 77.11 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE FOR 77.11 FEET; THENCE 89 DEGREES 50'00" LEFT FOR 140.00 FEET; THENCE 90 DEGREES 10'00" LEFT FOR 77.23 FEET; THENCE 89 DEGREES 52'59" LEFT FOR 140.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

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

RCD Dec 18, 1997 09:59 am Escambia County, Florida Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT **97-442257** 

Prepared By: JAMES C. TAYLOR OR BK 4203 PGO 797 Escambia County, Florida INSTRUMENT 97-442257 Taylor & Van Matre, P.A. 4300 Bayou Blvd. Suite 16 Pensaco:a, PL 32503 incidental to the issuance of a title insurance policy 10.50 File No.: 0172\*L4-1805 Parcel ID # 03-0517-490 Grantee(s) SS # WARRANTY DEED (INDIVIDUAL) This WARRANTY DEED, dated December 15, 1997 GEORGE RAY SAARI 4255 Lavallet Cr., Pensacola, Florida 32504 whose post office address is hereinafter called the GRANTOR, to GREGORY C. O'GWYNN whose post office address is 133 White Road, Byron, Ga. 31008 hereinafter called the GRANTEE: (Wherever used herein the terms "GRANTOR" and "GRANTER" 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in ESCAMBIA County, Florida, viz: \* SEE ATTACHED Exhibit "A" to Warranty Deed \* SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1998 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawf... 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. IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above. SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES: Server Ray Signatur Print Name: State of Florida County of ESCAMBIA I am a notary public of the state of Florida \_, and my commission expires: \_ THE FOREGOING INSTRUMENT was acknowledged before me on December 15, 1997 GEORGE RAY SAARI who is personally known to me or who has produced

| Commission | Comm and who DID NOT take an oath. (did/did not) (type of identificat

Print Name:

Notary Public

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#### PROPERTY INFORMATION REPORT

**November 6, 2020** 

Tax Account #: 03-0517-490

# LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF LOT 96 N ALG W LI OF LOT 96 33 FT TO N R/W LI OF HOLLY HILL RD (66 FT R/W) ELY ALG R/W 359 23/100 FT TO E LI OF 60 FT R/W CONT ALG SAME LI 77 11/100 FT FOR POB CONT SAME COURSE 77 11/100 FT THENCE 89 DEG 50 MIN 0 SEC LEFT 140 FT 90 DEG 10 MIN 0 SEC LEFT 77 23/100 FT 89 DEG 52 MIN 59 SEC LEFT 140 FT TO POB OR 4203 P 797 OR 4566 P 155

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 03-0517-490 (0221-26)

#### 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: FEB 1, 2021 TAX ACCOUNT #: 03-0517-490 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. **GREGORY C. O'GWYNN GREGORY C. O'GWYNN** 583 W. ROBERTS RD. 2062 HOLLYHILL RD. **CANTONMENT, FL 32533** PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 6th day of November, 2020.

PERDIDO TITLE & ABSTRACT, INC.

Mela Will

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

#### **CONTINUATION PAGE**

November 6, 2020

Tax Account #: 03-0517-490

1. The Grantee(s) of the last deed(s) of record is/are: GREGORY C. O'GWYNN

By Virtue of Warranty Deed recorded 12/18/1997 – OR 4203/797 and Quitclaim Deed recorded 6/5/2000 – OR 4566/155

- 2. The land covered by this Report is: See Attached
- **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) 2017-2019 are delinquent.

Tax Account #: 03-0517-490 Assessed Value: \$111,851 Exemptions: NONE

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.



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 #: 03-0517-490
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.
<b>This Report is subject to:</b> 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: <u>December 18, 1997 to and including November 6, 2020</u> Abstractor: <u>Vicki Campbell</u>
BY
Met a Gold

Michael A. Campbell,

As President

Dated: November 6, 2020