

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000313

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-A, LLC  
PO BOX 54972  
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
03-0818-000	2018/1167	06-01-2018	LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P 6

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

04-07-2020  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	\$26,377.50
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 <u>02/01/2021</u> 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.

LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P 6

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513  
R. 07/19

0221-10

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 54972 NEW ORLEANS, LA 70154	Application date	Apr 07, 2020		
Property description	WATSON GWENDOLYN 1325 KRAMER ST PENSACOLA, FL 32534 1325 KRAMER ST LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P (Full legal attached.)	Certificate #	2018 / 1167		
		Date certificate issued	06/01/2018		
		Deed application number	2000313		
		Account number	03-0818-000		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2018/1167	06/01/2018	606.57	30.33	636.90	
<b>→ Part 2: Total*</b>				<b>636.90</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				636.90	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				528.22	
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. <b>Total Paid (Lines 1-6)</b>				<b>1,540.12</b>	
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 <i>Shirley Bick, CFCA</i>		<u>Escambia County, Florida</u> Date <u>April 16th, 2020</u>		

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	231S304401000033
<b>Account:</b>	030818000
<b>Owners:</b>	WATSON GWENDOLYN
<b>Mail:</b>	1325 KRAMER ST PENSACOLA, FL 32534
<b>Situs:</b>	1325 KRAMER ST 32534
<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	\$7,000	\$57,266	\$64,266	\$52,755
2018	\$7,600	\$53,787	\$61,387	\$51,772
2017	\$7,600	\$49,690	\$57,290	\$50,708

**Disclaimer**

**Tax Estimator**

**> File for New Homestead Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2005	5583	1533	\$100	QC	<a href="#">View Instr</a>
02/2005	5583	1531	\$100	QC	<a href="#">View Instr</a>
02/2005	5583	1529	\$100	QC	<a href="#">View Instr</a>
02/2005	5583	1527	\$5,900	QC	<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
HOMESTEAD EXEMPTION

Legal Description
LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P 6

Extra Features
None

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

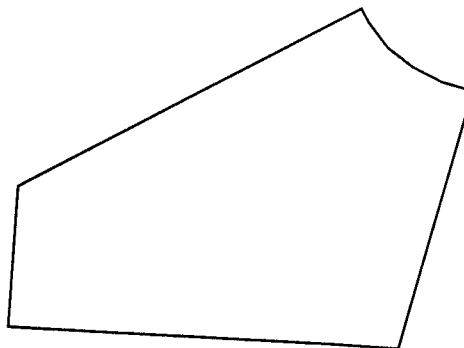
**Section Map Id:**  
23-1S-30-2



**Approx. Acreage:**  
0.2498

**Zoned:**   
HDMU

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



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

## Buildings

Address: 1325 KRAMER ST, Year Built: 2003, Effective Year: 2003

**Structural Elements**  
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE

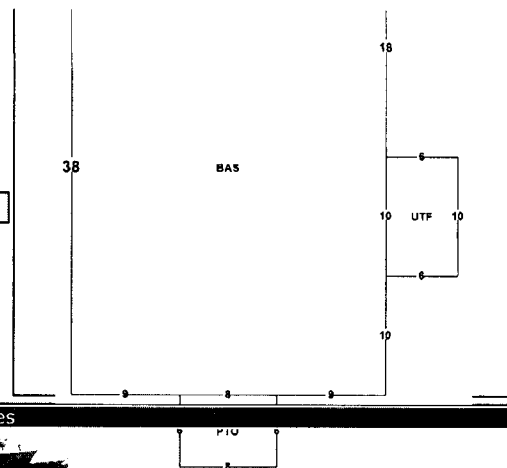
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1096 Total SF

BASE AREA - 988

PATIO - 48

UTILITY FIN - 60



Images



11/9/10

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: 04/20/2020 (tc.4882)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01167**, 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 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/  
1533/1535 OR 5584 P 6**

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

**TAX ACCOUNT NUMBER 030818000 (0221-10)**

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

**GWENDOLYN WATSON**

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	26,377.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/01/2021</u> Signature, Clerk of Court or Designee	

# INSTRUCTIONS

16.25

## **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.

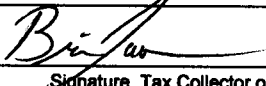
LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P 6



# 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	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 07, 2020	
Property description	WATSON GWENDOLYN 1325 KRAMER ST PENSACOLA, FL 32534 1325 KRAMER ST 03-0818-000 LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/ 1533/1535 OR 5584 P (Full legal attached.)		Certificate #	2018 / 1167	
			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)	
# 2018/1167	06/01/2018	606.57	30.33	636.90	
→Part 2: Total*				636.90	
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)
# /					
Part 3: Total*					0.00
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)					636.90
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					528.22
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)					1,540.12
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

## 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 912, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01167, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 030818000 (0221-10)

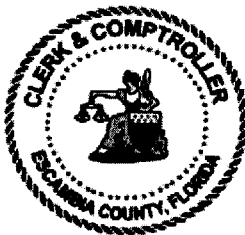
DESCRIPTION OF PROPERTY:

LT 33 1ST ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5583 P 1527/1529/1531/  
1533/1535 OR 5584 P 6

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: GWENDOLYN WATSON

Dated this 30th day of November 2020.



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: 030818000 Certificate Number: 001167 of 2018**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/07/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/01/2021"/>	Redemption Date	<input type="text" value="11/30/2020"/>
Months	10			7	
Tax Collector	<input type="text" value="\$1,540.12"/>			<input type="text" value="\$1,540.12"/>	
Tax Collector Interest	\$231.02			\$161.71	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,777.39			\$1,708.08	T.C.
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	\$70.05			\$49.04	
Total Clerk	\$537.05			\$516.04	C.H
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	\$2,431.44			\$2,241.12	-120-200
		Repayment Overpayment Refund Amount		\$190.32	\$1921.12
Book/Page	<input type="text" value="8287"/>			<input type="text" value="912"/>	

190.32  
 + 120.00  
 + 200.00  


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 \$510.32 Redeemer

**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: 030818000 Certificate Number: 001167 of 2018**

**Payor: GWENDOLYN N WATSON 1325 KRAMER ST PENSACOLA, FL 32534      Date 11/30/2020**

Clerk's Check #            450884119  
Tax Collector Check #    1

Clerk's Total	<del>\$587.05</del> <b>\$2,414.44</b>
Tax Collector's Total	<del>\$1,787.39</del>
Postage	<del>\$60.00</del>
Researcher Copies	<del>\$40.00</del>
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,431.44

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: *Whitney Goppage*  
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  
 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 001167**

**Redeemed Date 11/30/2020**

**Name GWENDOLYN N WATSON 1325 KRAMER ST PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	<del>\$587.05</del>	<b>\$2414.44</b>
Due Tax Collector = TAXDEED	<del>\$1,777.39</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$40.00</del>	
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

MORTGAGE DEED  
SHORT FORMOR BK 5135 PG 364  
Escambia County, Florida  
INSTRUMENT 2003-094095

AMCO FORM 58A

# This Indenture

Made this 16th day of April, A. D. 20 03,

**Between** Gwendolyn N. Watson, Mary E. Watson, Benton Watson, James Watson, Jr.  
Stevie Watson, Freda Robinson and Ovetter Jenkinshereinafter called the **Mortgagors**, and Escambia County, whose mailing address is  
223 Palafox Place, Pensacola, Florida 32501  
hereinafter called the **Mortgagee**,

**Witnesseth**, That the said **Mortgagors**, for and in consideration of the sum of One Dollar to  
them in hand paid by the said **Mortgagee**, the receipt whereof is hereby acknowledged,  
they granted, bargained and sold to the said **Mortgagee**, their heirs and  
assigns, forever, the following described land, situate, lying and being in the County of  
Escambia, State of Florida, to-wit:

Lot 33 of the First Addition to North Olive Heights, a subdivision  
of Lots 37 and 44, Section 23, Township 1 South, Range 30 West,  
Escambia County, Florida, according to plat recorded in Plat Book 5,  
Page 85 in the public records of Escambia County, Florida.

and the said **Mortgagors** do hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

**Provided Always**, That if said **Mortgagors**, their heirs, legal representatives or  
assigns, shall pay unto the said **Mortgagee**, their legal representatives or assigns, a  
certain promissory note dated the 16th day of April, A. D. 20 03, for

the sum of \*Thirty Seven Thousand Three Hundred Fourteen & 40/100 (\$37,314.40) Dollars,  
(\*Comprised of \$25,314.40 HOME Program Funds & \$12,000.00 SHIP Program Funds)

payable if property is sold or any interest in property is transferred with interest at Zero (0%).

\*THIS MORTGAGE SHALL NOT BE SUBORDINATED UNDER ANY CIRCUMSTANCES\*\*  
per cent. from April 16, 2003

signed by Gwendolyn N. Watson, Mary E. Watson, Benton  
Watson, James Watson, Jr., Stevie Watson,  
Freda Robinson and Ovetter Jenkins

and shall pay all sums payable hereunder, and per-  
form, comply with and abide by each and every the stipulations, agreements, conditions and cove-  
nants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance  
premiums reasonably required, and all costs and expenses including a reasonable attorney's fee,  
which said **Mortgagee** may incur in collecting money secured by this mortgage, and also in  
enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created

shall cease and be null and void. **In Witness Whereof**, the said **Mortgagors** hereunto set  
their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of us:

Edward Bryan  
Ralph Downey

Gwendolyn N. Watson  
Mary E. Watson

Benton Watson  
James Watson, Jr.

Stevie Watson  
Freda Robinson

Ovetter Jenkins

This Instrument prepared by: Neighborhood Enterprise Foundation, Inc. for Escambia County  
Address Post Office Box 18178, Pensacola, Florida 32523-8178

OR BK 5135 PG0365  
Escambia County, Florida  
INSTRUMENT 2003-094095

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of April, 20 03, by Gwendolyn N. Watson, Mary E. Watson, Sharon Watson, James Watson, Jr., Stevie Watson, Freda Robinson and Ovetter Jenkins who has produced Florida Driver Licenses

as identification and who did not take an oath.

*Derrick Andre Williams*  
Signature

NOTARY PUBLIC  
DERRICK ANDRE WILLIAMS  
MY COMMISSION # DD 092723  
EXPIRES March 15, 2006  
Bonded thru Rudget Notary Services  
Notary Public

RCD May 09, 2003 10:39 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-094095

CA

Date

From

SHORT FORM

**Mortgage Deed**

RANCO FORM 65A

## MODIFICATION OF MORTGAGE

DR BK 5197 PG0599  
Escambia County, Florida  
INSTRUMENT 2003-125775

THIS MODIFICATION OF MORTGAGE IS DATED July 9, 2003, BETWEEN Gwendolyn N. Watson, a single woman (referred to below as "Mortgagor"), whose address is 1325 Kramer Street, Pensacola, Florida 32534; and ESCAMBIA COUNTY (referred to below as "Mortgagee"), whose address is 223 PALAFOX PLACE, PENSACOLA, FL 32501.

**MORTGAGE.** Mortgagor and Mortgagee have entered into a mortgage dated April 16, 2003 (the "Mortgage") recorded in Escambia County, State of Florida as follows:

The Mortgage was recorded on May 9, 2003 in Original Book 5135, page 365, Escambia County, Florida.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property (the "Real Property") located in Escambia County, State of Florida:

Lot 33 of the First Addition to North Olive Heights, a subdivision of Lots 37 and 44, Section 23, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 5, Page 85 in the public records of Escambia County, Florida.

The Real Property or its address is commonly known as 1325 Kramer Street, Pensacola, Florida 32534.

**MODIFICATION.** Mortgagor and Mortgagee hereby modify the Mortgage as follows:

The Mortgage referred to above is hereby modified and amended to provide that the total amount secured by the lien of said Mortgage is increased from \$37,314.00 to \$37,914.00.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Mortgagee to this Modification does not waive Mortgagee's right to require strict performance of the Mortgage as changed above nor obligate Mortgagee to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of the Mortgagee to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Mortgagee in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification.

EACH MORTGAGOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH MORTGAGOR AGREES TO ITS TERMS.

WITNESSES:

Edward Bryan  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

MORTGAGOR:

X Gwendolyn N. Watson  
Gwendolyn N. Watson  
X

The foregoing instrument was acknowledged before me this 9th day of July, 20 03, by Gwendolyn N. Watson who is personally known to me or who has produced Florida Driver License #W325-294-63-967-0 as identification and who ~~did~~ (did not) take an oath.

Signature



DERRICK ANDRE WILLIAMS  
MY COMMISSION # DD 092723  
EXPIRES: March 15, 2006  
Bonded Through Notary Services

Notary Public

Prepared by: Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178

MTG DOC STAMPS PD @ ESC CO \$ 2.10  
07/28/03 ERNIE LEE MAGAHA, CLERK  
By: [Signature]  
INTANGIBLE TAX PD @ ESC CO \$ 1.20  
07/28/03 ERNIE LEE MAGAHA, CLERK  
By: [Signature]

RCD Jul 28, 2003 08:25 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-125775

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
STATE OF FLORIDA,

vs.

DEFENDANT: STEVEN M WATSON  
DATE OF BIRTH: 06/11/1969

CASE NO.: 2004 CF 001166 A

DIVISION: D

ERD  
2004 SEP - 8 P 2:55  
CIRCUIT CRIMINAL DIVISION  
FILED & RECORDED  
ERD  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
OR BK 5495 PG0860  
Escambia County, Florida  
INSTRUMENT 2004-285287

RCD Sep 10, 2004 12:26 pm  
Escambia County, Florida

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 24, 2004, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

ERD  
CLERK OF THE CIRCUIT COURT  
INSTRUMENT 2004-285287


Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 436.00, the amount of which shall bear interest at the rate prescribed by law (7%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 8<sup>th</sup> day of September 2004.

  
CIRCUIT JUDGE

nk  
cc: ASSISTANT STATE ATTORNEY  
cc: PD PUBLIC DEFENDER

BK: 5584 PG: 7 Last Page

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: Jared D. McCrary  
Print name of Witness: JARED D. MCCRARY

Signature of Witness: Julie Johnson  
Print name of Witness: Julie Johnson

Signature of First Party: James Watson  
Print name of First Party: JAMES WATSON

Signature of Second Party: Gwendolyn N Watson  
Print name of Second Party: Gwendolyn N Watson

Signature of Preparer: Gwendolyn N Watson  
Print Name of Preparer: Gwendolyn N Watson

Address of Preparer: 1325 Kramer St Pensacola FL

State of Florida  
County of Escambia }

On February 28, 2015 before me, Frances R. Everidge, notary public  
appeared James Watson and Gwendolyn N. Watson  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Frances R. Everidge  
Signature of Notary

Frances R. Everidge  
Notary Public, State of Florida  
Comm. Expires Dec. 28, 2017  
Comm. No. DD265716

Affiant Known ☒ Produced ID  
Type of ID FL Drivers License &  
FL Picture Identification (Seal)

Recorded in Public Records 02/28/2005 at 02:45 PM, OR Book 5584 Page 6,  
Instrument #2005340178, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12 day of February, 2005,  
by first party, Grantor, James Watson  
whose post office address is 7771 Amberidge Rd. Pensacola, FL 32534  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1325 Kramer St Pensacola, FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (\$ 10.00 )  
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 FL to wit:

LT 331ST ADDN NORTH OLIVE HTS  
PB 5P 85 OR 4605P 627

BK: 5583 PG: 1536 Last Page

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: Elizabeth Anne Love-Cooper

Print name of Witness: Elizabeth Anne Love-Cooper

Signature of Witness: Tracy L Williamson

Print name of Witness: Tracy L Williamson

Signature of First Party: Freda Robinson

Print name of First Party: Freda Robinson

Signature of Second Party: Gwendolyn N Watson

Print name of Second Party: Gwendolyn N Watson

Signature of Preparer: Gwendolyn N Watson

Print Name of Preparer: Gwendolyn N Watson

Address of Preparer: 1325 Kramer St Pensacola FL

State of Florida  
County of Escambia }

On February 19 2005 before me, Patricia Van Horn,  
appeared Freda Robinson and Gwendolyn Watson  
FL ID License # F1R152250558030 F1 ID # W12529463767-0  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Patricia Van Horn  
Signature of Notary



PATRICIA VAN HORN  
MY COMMISSION # DD 200290  
EXPIRES: May 12, 2007  
Bonded Thru Budget Notary Services

Affiant Known ☒ Produced ID ☒  
Type of ID FL Drivers License  
Florida ID Card (Seal)

Recorded in Public Records 02/28/2005 at 10:45 AM, OR Book 5583 Page 1535,  
Instrument #2005339985, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 7 day of February, 2005,  
by first party, Grantor, Freda Robinson  
whose post office address is 5656 Shelly St Pensacola, FL 32526  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1325 Kramer St, Pensacola, FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (\$10.00)  
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 FL to wit:

LT 33 1ST ADDN NORTH OLIVE HTS  
PB 5 P 85 OR 4605 P 627

BK: 5583 PG: 1534 Last Page

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: Elizabeth Anne Love-Cooper

Print name of Witness: Elizabeth Anne Love-Cooper

Signature of Witness: Tracy L. Williams

Print name of Witness: Tracy L. Williams

Signature of First Party: Ovetter Jenkins

Print name of First Party: Ovetter Jenkins

Signature of Second Party: Gwendolyn N Watson

Print name of Second Party: Gwendolyn N Watson

Signature of Preparer: Gwendolyn N Watson

Print Name of Preparer: Gwendolyn N Watson

Address of Preparer: 1325 Kramer St Pensacola FL

State of Florida

County of Escambia

On February 19 2005 before me, Patricia Van Horn  
appeared Ovetter Jenkins and Gwendolyn Watson  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Patricia Van Horn

Signature of Notary



PATRICIA VAN HORN  
MY COMMISSION # DD 200290  
EXPIRES: May 12, 2007  
Issued Thru Budget Notary Services

Affiant Known ☒ Produced ID  
Type of ID Florida Drivers License  
Florida ID card (Seal)

Recorded in Public Records 02/28/2005 at 10:45 AM, OR Book 5583 Page 1533,  
Instrument #2005339984, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12 day of February, 20 05,  
by first party, Grantor, Ovetter Davis  
whose post office address is 719 Prichard AV Pensacola, FL 32514  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1335 Kramer ST. Pensacola, FL 32526

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (40.00)  
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 FL to wit:

LT331ST ADDN NORTH OLIVE HTS  
PB5P85 OR 4605 P 627

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness:

Print name of Witness:

Signature of Witness:

Print name of Witness:

Signature of First Party:

Print name of First Party:

Signature of Second Party:

Print name of Second Party:

Signature of Preparer:

Print Name of Preparer:

Address of Preparer:

State of

County of

On February 12 2005 before me, Gwendolyn N Watson + Mary W Autrey  
appeared before me Tracy L. Williamson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary



TRACY L. WILLIAMSON  
MY COMMISSION # DD 200291  
EXPIRES: April 6, 2007  
Bonded Thru Budget Notary Services

Affiant Known Produced ID  
Type of ID FL Drivers License  
(Seal)

Recorded in Public Records 02/28/2005 at 10:45 AM, OR Book 5583 Page 1531,  
Instrument #2005339983, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12 day of February, 20 05,  
by first party, Grantor, Mary E. Watson  
whose post office address is 1640 Macklin Place  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1325 Kramer St. Pensacola FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (\$10.00)  
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 FL to wit:

LT331ST ADDN NORTH OLIVE HTS  
PBSP 85 OR 4605 P 627

BK: 5583 PG: 1530 Last Page

**IN WITNESS WHEREOF**, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: T. Elizabeth Cunsford

Print name of Witness: Elizabeth Cunsford

Signature of Witness: Paula M. Silivos

Print name of Witness: Paula M. Silivos

Signature of First Party: Benton O. Watson

Print name of First Party: Benton O. Watson

Signature of Second Party: Gwendolyn N. Watson

Print name of Second Party: Gwendolyn N. Watson

Signature of Preparer: ~~Benton O. Watson~~ Gwendolyn N. Watson

Print Name of Preparer: Gwendolyn N. Watson

Address of Preparer: 1325 Kramer St Pensacola FL

State of Florida  
County of Escambia }

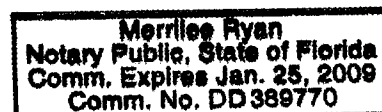
On Feb. 19, 2005 before me, Gwendolyn Watson & Benton Watson  
appeared before me Merrilee Ryan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Merrilee Ryan  
Signature of Notary

Affiant Known ☒ Produced ID  
Type of ID Florida Drivers License  
(Seal)



Recorded in Public Records 02/28/2005 at 10:45 AM, OR Book 5583 Page 1529,  
Instrument #2005339982, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12 day of February, 2005,  
by first party, Grantor, Benton Watson  
whose post office address is 7741 Fiesta Road Pensacola FL 32534  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1325 Kareme St. Pensacola, FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (\$ 10.00 )  
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 FL to wit:

LT331ST ADDN NORTH OLIVE HTS  
PB5P 85 DR 4605 P 627

BK: 5583 PG: 1528 Last Page

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in presence of:

Signature of Witness: Jared D. McCrary  
Print name of Witness: JARED D. MCCRARY

Signature of Witness: Elizabeth C. Lunsford  
Print name of Witness: Elizabeth C. Lunsford

Signature of First Party: Stevie W. Watson  
Print name of First Party: Stevie W. Watson

Signature of Second Party: Gwendolyn N. Watson  
Print name of Second Party: Gwendolyn N. Watson

Signature of Preparer: Gwendolyn N. Watson

Print Name of Preparer: Gwendolyn N. Watson

Address of Preparer: 1325 Kramer St Pensacola FL

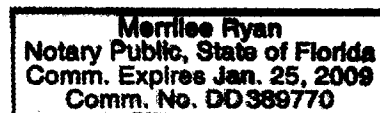
State of Florida  
County of Escambia }

On Feb 19, 2005 before me, Merrilee Ryan,  
appeared Gwendolyn N. Watson, Stevie W. Watson  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Merrilee Ryan  
Signature of Notary

Affiant Known ☒ Produced ID  
Type of ID Florida Driver's license  
(Seal)



Recorded in Public Records 02/28/2005 at 10:45 AM, OR Book 5583 Page 1527,  
Instrument #2005339981, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$41.30

## Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12 day of February, 2005,  
by first party, Grantor, STEVIE Watson  
whose post office address is 7114 Woodside Rd  
to second party, Grantee, Gwendolyn Watson  
whose post office address is 1325 Kramer St. Pensacola, FL 32534

WITNESSETH, That the said first party, for good consideration and for the sum of TEN  
Dollars (\$10.00)  
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 FL to wit:

LT331ST ADDN NORTH OLIVE HTS  
PBSP85 OR 4605P627



**PROPERTY INFORMATION REPORT**

**November 9, 2020**

**Tax Account #: 03-0818-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 33 1<sup>ST</sup> ADDN NORTH OLIVE HTS PB 5 P 85 OR 4605 P 627 OR 5883 P 1527/1529/1531/1533/1535  
OR 5584 P 6**

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

**TAX ACCOUNT NUMBER 03-0818-000 (0221-10)**

**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 #:** 03-0818-000

**CERTIFICATE #:** 2018-1167

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.

**GWENDOLYN WATSON**  
**1325 KRAMER ST.**  
**PENSACOLA, FL 32534**

**ESCAMBIA COUNTY (MORTGAGE HOLDER)**  
**223 PALAFOX PL.**  
**PENSACOLA, FL 32501**

**Certified and delivered to Escambia County Tax Collector, this 9<sup>th</sup> day of November, 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**  
**CONTINUATION PAGE**

November 9, 2020

Tax Account #: 03-0818-000

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

**By Virtue of Deed Pursuant to Probate recorded 9/14/2000 – OR 4605/627; Quitclaim Deeds recorded 2/28/2005 OR 5583 Pages 1527, 1529, 1531, 1533, 1535 and OR 5584/6**

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. **Mortgage in favor of Escambia County recorded 05/09/2003 OR 5135/364 together with modification recorded 7/28/2003 – OR 5197/599**
- b. **Judgment in favor of State of Florida/Escambia County recorded 9/10/2004 – OR5495/860**

4. Taxes:

**Taxes for the year(s) 2017 - 2019 are delinquent.**

**Tax Account #: 03-0818-000**

**Assessed Value: \$68,657**

**Exemptions: HOMESTEAD**

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 #: 03-0818-000 CERTIFICATE #: 2018-1167

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: November 6, 2000 to and including November 6, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,  
As President

Dated: November 9, 2020