

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-37

513  
R. 07/19

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	AHL DAVID G 525 W DETROIT BLVD PENSACOLA, FL 32534 6941 OTTO AVE BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 1 (Full legal attached.)	Certificate #	2018 / 1321
		Date certificate issued	06/01/2018
		Deed application number	2000481
		Account number	03-1671-000

**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)
# 2018/1321	06/01/2018	1,043.02	52.15	1,095.17
<b>→Part 2: Total*</b>				<b>1,095.17</b>

**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)
# 2019/1300	06/01/2019	1,087.18	6.25	54.36	1,147.79
<b>Part 3: Total*</b>					<b>1,147.79</b>

**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)	2,242.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,026.41
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>3,644.37</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	Escambia County, Florida Date <u>May 7th, 2020</u>
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*Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2*

<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.	
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>06/07/2021</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.

BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000481

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC  
US BANK % EVERMORE FUNDING LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
03-1671-000	2018/1321	06-01-2018	BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

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  
EVERMORE FUNDING LLC - 18 US BANK %  
EVERMORE FUNDING LLC  
US BANK % EVERMORE FUNDING LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
Application Date

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



# 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>	271S303101013033
<b>Account:</b>	031671000
<b>Owners:</b>	AHL DAVID G
<b>Mail:</b>	525 W DETROIT BLVD PENSACOLA, FL 32534
<b>Situs:</b>	6941 OTTO AVE 32503
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$9,833	\$53,590	\$63,423	\$63,423
2018	\$9,833	\$49,953	\$59,786	\$59,786
2017	\$9,833	\$45,860	\$55,693	\$55,693

**[Disclaimer](#)**

**[Tax Estimator](#)**

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/07/2011	6772	881	\$100	OT	<a href="#">View Instr</a>
09/08/2011	6772	882	\$100	QC	<a href="#">View Instr</a>
08/1994	3607	528	\$50,000	WD	<a href="#">View Instr</a>
08/1994	3607	527	\$100	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions
None

Legal Description
BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL...

Extra Features
BLOCK/BRICK GARAGE
METAL BUILDING
PATIO
UTILITY BLDG

**Parcel Information**

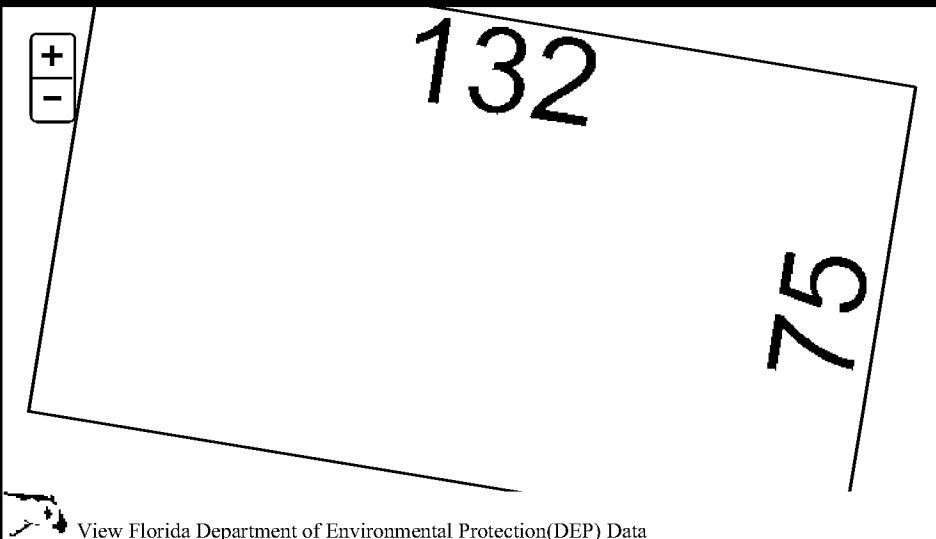
[Launch Interactive Map](#)

Section Map Id:  
[27-1S-30-2](#)

Approx. Acreage:  
0.2300

Zoned:   
HC/LI

Evacuation & Flood Information  
[Open Report](#)




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

**Buildings**

Address:6941 OTTO AVE, Year Built: 1958, Effective Year: 1958

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR

**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-MASONRY**  
*PIL/STL*

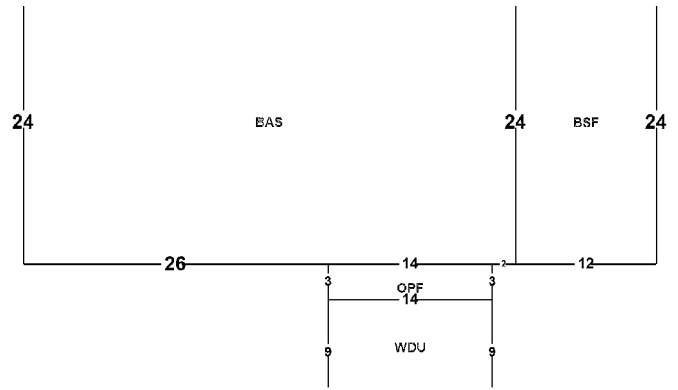
 Areas - 1464 Total SF

**BASE AREA - 1008**

**BASE SEMI FIN - 288**

**OPEN PORCH FIN - 42**

**WOOD DECK UNF - 126**



Images



4/25/17

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EVERMORE FUNDING LLC - 18 US BANK** holder of **Tax Certificate No. 01321**, 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 LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031671000 (0621-37)**

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

**DAVID G AHL**

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 **June**, which is the **7th day of June 2021**.

Dated this 15th day of June 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



# 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

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	AHL DAVID G 525 W DETROIT BLVD PENSACOLA, FL 32534 6941 OTTO AVE 03-1671-000 BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 1 (Full legal attached.)	Certificate #	2018 / 1321
		Date certificate issued	06/01/2018

<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)
# 2018/1321	06/01/2018	1,043.02	52.15	1,095.17
<b>→Part 2: Total*</b>				<b>1,095.17</b>

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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)
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<b>Part 3: Total*</b>					<b>1,147.79</b>

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1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,242.96
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7. <b>Total Paid (Lines 1-6)</b>	<b>3,644.37</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	Escambia, Florida Date <u>August 26th, 2020</u>
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*Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2*

<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/07/2021</u> 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**  
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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.

**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 LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB OR 6772 P 882 S/D OF LT 2 W OF HW AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30





**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 #: 03-1671-000 CERTIFICATE #: 2018-1321

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: March 7, 2001 to and including March 7, 2021 Abstractor: Stacie Wright

BY

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

Michael A. Campbell,  
As President  
Dated: March 8, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 8, 2021

Tax Account #: 03-1671-000

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID GARY AHL**  
**By Virtue of Quitclaim Deed recorded October 7, 2011 Official Records Book 6772 Page 882.**
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Order in favor of Escambia County, Florida recorded 03/19/2012 OR 6833/895 and OR 6929/1210.**
  - b. **Order in favor of Escambia County, Florida recorded 3/6/2017 OR 7675/1172 and OR 7786/1127.**
4. Taxes:  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 03-1671-000**  
**Assessed Value: \$64,504**  
**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.

**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:** June 7, 2021

**TAX ACCOUNT #:** 03-1671-000

**CERTIFICATE #:** 2018-1321

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.

**DAVID G. AHL**  
**DAVID GARY AHL**  
**DAVID AHL**  
**525 W DETROIT BLVD**  
**PENSACOLA, FL 32534**

**DAVID G. AHL**  
**DAVID GARY AHL**  
**DAVID AHL**  
**6941 OTTO AVE**  
**PENSACOLA, FL 32503**

**DAVID G. AHL**  
**DAVID GARY AHL**  
**DAVID AHL**  
**1260 VIRECENT RD**  
**CANTONMENT, FL 32533**

**ESCAMBIA COUNTY CODE ENFORCEMENT**  
**3363 W PARK PL**  
**PENSACOLA, FL 32505**

**Certified and delivered to Escambia County Tax Collector, this 8th day of March 2021.**

**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**

**March 8, 2021**

**Tax Account #: 03-1671-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB CONTINUE NLY 75 FT ELY  
PARL TO S LI OF LT 132 FT SLY PARL TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT  
TO POB OR 6772 P 882 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25  
PLAT DB 89 P 226 SEC 25/27 T 1S R 30**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-1671-000 (0621-37)**

### Quitclaim Deed

Don Douglas Widower, an individual with an address of 1001 Shelby Lynn Ct, Sugar Hill, GA 30518 U.S.A., in consideration of \$10.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to David Gary Ahl, an individual with an address of 1260 Virecent Rd, Cantonment, FL 32533 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property Address: 6941 Otto Ave  
Pensacola, FL  
32533 U.S.A.

Legal Description: BEG AT SW COR OF LT 33 NLY ALG W LI OF LT 225 FT FOR POB  
CONTINUE NLY 75 FT ELY PARL TO S LI OF LT 132 FT SLY PARL  
TO W LI OF LT 75 FT WLY PARL TO S LI OF LT 132 FT TO POB  
OR 3607 P 528 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC  
27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

1001 Shelby Lynn Ct, Sugar Hill, GA 30518 U.S.A.,

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on September 8, 2011.

Signed, sealed and delivered in the presence of:

WITNESS

GRANTOR

W. Schmidt

Don Douglas (Seal)  
Don Douglas Widower

WITNESS

Kim Cross

STATE OF

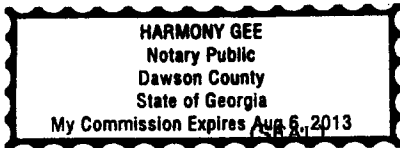
Georgia

COUNTY OF Forsyth

In September on the 8 day of 2011 Harmony GEE before me, a Notary Public in and for the above state and county, personally appeared Don Douglas Widower, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

Harmony GEE  
NOTARY PUBLIC

My Commission Expires: August 6, 2013



(SEAL)

This Quitclaim Deed was prepared by: Don Douglas 9-8-2011

The street address of the property being conveyed is: 6941

OTTO AVE Pensacola Fla. 32533

Send future tax bills to: David Mary AHL

Recorded in Public Records 03/19/2012 at 04:14 PM OR Book 6833 Page 713,  
Instrument #2012021167, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#11-06-02562  
LOCATION: 6941 Otto Avenue  
PR# 271S30-3101-013**

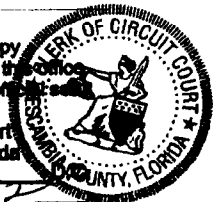
**David Ahl  
1260 Virecent Road  
Cantonment, Florida 32533**

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
David Ahl, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
  
- 42-196 (d) Overgrowth

Certified to be a true copy  
Of the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
BY \_\_\_\_\_  
DATE 3/19/12



- 30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)
  - (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)
  - (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Article 6 Commercial in residential and non permitted use
- LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: David M shall have until April 30, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:



- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other Repair roof, Broken windows, sell its [unclear] not back
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing May 1, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

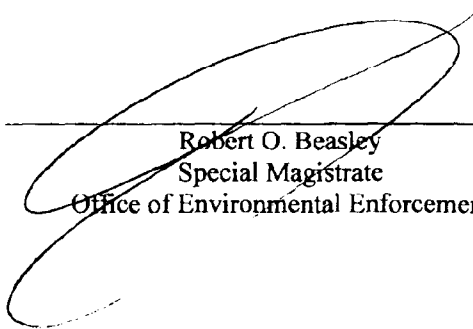
Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against David Hill.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 13 day of March, 2012.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-06-02562  
Location: 6941 Otto Avenue  
PR# 271S30-3101-013

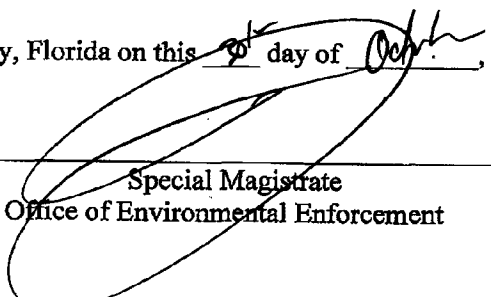
David G Ahl  
1260 Virecent Road  
Cantonment, FL 32533

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 13, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (o), (p), (r), (t), (u). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 13, 2012.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>0.00</u>
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 9<sup>th</sup> day of Oct, 2012.

  
\_\_\_\_\_  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 3/6/2017 12:51 PM OR Book 7675 Page 1053,  
Instrument #2017015831, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

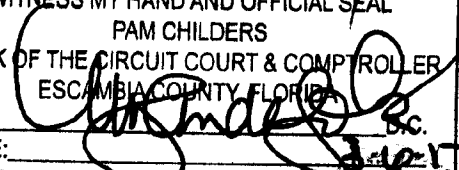
**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#16-07-02514  
LOCATION: 6941 Otto Ave  
PR# 271S303101013033**

**Ahl, David  
1260 Virecent Rd  
Cantonment, FL 32533  
RESPONDENT**

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:   
DATE: 3/6/17

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, **NAMED ABOVE**, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_
- 42-196 (d) Overgrowth



- 30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)
  - (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)
  - (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Chapter 3 Commercial in residential and non permitted use
- LDC Chapter 2 Article 3 Land Disturbance without permits
- LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 5-29, 2017 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing Aug 30, 2017. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

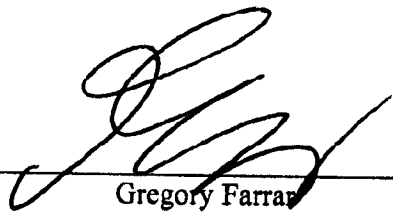
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.



**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 28 day of February, 2017.



\_\_\_\_\_  
Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA  
vs.

Case No.: CE 16-07-02514  
Location: 6941 Otto Avenue  
PR# 271S303101013033

Ahl, David  
1260 Virecent Rd  
Cantonment, FL 32533

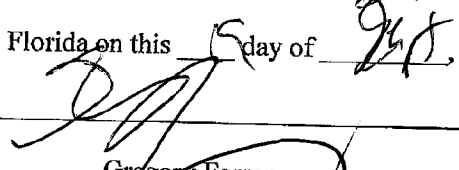
**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of February 28, 2017; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, and 30-203 (o), (p), (r), and (s). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated February 28, 2017.

Itemized Cost	
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00

Total: \$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 5 day of Feb, 2017.

  
\_\_\_\_\_  
Gregory Farrar  
Special Magistrate  
Office of Environmental Enforcement

**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: 031671000 Certificate Number: 001321 of 2018**

**Payor: DAVID AHL 525 W DETROIT BLVD PENSACOLA, FL 32534      Date 04/08/2021**

Clerk's Check #	1	Clerk's Total	<del>\$565.07</del> <b>\$4537.67</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,115.94</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,058.01</del>

**\$4,554.67**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
 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



**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 001321**

**Redeemed Date 04/08/2021**

**Name DAVID AHL 525 W DETROIT BLVD PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$565.07
Due Tax Collector = TAXDEED	\$4,415.94
Postage = TD2	\$60.00
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 031671000 Certificate Number: 001321 of 2018**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="04/08/2021"/>
Months	14	12
Tax Collector	<input type="text" value="\$3,644.37"/>	<input type="text" value="\$3,644.37"/>
Tax Collector Interest	\$765.32	\$655.99
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$4,415.94"/>	<input type="text" value="\$4,306.61"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.07	\$84.06
Total Clerk	\$565.07	<input type="text" value="\$551.06"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,098.01	\$4,874.67
	Repayment Overpayment Refund Amount	\$223.34
Book/Page	<input type="text" value="8313"/>	<input type="text" value="298"/>