

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000606

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

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
03-1762-050	2018/1337	06-01-2018	BEG AT SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG 00 MIN W ALG R/W 1636 94/100 FT N 11 DEG 21 MIN E ALG A LI PARALLEL TO & 33 FT DISTANT FROM (AS MEASURED AT RT ANGLES) W LI LT 415 11/100 FT TO POB THENCE CONTINUE LAST COURSE 200 FT S 78 DEG 39 MIN E 363 73/100 S 11 DEG 21 MIN W 200 FT N 78 DEG 39 MIN W 363 73/100 FT TO POB PART LT 2 PLAT DB P PAGE 251 OR 774 P 280 OR 6015 P 1355

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  
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

06-23-2020  
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.	
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>8/2/2021</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 SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG 00 MIN W ALG R/W 1636 94/100 FT N 11 DEG 21 MIN E ALG A LI PARALLEL TO & 33 FT DISTANT FROM (AS MEASURED AT RT ANGLES) W LI LT 415 11/100 FT TO POB THENCE CONTINUE LAST COURSE 200 FT S 78 DEG 39 MIN E 363 73/100 S 11 DEG 21 MIN W 200 FT N 78 DEG 39 MIN W 363 73/100 FT TO POB PART LT 2 PLAT DB P PAGE 251 OR 774 P 280 OR 6015 P 1355

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0821-10

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	Jun 23, 2020
Property description	ROMERO RICHARD & ANNA ELIZABETH TRUSTEES 4044 SANDY BLUFF DR W GULF BREEZE, FL 32561 OAKFIELD RD BEG AT SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG (Full legal attached.)	Certificate #	2018 / 1337
		Date certificate issued	06/01/2018
		Deed application number	2000606
		Account number	03-1762-050

## 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)
# 2018/1337	06/01/2018	289.69	49.79	339.48
→ Part 2: Total*				339.48


## 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)
# 2020/1427	06/01/2020	279.67	6.25	13.98	299.90
# 2019/1320	06/01/2019	284.47	6.25	14.22	304.94
Part 3: Total*					604.84

## 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)	944.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee and Deed Application Recording and Release Fees	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,319.32

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 June 24th, 2020

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

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

## General Information

**Reference:** 281S303103000002  
**Account:** 031762050  
**Owners:** ROMERO RICHARD & ANNA  
 ELIZABETH TRUSTEES  
 FOR ROMERO TRUST  
**Mail:** 4044 SANDY BLUFF DR W  
 GULF BREEZE, FL 32561  
**Situs:** OAKFIELD RD 32503  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$15,468	\$0	\$15,468	\$15,468
2018	\$15,468	\$0	\$15,468	\$15,468
2017	\$15,468	\$0	\$15,468	\$15,468

## Disclaimer

## Tax Estimator

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2006	6015	1355	\$100	WD	<a href="#">View Instr</a>
01/1974	774	280	\$100	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

None

## Legal Description

BEG AT SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150  
 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG 00  
 MIN W ALG R/W...

## Extra Features

None

## Parcel Information

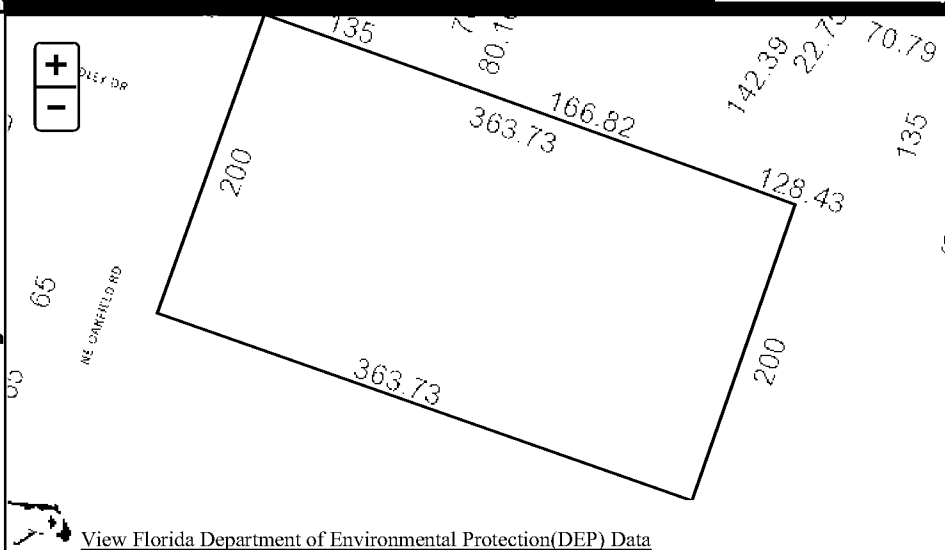
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 28-1S-30

**Approx. Acreage:**  
 1.7232

**Zoned:**   
 MDR

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



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

## Buildings

Images

None

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.



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

**Tax Deed - Redemption Calculator**

**Account: 031762050 Certificate Number: 001337 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2021"/>	Redemption Date <input type="text" value="07/17/2020"/>
Months	14	1
Tax Collector	<input type="text" value="\$1,319.32"/>	<input type="text" value="\$1,319.32"/>
Tax Collector Interest	\$277.06	\$19.79
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,602.63	<input type="text" value="\$1,345.36"/> 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	\$7.01
Total Clerk	\$565.07	<input type="text" value="\$474.01"/> 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	\$2,284.70	<input type="text" value="\$1,836.37 - 120-200 = \$1,516.37"/>
	Repayment Overpayment Refund Amount	\$448.33
Book/Page	<input type="text"/>	<input type="text"/>

**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 001337**

**Redeemed Date 07/17/2020**

**Name LINDA ROMERO 1676 CRANE CREEK COVE LAKELAND FL 33801**

Clerk's Total = TAXDEED	\$565.07	1499.37
Due Tax Collector = TAXDEED	\$1,602.63	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
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: 031762050 Certificate Number: 001337 of 2018**

**Payor: LINDA ROMERO 1676 CRANE CREEK COVE LAKE LAND FL 33801      Date 07/17/2020**

Clerk's Check #	1	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$1,602.63
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,284.70</del>

**\$1516.37**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By \_\_\_\_\_  
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

<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>08/02/2021</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**

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 SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG 00 MIN W ALG R/W 1636 94/100 FT N 11 DEG 21 MIN E ALG A LI PARALLEL TO & 33 FT DISTANT FROM (AS MEASURED AT RT ANGLES) W LI LT 415 11/100 FT TO POB THENCE CONTINUE LAST COURSE 200 FT S 78 DEG 39 MIN E 363 73/100 S 11 DEG 21 MIN W 200 FT N 78 DEG 39 MIN W 363 73/100 FT TO POB PART LT 2 PLAT DB P PAGE 251 OR 774 P 280 OR 6015 P 1355





# 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	BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	Jun 23, 2020		
Property description	ROMERO RICHARD & ANNA ELIZABETH TRUSTEES 4044 SANDY BLUFF DR W GULF BREEZE, FL 32561 OAKFIELD RD 03-1762-050 BEG AT SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N RR N 31 DEG (Full legal attached.)	Certificate #	2018 / 1337		
		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)	
# 2018/1337	06/01/2018	289.69	49.79	339.48	
→Part 2: Total*				339.48	
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)
# 2020/1427	06/01/2020	279.67	6.25	13.98	299.90
# 2019/1320	06/01/2019	284.47	6.25	14.22	304.94
Part 3: Total*					604.84
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)					944.32
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					1,319.32
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: 			Escambia, Florida		
Signature, Tax Collector or Designee			Date September 2nd, 2020		

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

EXHIBIT "A"

That portion of Lot 2, Section 28, Township 1 South, Range 30 West, of Escambia County, Florida, according to plat as filed in Deed Book "P", at Page 251 of the public records of said county, being more particularly described as follows:  
Begin at a concrete monument at the Southeast corner of said lot; thence South 59 degrees 00 minutes West along South line of said lot for a distance of 1150.06 feet to a concrete monument in the Northeasterly Right of Way line of the Louisville and Nashville railroad; thence North 31 degrees 00 minutes West along said Right of way a distance of 1636.94 feet; thence North 11 degrees 21 minutes East along a line parallel to and 33 feet distant from (as measured at right angles) the West line of said lot, for a distance of 415.11 feet to the Point of Beginning of this description; thence continue last course a distance of 200.00 feet; thence South 78 degrees 39 minutes East for a distance of 363.73 feet; thence South 11 degrees 21 minutes West for a distance of 200.00 feet; thence North 78 degrees 39 minutes West for a distance of 363.73 feet to the Point of Beginning of this description, containing 1.670 acres, more or less.

RECORDED AS RECEIVED

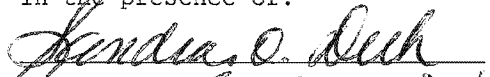
Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

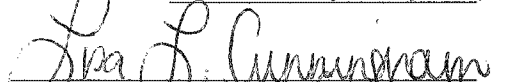
- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.
- E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR, **RICHARD ROMERO** or **ANNA ELIZABETH ROMERO**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2006 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED **OCT 9 2006**.

Signed, sealed, and delivered  
in the presence of:

  
Print name SANDRA O. Duh

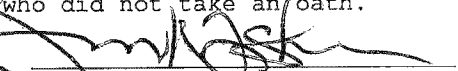

  
Print name Lisa L. Cunningham

  
**ANNA ELIZABETH ROMERO**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this **OCT 9 2006**  
**ANNA ELIZABETH ROMERO**, who is personally known to me or who has produced  
as identification and who did not take an oath.

Notary Seal and commission  
expiration stamp:

  
J. Mark Fisher, NOTARY PUBLIC  
 J. Mark Fisher  
My Commission DD158800  
Expires November 20, 2006

27.00  
.70  
3.00  
30.70

Prepared by and return to:  
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE  
Suite 2, Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733

Property Appraiser's Parcel  
Identification No.: 28-1S-30-3103-000-002

### WARRANTY DEED

This Warranty Deed, executed ~~OCT 9 2006~~ between **ANNA ELIZABETH ROMERO** (a/k/a **ANNA E. ROMERO**), a married woman, of the County of Santa Rosa, State of Florida, (GRANTOR), whose post office address is 4044 Sandy Bluff Drive, W., Gulf Breeze, FL 32563-2938, and **RICHARD ROMERO and ANNA ELIZABETH ROMERO, TRUSTEES**, or their successors in trust under the **ROMERO LIVING TRUST, dated August 24, 2006**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Santa Rosa, whose post office address is 4044 Sandy Bluff Drive, W., Gulf Breeze, FL 32563-2938.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Escambia** County, Florida, to wit:

See Attached Exhibit "A"

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

Either **RICHARD ROMERO** or **ANNA ELIZABETH ROMERO**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either **RICHARD ROMERO** or **ANNA ELIZABETH ROMERO** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **RICHARD ROMERO** nor **ANNA ELIZABETH ROMERO** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **RICHARD M. ROMERO**. If **RICHARD M. ROMERO** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **STEPHEN R. ROMERO**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

**PROPERTY INFORMATION REPORT**

**May 11, 2021**

**Tax Account #: 03-1762-050**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR LT 2 S 59 DEG 00 MIN W ALG S LI 1150 06/100 FT TO PT IN NELY R/W LI L & N  
RR N 31 DEG 00 MIN W ALG R/W 1636 94/100 FT N 11 DEG 21 MIN E ALG A LI PARALLEL TO &  
33 FT DISTANT FROM (AS MEASURED AT RT ANGLES) W LI LT 415 11/100 FT TO POB  
THENCE CONTINUE LAST COURSE 200 FT S 78 DEG 39 MIN E 363 73/100 S 11 DEG 21 MIN W  
200 FT N 78 DEG 39 MIN W 363 73/100 FT TO POB PART LT 2 PLAT DB P PAGE 251 OR 774 P 280  
OR 6015 P 1355**

**SECTION 28, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-1762-050**

**ABTRACTOR'S NOTE: WE FOUND NO RECORDED NOTICE OF APPLICATION FOR TAX  
DEED.**

**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:** AUG 2, 2021

**TAX ACCOUNT #:** 03-1762-050

**CERTIFICATE #:** 2018-1337

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.

**RICHARD ROMERO**  
**ANNA ELIZABETH ROMERO**  
**4044 SANDY BLUFF DRIVE W**  
**GULF BREEZE, FL 32561**

**Certified and delivered to Escambia County Tax Collector, this 11th day of May 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**  
**CONTINUATION PAGE**

May 11, 2021

Tax Account #: 03-1762-050

1. The Grantee(s) of the last deed(s) of record is/are: **RICHARD ROMERO AND ANNA ELIZABETH ROMERO, TRUSTEES UNDER THE ROMERO LIVING TRUST, DATED AUGUST 24, 3006**

**By Virtue of Warranty Deed recorded 10/19/2006 - OR 6015/1355.**

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. **NONE**
4. Taxes:

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

**Tax Account #: 03-1762-050**

**Assessed Value: \$15,468**

**Exemptions: NONE**

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

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

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



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-1762-050 CERTIFICATE #: 2018-1337

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: May 6, 2001 to and including May 6, 2021 Abstractor: Stacie Wright

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

Michael A. Campbell,  
As President  
Dated: May 13, 2021