## **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000635

08-17-2020 Application Date

I, TLGFY, LLC CAPITAL ONE, I PO BOX 54347 NEW ORLEANS, LA 70154,		_, Florida e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
04-0672-120	2018/1601	06-01-2018	BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100 FT TO POB OR 6703 P 1142 OR 6737 P 1929
l agree to:			
<ul> <li>pay any current tax</li> </ul>	kes, if due and		
<ul> <li>redeem all outstan</li> </ul>	ding tax certificates plus i	nterest not in my p	possession, and
	and omitted taxes, plus in		
	or's fees, property informa		Elerk of the Court costs, charges and fees, and
Attached is the tax sale certi which are in my possession.	ficate on which this applic	ation is based and	all other certificates of the same legal description
Electronic signature on file TLGFY, LLC CAPITAL ON PO BOX 54347 NEW ORLFANS LA 701			

Applicant's signature

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign h	nere:  Date of sale08/02/2021  Signature, Clerk of Court or Designee

## INSTRUCTIONS + 6.25

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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 OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100 FT TO POB OR 6703 P 1142 OR 6737 P 1929



## **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

0821-34

Part 1: Tax Deed	App	lication Infor	mation						
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154			Application date			Aug 17, 2020		
Property description	HABER ANGELA M 3822 PRYTANIA ST NEW ORLEANS, LA 70115					Certificate #			2018 / 1601
	9 OLEANDER DR 04-0672-120 BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC (Full legal attached.)					Date certificate issued		sued	06/01/2018
Part 2: Certificate	es O	wned by App	icant and	d Filed w	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2018/1601		06/01/20	)18		1,417.59			70.88	1,488.47
							→Part 2:	Total*	1,488.47
Part 3: Other Cer	rtifica	ates Redeeme	d by Ap	plicant (C	ther than Co	unty	)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Column 2 Column 3 Co Pate of Other Face Amount of Tox Col		Column 4 Tax Collector's F	Fee	Column Interes		Total (Column 3 + Column 4 + Column 5)
# 2020/1683	(	06/01/2020		1,606.55		6.25	***	80.33	1,693.13
‡ 2019/1574		1,497.93		6.25 74.90		1,579.08			
						Part 3:	Total*	3,272.21	
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	nes 1-7)					<u> </u>
Cost of all certi	ficate	s in applicant's	possessioi	n and othe	r certificates red (*1	leeme Total	ed by applicar of Parts 2 + 3	nt above)	4,760.68
2. Delinquent taxe	es pai	id by the applica	int						0.00
3. Current taxes p	oaid b	y the applicant							0.00
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. <b>Total Paid</b> (Lines 1-6) 5,135					5,135.68				
l certify the above in have been paid, and	forma	ation is true and the property info	the tax ce	rtificates, ir tatement is	nterest, property attached.	infor	mation report	fee, an	d tax collector's fees
Sign here: Carroll Signs	Ce (	Louis			**	Date	Escambia August 2		
Signa		ax Collector or Design	<u> </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

Year

2020

2019

2018

\$16,836

\$15,250

\$11.590

Assessments

\$102,191

\$95,911

\$86,489

Printer Friendly Version

Launch Interactive Map

Cap Val

\$102,191

\$95,137

\$86,489

General Information Reference:

351S309002017005

Account:

040672120

Owners:

HABER ANGELA M

Mail:

3822 PRYTANIA ST NEW ORLEANS, LA 70115

Situs:

9 OLEANDER DR 32503

Use Code:

SINGLE FAMILY RESID

Taxing

COUNTY MSTU

Authority: Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

### **Disclaimer**

**Imprv** 

\$85,355

\$80,661

\$74,899

#### **Tax Estimator**

#### > File for New Homestead **Exemption Online**

#### Sales Data

#### Official Records Sale Date Book Page Value Type

(New Window)

View Instr

06/29/2011 6737 1929 \$51,700 WD 03/24/2011 6703 1142

11/1991 3088 914

\$100 CJ View Instr \$100 QC View Instr

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and

#### 2020 Certified Roll Exemptions

#### Legal Description

BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT...

### Extra Features

FRAME SHED METAL BUILDING

### Information

Section Map Id: 35-1S-30-3

Approx. Acreage: 0.5813

Zoned: 🔎 MDR

Evacuation & Flood Information

#### 100 66. 100 66 OLEANDER DR 106.65 92 000 166 Open Report 16 $o_{O_{I'}}$ 26.65 View Florida Department of Environmental Protection(DEP) Data

Address: 9 OLEANDER DR, Year Built: 1993, Effective Year: 1993, PA Building ID#: 64650

Structural Elements

**DECOR/MILLWORK-**ABOVE AVERAGE

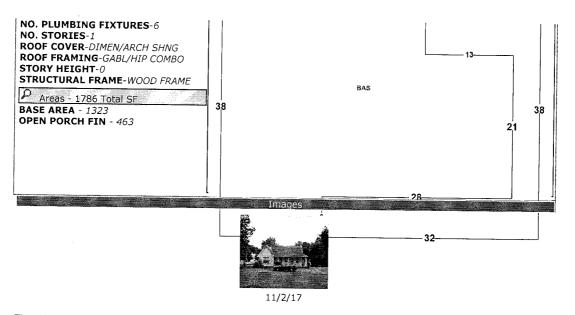
**DWELLING UNITS-1** 

EXTERIOR WALL-VINYL SIDING

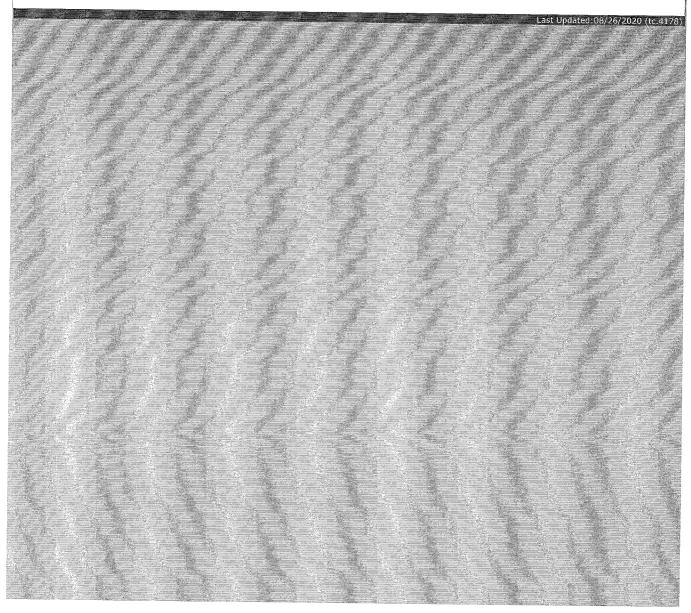
FLOOR COVER-CARPET

**FOUNDATION-SLAB ON GRADE** HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER



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
INST# 2020072006 8/31/2020 10:54 AM
OFF REC BK: 8359 PG: 1880 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 01601, 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 SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100 FT TO POB OR 6703 P 1142 OR 6737 P 1929

#### SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040672120 (0821-34)

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

#### ANGELA M HABER

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 August, which is the 2nd day of August 2021.

Dated this 31st day of August 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNTY

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: 040672120 Certificate Number: 001601 of 2018

Redemption No V	pplication Date 08/17/2020	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 08/02/2021	Redemption Date 10/30/2020	
Months	12	2	
Tax Collector	\$5,135.68	\$5,135.68	
Tax Collector Interest	\$924.42	\$154.07	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$6,066.35	\$5,296.00	
Record TDA Notice	\$17.00	\$17.00	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$84.06	\$14.01	
Total Clerk	\$551.06	\$481.01	
Release TDA Notice (Recording)	\$10.00	\$10.00	
Release TDA Notice (Prep Fee)	\$7.00	\$7.00	
Postage	\$60.00	\$0.00	
Researcher Copies	\$0.00	\$0.00	
Total Redemption Amount	\$6,694.41	\$5,794.01	
	Repayment Overpayment Refund Amount	\$900.40	
Book/Page	8359	1880	

#### **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 001601 Redeemed Date 10/30/2020

Name ANGELA HABER 3822 PRYTANIA ST NEW ORLEANS, LA 70115

Clerk's Total = TAXDEED	\$51,06 5457.01
Due Tax Collector = TAXDEED	\$6,06.35
Postage = TD2	\$60 <b>\0</b> 0
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

#### • For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>.</b>					
		ıble - See D			

#### **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: 040672120 Certificate Number: 001601 of 2018

Payor: ANGELA HABER 3822 PRYTANIA ST NEW ORLEANS, LA 70115 Date 10/30/2020

Clerk's Check #	9184022456	Clerk's Total	\$\$51.06	5457
Tax Collector Check #	1	Tax Collector's Total	\$6, <b>66</b> 6.35	
		Postage	\$60/00	
		Researcher Copies	\$0.00	
34.34		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$ <del>6,694.41</del>	-

\$5474.01

**PAM CHILDERS** 

Clerk of the Circuit Cours

Received By: \\_
Deputy Clerk

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020092690 11/2/2020 4:17 PM OFF REC BK: 8396 PG: 841 Doc Type: RTD

#### RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8359, Page 1880, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01601, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 040672120 (0821-34)

**DESCRIPTION OF PROPERTY:** 

BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100 FT TO POB OR 6703 P 1142 OR 6737 P 1929

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: ANGELA M HABER

Dated this 30th day of October 2020.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily l

Emily Hogg Deputy Clerk BK: 6737 PG: 1934 Last Page

#### Exhibit "A"

Commence at the Southeast corner of Government Lot 5, Section 35, Township 1 South, Range 30 West, Escambia County, Florida, said point also being on the Westerly right-of-way line of the Louisville and Nashville Railroad (100') R/W; thence go South 64° 15' 00" West along the South line of the aforesaid Government Lot 5 a distance of 1115.10 feet for the point of beginning; thence continue South 64° 15' 00" West along the aforesaid South Line a distance of 100.00 feet; thence departing the aforesaid South line, go North 25° 45' 00" West a distance of 267.88 feet to the Southerly right-of-way line of Oleander Drive (30' R/W); thence go North 63° 46' 36" East along the aforesaid right-of-way line a distance of 100.00 feet thence departing the aforesaid right-of-way line go South 25° 45' 00" East a distance of 268.70 feet to the aforementioned South line of Government Lot 5 and the Point of Beginning; the above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, and contains 0.62 acres.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: pursuant to Escambia County Ordinance No. 95-05, Seller(s) of residential lots are required to disclose to Buyers whether abutting roadway will be maintained by Escambia County. Escambia County WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILD OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this Disclosure to be attached along with other attachments to the Deed or method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by county employees of this Disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: 9 Oleander Drive, Pensacola, FL 32503

LEGAL ADDRESS OF PROPERTY: See attached Exhibit "A."

THE COUNTY ( X ) HAS ACCEPTED, (  $\,$  ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

The foregoing information has been furnished by the Public Works Department of Escambia County, Florida, on this 29th day of June, 2011.

Lori E. Hill, Seller	Aubrey D. Hill, II
State of Florida	
County of Escambia	Angela M. Haber
The foregoing instrument was swon Hill, a single woman and Aubrey D. Hill, I produced their driver's license as identification	n to and subscribed before me this 29th day of June, 2011 by Lori E, a married man who is/are [ ] personally known or [ ] has/have on.
[Notary Seal]	Notary Public - State of Florida Printed Name: Janette M. Nickol My Commission Expires:
State of LOUISIANA	
State of LOUISIANA  County of ORICANS  PARIS H	

The foregoing instrument was sworn to and subscribed before me this 28 day of June, 2011, by Angela

M. Haber, a single woman, who is [ ] personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public - State of Florida Printed Name: Christan W. Helake My Commission Expires: At death

CHRISTIAN W. HELMKE
NOTARY PUBLIC
BAR # 29594
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

BK: 6737 PG: 1932

STATE OF FLORIDA

COUNTY OF ESCAMBIA:

#### ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: pursuant to Escambia County Ordinance No. 95-05, Seller(s) of residential lots are required to disclose to Buyers whether abutting roadway will be maintained by Escambia County. Escambia County WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILD OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this Disclosure to be attached along with other attachments to the Deed or method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by county employees of this Disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: 9 Oleander Drive, Pensacola, FL 32503

LEGAL ADDRESS OF PROPERTY: See attached Exhibit "	A."
THE COUNTY ( $X$ ) HAS ACCEPTED, ( $)$ HA FOR MAINTENANCE.	S NOT ACCEPTED THE ABUTTING ROADWAY
The foregoing information has been furnished by Florida, on this 29th day of June, 2011.  Lori E. Hill, Seller	the Public Works Department of Escambia County,  Aukrey D. Hill, II
State of Florida	
County of Escambia	
The foregoing instrument was sworn to and subscri Hill, a single woman and Aubrey D. Hill, II, a married mar produced their driver's license as identification.	bed before me this 29th day of June, 2011 by Lori E. n who is/are [ ] personally known or [ ] has/have
[Notary Seal]  JANETTE M. NICKOL STATE OF FLORIDA COMM. # DD 860419 MY COMM. EXP. May 26, 2013	Notary Public - State of Florida Printed Name: Janette M. Nickol My Commission Expires:
State of	
County of	
The foregoing instrument was sworn to and subscribt M. Haber, a single woman, who is [ ] personally known or [	day of June, 2011, by Angela has produced a driver's license as identification.
[Notary Seal]	Notary Public - State of Florida Printed Name: My Commission Expires:

BK: 6737 PG: 1931

05/31/2011 14:23 office

COU OU ENV STALIS

(FAX)504 524 4875

THA NO. OBUDBOULL

P.002/002

# ESCAMBIA COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION

1300 WEST GREGORY STREET PENSACOLA, FLORIDA 32602

May 27, 2011

Linda Evelyn Hill c/o Angela Haber 3622 Prytania Street New Orleans, LA 70115

> RE: EXEMPTION/Family Transfer 9 Oleander Drive Pensacole, FL 32503 Percel ID: 35-18-30-9002-017-005

Dear Ms. Hill:

In accordance with Section 2, Chapter 1-29, Article V, Division 3, Section 1-29.179 of the Code of Ordinances of Escambla County, Florida, the above property is exempt from inspection of the OSTDS by the Escambla County Health Department. This exemption is authorized because the transfer of the above referenced property is being made to a person related by consanguinity to the transferor.

If we can be of further assistance, please do not hesitate to call us at (850) 585-6786.

Sincerely.

Phillip L. Davies

Environmental Supervisor I

/pd

Fax to: Angela Haber 504-524-4875

BK: 6737 PG: 1930

> And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
BAY BA
Witness Name: Braden K. Ball, Jr.
Winess Name: Janette M. Nickol
O discourse disc
Big But
Witness Name: Braden K. Ball, Jr.
Lantum. Nicko
Witness Name: Janette M/ Nickol

(Seal)

(Seal)

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 29th day of June, 2011 by Lori E. Hill, a single woman, who [ ] is personally known or [ [] has produced a driver's license as identification.

[Notary Seal]

JANETTE M. NICKOL STATE OF FLORIDA

COMM. # DD 860419

Printed Name:

Janette M. Nickol

MY COMM. EXP. May 26, 2013

My Commission Expires:

May 26, 2013

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 29th day of June, 2011 by Aubrey D. Hill, II a married man, who [ ] is personally known or [ 1 has produced a driver's license as identification.

[Notary Seal]



otary Public

Printed Name:

Janette M. Nickol

My Commission Expires:

May 26, 2013



JANETTE M. NICKOL STATE OF FLORIDA COMM. # DD 860419 MY COMM. EXP. May 26, 2013 Recorded in Public Records 07/06/2011 at 08:12 AM OR Book 6737 Page 1929, Instrument #2011045244, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$52.50 Deed Stamps \$361.90

Prepared by and return to:
Braden K. Ball, Jr.
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
P.O. Box 1831 226 Palafox Place, 9th Floor
Pensacola, FL 32591-1831
850-434-2411
File Number: E1211.00002

Will Call No.:

[Space Above This	Line For	Recording	Data]
-------------------	----------	-----------	-------

## **Warranty Deed**

This Warranty Deed made this 29th day of June, 2011 between Lori E. Hill, a single woman as to her undivided 1/3 interest, whose post office address is 362 Gulf Breeze Parkway, #262, Gulf Breeze, FL 32561and Aubrey D. Hill, II, a married man as to his undivided 1/3 interest whose post office address is 362 Gulf Breeze Parkway, #262, Gulf Breeze, FL 32561, grantor, and Angela M. Haber, a single woman whose post office address is 3822 Prytania Street, New Orleans, LA 70115, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Commence at the Southeast corner of Government Lot 5, Section 35, Township 1 South, Range 30 West, Escambia County, Florida, said point also being on the Westerly right-of-way line of the Louisville and Nashville Railroad (100') R/W; thence go South 64° 15' 00" West along the South line of the aforesaid Government Lot 5 a distance of 1115.10 feet for the point of beginning; thence continue South 64° 15' 00" West along the aforesaid South Line a distance of 100.00 feet; thence departing the aforesaid South line, go North 25° 45' 00" West a distance of 267.88 feet to the Southerly right-of-way line of Oleander Drive (30' R/W); thence go North 63° 46' 36" East along the aforesaid right-of-way line a distance of 100.00 feet thence departing the aforesaid right-of-way line go South 25° 45' 00" East a distance of 268.70 feet to the aforementioned South line of Government Lot 5 and the Point of Beginning; the above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, and contains 0.62 acres.

Parcel Identification Number: 35-1S-30-9002-017-005

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 362 Gulf Breeze Parkway, #262, Gulf Breeze, FL 32561.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

#### PROPERTY INFORMATION REPORT

May 5, 2021

Tax Account #: 04-0672-120

## LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100 FT TO POB OR 6703 P 1142 OR 6737 P 1929

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 04-0672-120 (0821-34)

ABSTRACTOR'S NOTE: ONE HIGHLIGHTED CALL ABOVE ON TAX ROLL IS DIFFERENT FROM SAME CALL ON DEED OF RECORD WHICH IS 1115.10 FT.

#### 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

rensacoia, FL 32391	
CERTIFICATION: TITLE SEAR	RCH FOR TDA
TAX DEED SALE DATE:	AUG 2, 2021
TAX ACCOUNT #:	04-0672-120
CERTIFICATE #:	2018-1601
those persons, firms, and/or agenci	2, Florida Statutes, the following is a list of names and addresses of ies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax deed
YES NO	
X Notify City of Pensac X Notify Escambia Cou X Homestead for 2020	cola, P.O. Box 12910, 32521 unty, 190 Governmental Center, 32502 0_ tax year.
ANGELA M. HABER 3822 PRYTANIA ST.	ANGELA M. HABER 9 OLEANDER DR.
NEW ORLEANS, LA 70115	PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 5<sup>th</sup> 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 5, 2021

Tax Account #: 04-0672-120

1. The Grantee(s) of the last deed(s) of record is/are: ANGELA M. HABER

By Virtue of Order of Summary Administration recorded 3/28/2011 - OR~6703/1142 and Warranty Deed recorded 7/6/2011 - OR~6737/1929

2. The land covered by this Report is: See Attached Exhibit "A"

## ABSTRACTOR'S NOTE: ONE CALL ON TAX ROLL IS DIFFERENT FROM DEED OF RECORD

- **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 #: 04-0672-120 Assessed Value: \$102,191 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:

THE THITTEENED ICE	THE MITMORED RELIGIOUS TO.			
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR				
TAX ACCOUNT #:	04-0672-120	CERTIFICATE #:	2018-1601	
REPORT IS LIMITED		SSLY IDENTIFIED BY	ORS OR OMISSIONS IN THIS Y NAME IN THE PROPERTY NFORMATION 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.				
and mineral or any subs	surface rights of any kind or na s, boundary line disputes, and	ture; easements, restricti	or in subsequent years; oil, gas, ons and covenants of record; ould be disclosed by an accurate	
	sure or guarantee the validity once policy, an opinion of title,		ument attached, nor is it to be s any other form of guarantee or	
Use of the term "Report	t" herein refers to the Property	Information Report and	the documents attached hereto.	
Period Searched: November 25, 1991 to and including May 4, 2021 Abstractor: Vicki Campbell				
ВУ	-0			

Michael A. Campbell, As President

Dated: May 5, 2021