



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 Application Information

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 9 OLEANDER DR 04-0672-120 BEG AT SE COR OF GOVT 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.)	Certificate #	2018 / 1601
		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)
# 2018/1601	06/01/2018	1,417.59	70.88	1,488.47
→ Part 2: Total*				1,488.47

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)
# 2020/1683	06/01/2020	1,606.55	6.25	80.33	1,693.13
# 2019/1574	06/01/2019	1,497.93	6.25	74.90	1,579.08
Part 3: Total*					3,272.21

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)	4,760.68
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)	5,135.68

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: Condice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date August 25th, 2020

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

Part 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 here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/02/2021</u>	

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 GOVT 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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000635

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
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

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

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Applicant's signature

08-17-2020
Application Date

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1786 Total SF
BASE AREA - 1323
OPEN PORCH FIN - 463

38

BAS

38

21

28

32

11/2/17

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.

Last Updated:08/26/2020 (tc.4178)



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.

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**

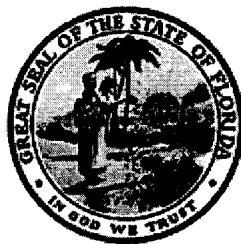
Tax Deed - Redemption Calculator

Account: 040672120 Certificate Number: 001601 of 2018

Redemption No Application 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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

Case # 2018 TD 001601

Redeemed Date 10/30/2020

Name ANGELA HABER 3822 PRYTANIA ST NEW ORLEANS, LA 70115

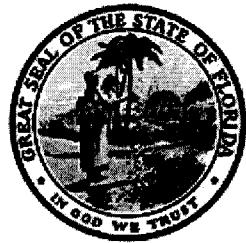
Clerk's Total = TAXDEED	\$551.06	5457.01
Due Tax Collector = TAXDEED	\$6,066.35	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

Tax Certificate Redeemed From Sale

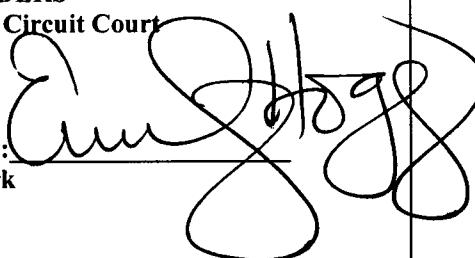
Account: 040672120 Certificate Number: 001601 of 2018

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

Clerk's Check #	9184022456	Clerk's Total	\$51.06	5457.01
Tax Collector Check #	1	Tax Collector's Total	\$6,666.35	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$6,694.41	

\$5474.01

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

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:

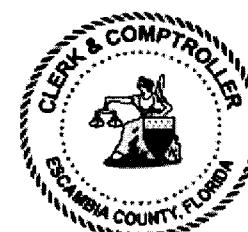
BEG AT SE COR OF GOV'T LT 5 SD PT BEING ON WLY R/W LI OF L & N RR (100 FT R/W) S 64 DEG 15 MIN 0 SEC W 1115 FT FOR POB CONT S 64 DEG 15 MIN 0 SEC W 100 FT N 25 DEG 45 MIN 0 SEC W 267 88/100 FT TO SLY R/W LI OF OLEANDER DR (30 FT R/W) N 63 DEG 46 MIN 36 SEC E 100 FT S 25 DEG 45 MIN 0 SEC E 268 70/100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

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 BUILT 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 () 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

State of Florida

County of Escambia

Aubrey D. Hill, II


Angela M. Haber

The foregoing instrument was sworn to and subscribed before me this 29th day of June, 2011 by Lori E. Hill, a single woman and Aubrey D. Hill, II, a married man who is/are [] personally known or [] has/have produced their driver's license as identification.

[Notary Seal]

Notary Public - State of Florida

Printed Name: Janette M. Nickol

My Commission Expires: _____

State of LOUISIANA

County of ORLEANS
PARISH

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.

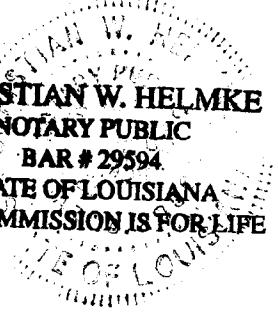
[Notary Seal]

Notary Public - State of Florida

Printed Name: Christian W. Helmke

My Commission Expires: at death

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



STATE OF FLORIDA :

COUNTY OF ESCAMBIA : **ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

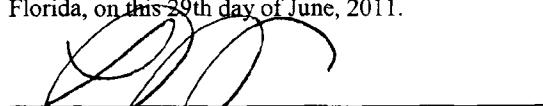
ATTENTION: pursuant to Escambia County Ordinance No. 95-05, Seller(s) of residential lots are required to disclose to Buyers whether abutting roadway will be maintained by Escambia County. Escambia County **WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.** 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.

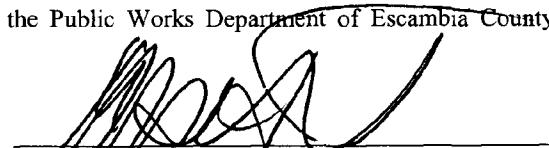
NAME OF ROADWAY: 9 Oleander Drive, Pensacola, FL 32503

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

THE COUNTY () 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

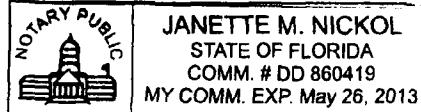

Aubrey D. Hill, II

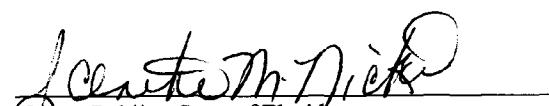
State of Florida

County of Escambia

The foregoing instrument was sworn to and subscribed before me this 29th day of June, 2011 by Lori E. Hill, a single woman and Aubrey D. Hill, II, a married man who is/are [] personally known or [✓] has/have produced their driver's license as identification.

[Notary Seal]




Notary Public - State of Florida
Printed Name: Janette M. Nickol
My Commission Expires: _____

State of _____

County of _____

The foregoing instrument was sworn to and subscribed before me this _____ 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: _____
My Commission Expires: _____

05/31/2011 14:23 office
MAIL C/C CULL TRI UO.ZU AM

850 60 ENV REALT

(FAX)504 524 4875
FAX NO. 0800800111

P.002/002
P-UUC/UUC ✓

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FLORIDA 32502**

May 27, 2011



Linda Evelyn Hill
c/o Angela Haber
3822 Prytania Street
New Orleans, LA 70115

RE: EXEMPTION/Family Transfer
9 Oleander Drive
Pensacola, FL 32503
Parcel 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 Escambia County, Florida, the above property is exempt from inspection of the OSTDS by the Escambia 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) 585-8786.

Sincerely,

A handwritten signature of Phillip L. Davies.

Phillip L. Davies
Environmental Supervisor

/pd

Fax to: Angela Haber 504-524-4875

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:



Witness Name: Braden K. Ball, Jr.


(Seal)
Lori E. Hill

Witness Name: Janette M. Nickol



Witness Name: Braden K. Ball, Jr.



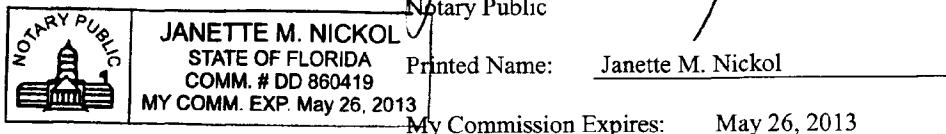
Witness Name: Janette M. Nickol


(Seal)
Aubrey D. Hill, II

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.

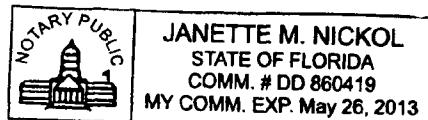
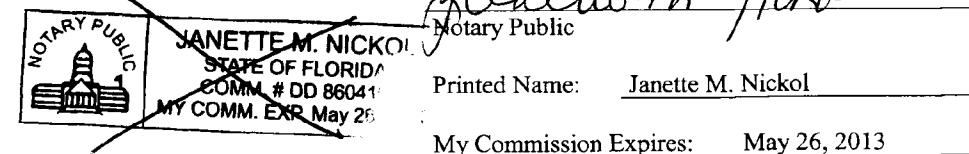
[Notary Seal]



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 [✓] has produced a driver's license as identification.

[Notary Seal]



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 32561 and 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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUG 2, 2021

TAX ACCOUNT #: 04-0672-120

CERTIFICATE #: 2018-1601

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.

ANGELA M. HABER
3822 PRYTANIA ST.
NEW ORLEANS, LA 70115

ANGELA M. HABER
9 OLEANDER DR.
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 5th 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:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-0672-120 CERTIFICATE #: 2018-1601

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 25, 1991 to and including May 4, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: May 5, 2021