

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512

R. 12/16

Application Number: 2000406

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
05-0822-000	2018/2089	06-01-2018	LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21

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
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

Applicant's signature

04-21-2020
Application Date

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.	31847
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

4-5-21

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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-52

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020
Property description	THOMAS THEYUKA T & NIKKI L 3218 N TARRAGONA ST PENSACOLA, FL 32503 3218 N TARRAGONA ST LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21	Certificate #	2018 / 2089
		Date certificate issued	06/01/2018
		Deed application number	2000406
		Account number	05-0822-000

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/2089	06/01/2018	642.18	32.11	674.29
→Part 2: Total*				674.29

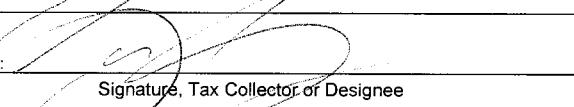
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/2011	06/01/2019	638.90	6.25	31.95	677.10
# 2017/2043	06/01/2017	642.47	6.25	32.12	680.84
Part 3: Total*					1,357.94

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,032.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	568.05
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)	2,975.28

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 County, Florida
		Date <u>May 4th, 2020</u>

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)

◀ [Navigate Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

General Information	
Reference:	042S306001023004
Account:	050822000
Owners:	THOMAS THEYUKA T THOMAS NIKKI L
Mail:	3218 N TARRAGONA ST PENSACOLA, FL 32503
Situs:	3218 N TARRAGONA ST 32503
Use Code:	SINGLE FAMILY RESID
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	\$16,200	\$61,842	\$78,042	\$63,694
2018	\$16,200	\$57,425	\$73,625	\$62,507
2017	\$18,000	\$52,455	\$70,455	\$61,222

Disclaimer**Tax Estimator**

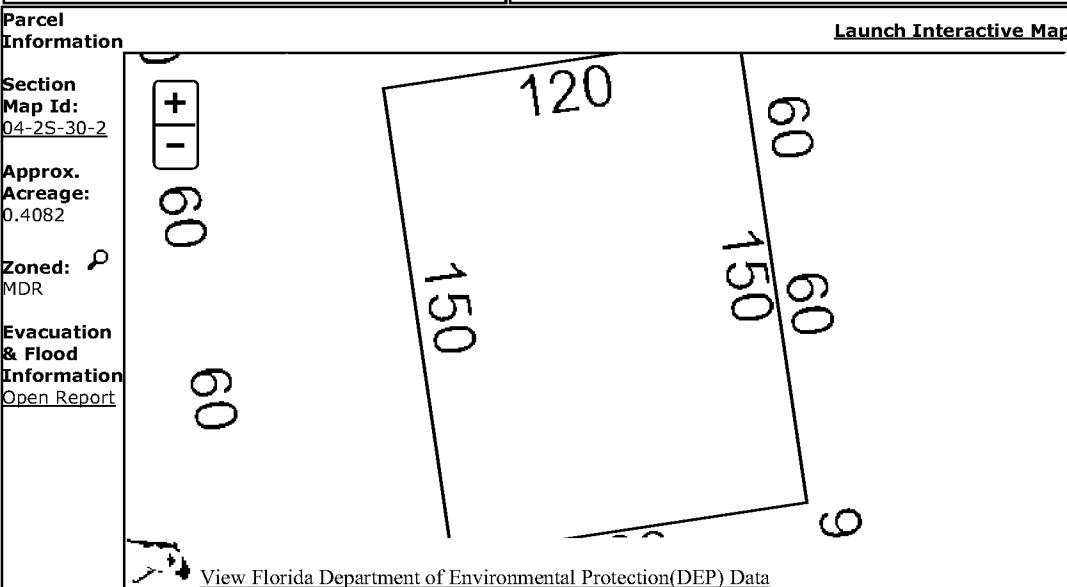
➤ [File for New Homestead
Exemption Online](#)

Sales Data				
Sale Date	Book	Page	Value	Type
04/1999	4400	21	\$39,000	WD
04/1998	4249	870	\$100	WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2019 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description	
LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21	

Extra Features	
None	

**Buildings**

Address: 3218 N TARRAGONA ST, Year Built: 1955, Effective Year: 1955

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3

NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2256 Total SF

BASE AREA - 1403

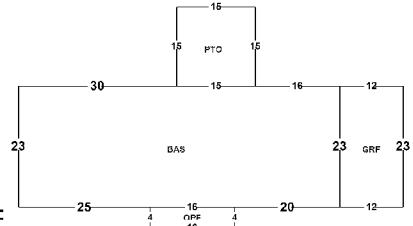
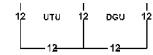
DET GARAGE UNF - 144

GARAGE FIN - 276

OPEN PORCH FIN - 64

PATIO - 225

UTILITY UNF - 144



Images



10/2/18

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:05/08/2020 (tc.3333)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020038309 5/12/2020 10:25 AM
OFF REC BK: 8294 PG: 944 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC** holder of Tax Certificate No. 02089, 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:

LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050822000 (0421-52)

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

THEYUKA T THOMAS and NIKKI L THOMAS

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 April, which is the 5th day of April 2021.**

Dated this 12th day of May 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

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.	31,847.00
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>04/05/2021</u>

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

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

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

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

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Clerk of Court (complete Part 5)

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Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



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

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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)	2,975.28

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 31st, 2020

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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						

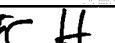


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 050822000 Certificate Number: 002089 of 2018

Redemption Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/05/2021"/>	Redemption Date <input type="text" value="12/30/2020"/> 
Months	12	8
Tax Collector	<input type="text" value="\$2,975.28"/>	<input type="text" value="\$2,975.28"/>
Tax Collector Interest	<input type="text" value="\$535.55"/>	<input type="text" value="\$357.03"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$3,517.08"/>	<input type="text" value="\$3,338.56"/> 
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	<input type="text" value="\$84.06"/>	<input type="text" value="\$56.04"/>
Total Clerk	<input type="text" value="\$551.06"/>	<input type="text" value="\$523.04"/> 
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	<input type="text" value="\$4,185.14"/>	<input type="text" value="\$3,878.60"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$306.54"/>
Book/Page	<input type="text" value="8294"/>	<input type="text" value="944"/>

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 002089

Redeemed Date 12/30/2020

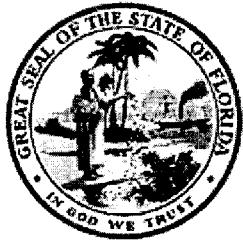
Name NIKKI L WALLACE-THOMAS 3218 N TARRAGONA ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$551.06	3541.60
Due Tax Collector = TAXDEED	\$3,517.08	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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: 050822000 Certificate Number: 002089 of 2018

Payor: NIKKI L WALLACE-THOMAS 3218 N TARRAGONA ST PENSACOLA, FL 32503 Date
 12/30/2020

Clerk's Check #	451053149	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$3,617.08
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,145.14
			\$3558.60

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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 8294, Page 944, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02089, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **050822000 (0421-52)**

DESCRIPTION OF PROPERTY:

LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: THEYUKA T THOMAS and NIKKI L THOMAS

Dated this 30th day of December 2020.

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

This Instrument Was Prepared
By And Is To Be Returned To:
Processing Dept,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21

Customer: THEYUKA T & NIKKI L THOMAS

Account Number: 206979-22197

Amount of Lien: \$476.77, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 07/21/16

EMERALD COAST UTILITIES AUTHORITY

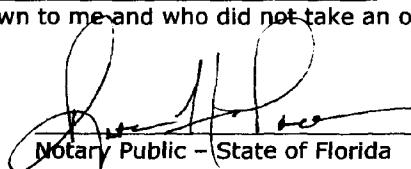
BY: B. Carol Merritt

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 26 day of
JULY 2016, by B. CAROL MERRITT
Coast Utilities Authority, who is personally known to me and who did not take an oath.



Rita Holley Pace
Notary Public
State of Florida
My Commission Expires 06/11/2019
Commission No. FF 908717


Notary Public - State of Florida

RWK:ls
Revised 05/31/11

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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: 3218 N. TARRAGONA STREET

Legal Address of Property: 3218 N. TARRAGONA STREET, Pensacola, FL 32503

The County (XXX) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Public Works Department/Engineering Division
1190 West Leonard Street, Suite 1
Pensacola, Florida 32501

AS TO SELLER(S):

Willie Z. Orby
Witness:
Willie Z. Orby
Witness:

Mary L. Griffin
MARY L. GRIFFIN
Mary G. Davis
MARY G. DAVIS

AS TO BUYER(S):

Marshall
Witness:
Tracy R. S.
Witness:

Nikki L. Thomas
NIKKI L. THOMAS
Theyuka T. Thomas
THEYUKA T. THOMAS

RCD Apr 23, 1999 08:49 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-601361

94.00
273.00

DR BK 4400 PG0021
Escambia County, Florida
INSTRUMENT 99-601361

DEED REC STAMPS PD & REC CD \$ 271.00
04/23/99 ERIC LEE FLESCH CLERK
By: *John R. Stinson*

This Document Prepared By and Return to:
Whibbs & Whibbs, P.A.
421 North Palafox Street
Pensacola, Florida 32501
(850) 434-5395

Parcel ID Number: 04-28-30-6001-023-004

Warranty Deed

This Indenture, Made this 21st day of April, 1999 A.D. Between
MARY L. GRIFFIN, an unremarried widow and MARY G. DAVIS, an unremarried
widow
of the County of Jefferson, State of Alabama, grantors, and
NIKKI L. THOMAS and THEYUKA T. THOMAS, wife and husband
whose address is: 3218 N. TARRAGONA STREET, Pensacola, FL 32503
of the County of Escambia, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia, State of Florida, to wit:
LOTS 23, 24, 25, 26 AND 27, BLOCK 4, NORTH PENSACOLA UNIT NO. 1,
BEING A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT
THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 2, OF THE PUBLIC RECORDS OF
SAID COUNTY.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 1998.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Willie L. Irby
Printed Name: Willie L. Irby
Witness

Phyllis Kimbrough
Printed Name: Phyllis Kimbrough
Witness

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 21st day of April, 1999 by
MARY L. GRIFFIN, an unremarried widow and MARY G. DAVIS, an unremarried
widow
who are personally known to me or who have produced their Alabama driver's license as identification.

John R. Stinson
Printed Name: John R. Stinson
Notary Public
My Commission Expires: 04/30/2010
STATE: *Alabama*

99-0412T

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DR

PROPERTY INFORMATION REPORT

January 27, 2021

Tax Account #:05-0822-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 23 24 25 26 27 BLK 4 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 4400 P 21

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-0822-000 (0421-52)

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: APR 5, 2021

TAX ACCOUNT #: 05-0822-000

CERTIFICATE #: 2018-2089

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.

NIKKI L. THOMAS AND
THEYUKA T. THOMAS
3218 NORTH TARRAGONA ST
PENSACOLA, FL 32503

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 28 January 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**

January 28, 2021

Tax Account #:05-0822-000

1. The Grantee(s) of the last deed(s) of record is/are: **NIKKI L. THOMAS AND THEYUKA T. THOMAS**

By Virtue of Warranty Deed recorded 04/23/1999 – OR 4400/21

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. **Lien in favor of the Emerald Coast Utilities Authority, recorded 7/28/2016– OR 7564/1788**
4. Taxes:

Taxes for the year(s) 2016-2019 are delinquent.

Tax Account #: 05-0822-000

Assessed Value: \$65,158

Exemptions: HOMESTEAD EXEMPTION

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 #: 05-0822-000 CERTIFICATE #: 2018-2089

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: April 23, 1999 to and including January 26, 2021 Abstractor: Cody Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President
Dated: January 28, 2021