

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000602

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
06-3818-500	2018/3371	06-01-2018	LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 STATE RD R/W (W STREET) CA 136

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

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. 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	12.50
19. Total amount to redeem	

Sign here: _____ Date of sale 3/2/2021

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.

LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 STATE RD RW (W STREET) CA 136

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0821-16

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	LA GRAN FIESTA LATINA LLC 1709 NORTH W ST PENSACOLA, FL 32505 1705 N W ST LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 S (Full legal attached.)	Certificate #	2018 / 3371
		Date certificate issued	06/01/2018
		Deed application number	2000602
		Account number	06-3818-500

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)
# 2018/3371	06/01/2018	312.63	50.48	363.11
# 2020/3442	06/01/2020	298.46	14.92	313.38
→ Part 2: Total*				676.49

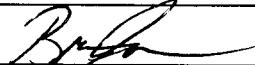
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2019/3183	06/01/2019	306.91	6.25	19.12	332.28
Part 3: Total*					332.28

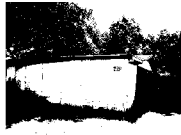
Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,008.77
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)	1,383.77

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
Signature, Tax Collector or Designee	Date June 24th, 2020

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



7/20/11

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:06/26/2020 (tc.800)



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 332S301600100004
Account: 063818500
Owners: LA GRAN FIESTA LATINA LLC
Mail: 1709 NORTH W ST
 PENSACOLA, FL 32505
Situs: 1705 N W ST 32505
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	\$16,718	\$0	\$16,718	\$16,718
2018	\$16,929	\$0	\$16,929	\$16,929
2017	\$16,929	\$0	\$16,929	\$16,929

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/09/2017	7751	231	\$100	WD	View Instr
06/09/2017	7728	1366	\$100	WD	View Instr
06/21/2016	7544	1999	\$50,000	WD	View Instr
12/2001	4823	1537	\$42,000	WD	View Instr
05/1997	4130	348	\$5,400	QC	View Instr
06/1986	2232	374	\$33,000	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P
 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P
 299 STATE RD R/W (W...

Extra Features

None

Parcel Information

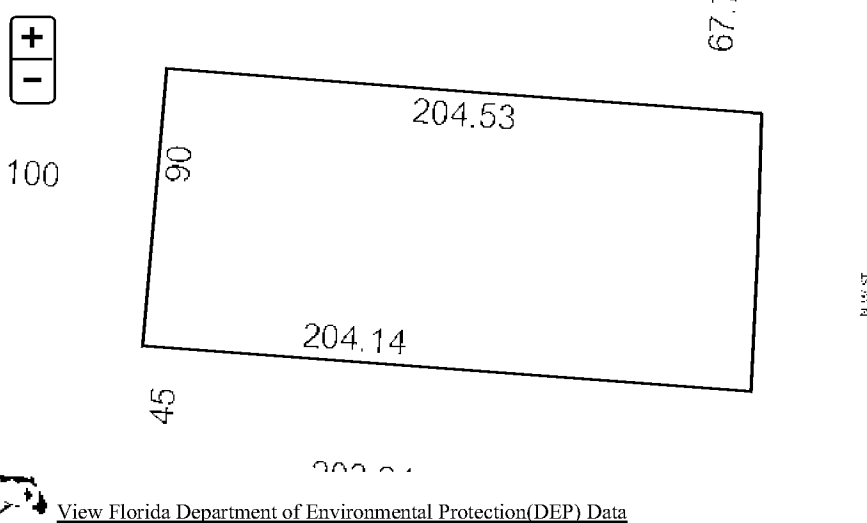
[Launch Interactive Map](#)

Section Map Id:
 CA136

Approx. Acreage:
 0.4040

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
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To: Tax Collector of ESCAMBIA COUNTY, Florida

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

06-23-2020
Application Date

Applicant's signature

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. 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	12.50
19. Total amount to redeem	

Sign here: _____ Date of sale 3/2/2021

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**

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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.

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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.

LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 STATE RD RAW (W STREET) CA 136

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0821-16

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	LA GRAN FIESTA LATINA LLC 1709 NORTH W ST PENSACOLA, FL 32505 1705 N W ST LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 S (Full legal attached.)	Certificate #	2018 / 3371		
		Date certificate issued	06/01/2018		
		Deed application number	2000602		
		Account number	06-3818-500		
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)	
# 2018/3371	06/01/2018	312.63	50.48	363.11	
# 2020/3442	06/01/2020	298.46	14.92	313.38	
→ Part 2: Total*				676.49	
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)
# 2019/3183	06/01/2019	306.91	6.25	19.12	332.28
Part 3: Total*					332.28
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)					1,008.77
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)					1,383.77
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Signature, Tax Collector or Designee			Escambia County, Florida Date <u>June 24th, 2020</u>		

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 03371**, 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 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 STATE RD R/W (W STREET) CA 136

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063818500 (0821-16)

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

LA GRAN FIESTA LATINA LLC

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

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

INSTRUCTIONS + 12.50

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.

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Clerk of Court (complete Part 5)

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LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 STATE RD R/W (W STREET) CA 136



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	LA GRAN FIESTA LATINA LLC 1709 NORTH W ST PENSACOLA, FL 32505 1705 N W ST 06-3818-500 LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR 493 P 299 S (Full legal attached.)	Certificate #	2018 / 3371		
		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)	
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→Part 2: Total*				676.49	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
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# 2019/3183	06/01/2019	306.91	6.25	19.12	332.28
Part 3: Total*					332.28
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)				1,008.77	
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)				1,383.77	
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

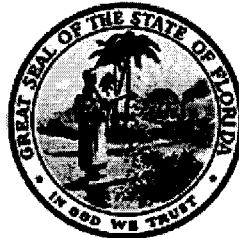
Tax Deed - Redemption Calculator

Account: 063818500 Certificate Number: 003371 of 2018

Redemption ☐ Yes ☒ No
 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="03/31/2021"/>
Months	14	9
Tax Collector	<input type="text" value="\$1,383.77"/>	<input type="text" value="\$1,383.77"/>
Tax Collector Interest	\$290.59	\$186.81
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,686.86	<input type="text" value="\$1,583.08"/> 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	\$63.05
Total Clerk	\$565.07	<input type="text" value="\$530.05"/> 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	\$2,368.93	\$2,130.13
	Repayment Overpayment Refund Amount	\$238.80
Book/Page	<input type="text" value="8360"/>	<input type="text" value="12"/>

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 003371

Redeemed Date 03/31/2021

Name LA GRAN FIESTA LATINA LLC 1709 NORTH W ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$565.07	\$1,686.86 \$1793.13
Due Tax Collector = TAXDEED	\$1,686.86	
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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**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

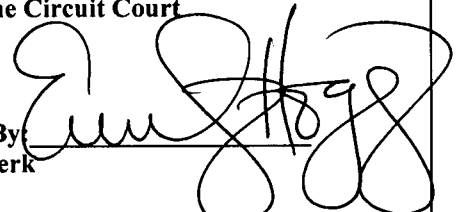
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 063818500 Certificate Number: 003371 of 2018**

**Payor: LA GRAN FIESTA LATINA LLC 1709 NORTH W ST PENSACOLA, FL 32505 Date
03/31/2021**

Clerk's Check #	2949465	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$1,686.86
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,328.93

\$1810.13

**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>

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 8360, Page 12, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03371, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 063818500 (0821-16)

DESCRIPTION OF PROPERTY:

LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR
493 P 299 STATE RD R/W (W STREET) CA 136

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: LA GRAN FIESTA LATINA LLC

Dated this 31st day of March 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**Recorded in Public Records 5/5/2021 8:13 AM OR Book 8523 Page 1016,
Instrument #2021049082, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00**



Florida Department of Revenue
WARRANT

LA GRAN FIESTA LATINA, LLC
1709 N W ST
PENSACOLA, FL 32505-6335

Tax : Sales and Use Tax
Business Partner # : 4700243
Contract Object # : 00016830024
FEIN : 475141591
Warrant # : 1000000887932

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	632.12
PENALTY	\$	582.39
INTEREST	\$	112.88
TOTAL	\$	1327.39
FEE(S)	\$	20.00
GRAND TOTAL	\$	1347.39

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 3rd day of May, 2021.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 6/10/2020 8:23 AM OR Book 8309 Page 1986,
Instrument #2020046176, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 6/8/2020 3:10 PM OR Book 8308 Page 1840,
Instrument #2020045714, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE19052492N

Location: 401 N U ST

PR #: 322S301000060231

, LA GRAN FIESTA LATINA LLC , LA GRAN FIESTA LATINA LLC
1709 NORTH W ST 2704 BELMONT
PENSACOLA, FL 32505 PENSACOLA, FL 32505

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 2/11/2020.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

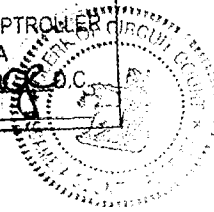
Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on

June 2 2020

John B. Trawick
Special Magistrate
Office of Environmental Enforcement

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



BK: 8250 PG: 1028 Last Page

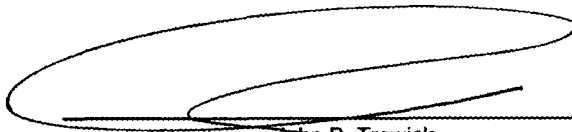
BK: 8248 PG: 1580 Last Page

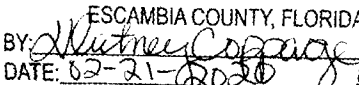
constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

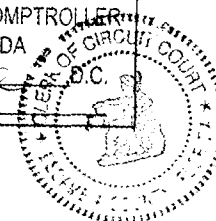
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at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

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

DONE AND ORDERED at Escambia County, Florida on the 11th day of February, 2020.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: 
DATE: 02-21-2020



BK: 8250 PG: 1027

BK: 8248 PG: 1579

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$25.00 per day, commencing 4/4/2020. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall

Recorded in Public Records 2/21/2020 8:29 AM OR Book 8250 Page 1026,
Instrument #2020015575, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 2/19/2020 8:56 AM OR Book 8248 Page 1578,
Instrument #2020014585, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19052492N
LOCATION: 401 N U ST
PR#: 322S301000060231

VS.

, LA GRAN FIESTA LATINA LLC , LA GRAN FIESTA LATINA LLC
1709 NORTH W ST 2704 BELMONT
PENSACOLA, FL 32505 PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

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

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

THEREFORE, The Special Magistrate being otherwise fully advised in the
premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
4/3/2020 to correct the violation and to bring the violation into compliance.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever, and the said part 2 of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said part 2 of the first part has hereunto set their hand 2 and seal 2 the date first above written.

Signed, sealed and delivered
in the presence of:
(Signature of TWO witnesses
required by Florida Law)

Jay N. Keeley
H. C. Sheffield

Ingram D. Woodham (SEAL)
Eva Mae Woodham (SEAL)

(SEAL)
(SEAL)
(SEAL)

STATE OF Florida
COUNTY OF Essex

Before me personally appeared Ingram D. Woodham
and Eva Mae Woodham, his wife, to me well known
and known to me to be the individuals described in and who executed the foregoing instrument and
acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 8 day of June, A. D. 1970



Jay N. Keeley
Notary Public in and for the County
of State aforesaid.
My Commission expires 6-18-71

*State of Florida
County of Essex
Jay N. Keeley, Notary Public*

JUN 16 11 08 AM '70
NOTARY PUBLIC
FOR A TITLES CLERK
COURT

419379

LESS OUT ROAD RIGHT OF
WAY

(Ind. WD)

493 PAGE 299

PARCEL NO. 191.1
SECTION 48511-2601
STATE ROAD "W" Street
Escambia COUNTY

Deed

THIS INDENTURE made this 8th day of June A. D. 1970
between Ingram D. Windham and wife, Eva Mae Windham
Donale Smith

as part of the first part and the STATE OF FLORIDA, for the use and benefit of the State Road Department of Florida, as party of the second part.

WITNESSETH, That the said part of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Escambia State of Florida, to-wit:

Parcel 191

Section 48511-2601

That part of:

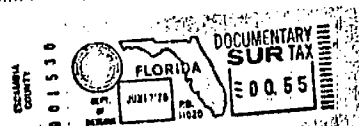
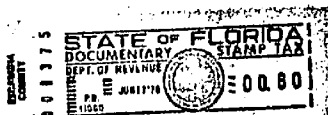
Lots 10 and 11, Block h, of Welles Subdivision,
as per Plat recorded in Plat Book 1, Page 71,
in the Public Records of Escambia County, Florida.

lying Westerly of and within 40 feet of the centerline of construction of "W" Street, Section 48511-2601, said centerline of construction being described as follows: Commence on the Easterly extension of the South line of Block 17 of the First Addition to Welles Brownville Addition as per Plat recorded in Plat Book 1, Page 41 of the Public Records of Escambia County, Florida, at a point 25.4 feet East of the Southeast corner of said Block 17; thence run North 3°08'27" East 320.12 feet to the POINT OF BEGINNING of centerline of construction to be described herein, said point being the beginning of a curve concave to the Southeasterly having a radius of 1273.24 feet; thence run Northeasterly 264.50 feet along said curve through a central angle of 11°54'09" to the end of curve; thence North 15°02'36" East 244.58 feet to the beginning of a curve concave to the Northwesterly having a radius of 1273.24 feet; thence run Northeasterly 117.39 feet along said curve through a central angle of 14°03'27" to the end of curve; thence North 0°59'09" East 284.82 feet to the Easterly extension of the North line of Block h of Welles Subdivision as per Plat recorded in Plat Book 1, Page 71 of the Public Records of Escambia County, Florida, at a point 25.73 feet East of the Northeast corner of said Block h, and the end of centerline of construction herein described; containing 900 square feet, more or less.

DOCUMENTARY STAMPS
STATE 40
SURTAX 53

THIS INSTRUMENT WAS PREPARED BY
STANLEY LANE
FLORIDA STATE ROAD DEPARTMENT
CHIPLEY, FLORIDA

DESCRIPTION APPROVED: APR 19 1969




F-592 Cross Reference Control No. 19827

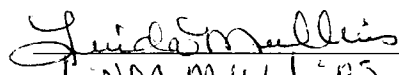
IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed effective as of the day and year first above written.

WITNESSES:

LA GRAN FIESTA LATINA, LLC,
a Florida limited liability company,
A/K/A LA GRAN FIESTA TIENDA, LLC


D. David M. Gilbert
(Type or print name)

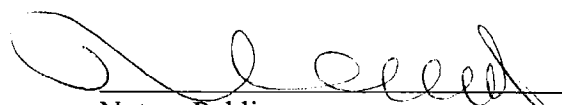
By: 
JAVAD KARBASSI
Its: Manager

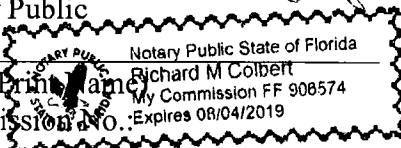

Linda Mullins
(Type or print name)

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 9th day of June, 2017, by Javad Karbassi, as Manager of La Gran Fiesta Latina, LLC, a Florida limited liability company, a/k/a Lan Gran Fiesta Tienda, LLC, on behalf of the company, who ~~()~~ is personally known to me, or () has shown me _____ as identification, and did *not* take an oath.


Notary Public
(Type/print name)
Commission No. _____
My Commission expires: _____



This Instrument was Prepared By:
GULF TITLE COMPANY
2721 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

TAX PARCEL I.D. #: 332S30-1600-100-004
File G-13151
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made effective the 9th day of June, 2017, by La Gran Fiesta Latina, LLC, a Florida limited liability company, A/K/A La Gran Fiesta Tienda, LLC (the "Grantor"), whose address is 1709 North W Street, Pensacola, Florida 32505, in favor of La Gran Fiesta Latina, LLC, a Florida limited liability company (the "Grantee"), whose address is 1709 North W Street, Pensacola, Florida 32505.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantees, and Grantees' heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described as follows (the "Property"):

Lots 10 and 11, Block 4, Welles Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 71, Public Records of Escambia County, Florida. Less and Except that portion conveyed to the State of Florida for road right of way as recorded in O.R. Book 493, Page 299, Public Records of Escambia County, Florida.

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

SUBJECT TO taxes for the year 2016 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.


GRANTOR COVENANTS that Grantor is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

THIS CORRECTIVE WARRANTY DEED IS MADE, DELIVERED AND RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE NAME OF THE GRANTEE IN THAT CERTAIN WARRANTY DEED DATED JUNE 17, 2016 AND RECORDED IN OFFICIAL RECORDS BOOK 7544, PAGE 1999, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

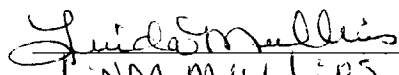
IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed effective as of the day and year first above written.

WITNESSES:

LA GRAN FIESTA LATINA, LLC,
a Florida limited liability company,
A/K/A LA GRAN FIESTA TIENDA, LLC


D. Charles M. Gilbert
(Type or print name)

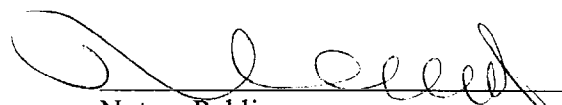
By: 
JAVAD KARBASSI
Its: Manager


Linda Mullips
(Type or print name)

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 9th day of June, 2017, by Javad Karbassi, as Manager of La Gran Fiesta Latina, LLC, a Florida limited liability company, a/k/a Lan Gran Fiesta Tienda, LLC, on behalf of the company, who () is personally known to me, or () has shown me _____ as identification, and did *not* take an oath.


Notary Public
(Type/Print Name) Richard M Colbert
Commission No. My Commission FF 908574
Expires 08/04/2019
My Commission expires:

This Instrument was Prepared By:
GULF TITLE COMPANY
2721 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

TAX PARCEL I.D. #: 332S30-1600-100-004
File G-13151
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made effective the 9th day of June, 2017, by La Gran Fiesta Latina, LLC, a Florida limited liability company, A/K/A La Gran Fiesta Tienda, LLC (the "Grantor"), whose address is 1709 North W Street, Pensacola, Florida 32505, in favor of La Gran Fiesta Latina, LLC, a Florida limited liability company (the "Grantee"), whose address is 1709 North W Street, Pensacola, Florida 32505.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantees, and Grantees' heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described as follows (the "Property"):

Lots 10 and 11, Block 4, Welles Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 71, Public Records of Escambia County, Florida. Less and Except that portion conveyed to the State of Florida for road right of way as recorded in O.R. Book 493, Page 299, Public Records of Escambia County, Florida.

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

SUBJECT TO taxes for the year 2016 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.

GRANTOR COVENANTS that Grantor is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

THIS CORRECTIVE WARRANTY DEED IS MADE, DELIVERED AND RECORDED FOR THE SOLE PURPOSE OF CORRECTING THE NAME OF THE GRANTEE IN THAT CERTAIN WARRANTY DEED DATED JUNE 17, 2016 AND RECORDED IN OFFICIAL RECORDS BOOK 7544, PAGE 1999, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Prepared by and return to:
Gulf Title Company
2721 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G-13151
Parcel Identification No. 332S301600100004

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of June, 2016, by Henry S. Roscom, an un re-married widow, whose address is 1705 North W Street, Pensacola, FL 32505, hereinafter Grantor, in favor of La Gran Fiesta Tienda, LLC, a Florida limited liability company, whose post office address is 1709 North W Street, Pensacola, FL 32505, hereinafter Grantee,

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 Santa Rosa County, Florida:

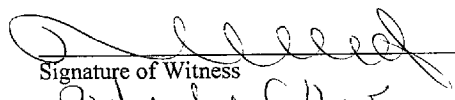
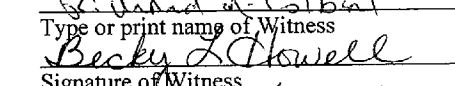
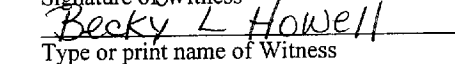
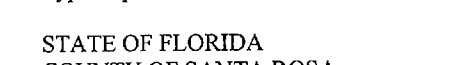
Lots 10 & 11, Block 4, Wells Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 71, Public Records of Escambia County, Florida, less and except that portion conveyed to the State of Florida for road right of way as recorded in O.R. Book 493, Page 299, Public Records of Escambia County, Florida

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.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

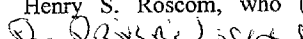
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

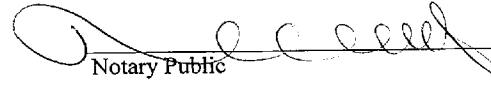

Signature of Witness

Type or print name of Witness

Signature of Witness

Type or print name of Witness


HENRY S. ROSCOM

STATE OF FLORIDA
COUNTY OF SANTA ROSA

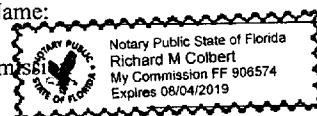
The foregoing instrument was acknowledged and executed this 17th day of June, 2016, by Henry S. Roscom, who () is personally known to me or has () produced  as identification.

[Notary Seal]


Notary Public

Printed Name:

My Commission
Expires:



PROPERTY INFORMATION REPORT

May 10, 2021

Tax Account #: 06-3818-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 10 11 BLK 4 WELLES S/D PB 1 P 71 OR 7544 P 1999 OR 7728 P 1366 OR 7751 P 231 LESS OR
493 P 299 STATE RD R/W (W STREET) CA 136**

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3818-500 (0821-16)

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 #: 06-3818-500

CERTIFICATE #: 2018-3371

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.

LA GRAN FIESTA LATINA LLC
AKA LA GRAN FIESTA TIENDA, LLC
1709 NORTH W ST.
PENSACOLA, FL 32505

FLORIDA DEPARTMENT OF REVENUE
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE. STE B
PENSACOLA, FL 32504-8210

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

Certified and delivered to Escambia County Tax Collector, this 10th 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 10, 2021

Tax Account #: 06-3818-500

1. The Grantee(s) of the last deed(s) of record is/are: **LA GRAN FIESTA LATINA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AKA LA GRAN FIESTA TIENDA, LLC**

By Virtue of Warranty Deed recorded 6/22/2016 – OR 7544/1999, Corrective Warranty Deed recorded 6/14/2017 – OR 7728/1366 and Corrective Warranty Deed recorded 7/27/2017 – OR 7751/231

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. **Code Enforcement Line recorded 2/21/2020 – OR 8250/1026 together with Cost Order recorded 6/10/2020 – OR 8309/1986**
 - b. **Tax Warrant in favor of State of Florida recorded 5/5/2021 – OR 8523/1016**

4. Taxes:

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

Tax Account #: 06-3818-500

Assessed Value: \$16,718

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 #: 06-3818-500 CERTIFICATE #: 2018-3371

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: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: May 10, 2021