

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000244

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
07-3202-000	2018/3827	06-01-2018	LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445

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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Applicant's signature

04-02-2020
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.	28,502
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>02/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS**Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

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

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

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

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

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

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

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

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

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

0221-38

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154		Application date	Apr 02, 2020
Property description	REDISH DEWIGHT & DEBORAH P 508 S EDGEWOOD CIR PENSACOLA, FL 32506 508 S EDGEWOOD CIR LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445		Certificate #	2018 / 3827
			Date certificate issued	06/01/2018
			Deed application number	2000244
			Account number	07-3202-000
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)
# 2018/3827	06/01/2018	595.39	29.77	625.16
→ Part 2: Total*				625.16
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	Total (Column 3 + Column 4 + Column 5)
# 2019/3606	06/01/2019	593.34	6.25	629.26
Part 3: Total*				629.26
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)				1,254.42
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				511.07
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)				2,140.49
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: <u>Candice Lewis</u> Signature, Tax Collector or Designee		Escambia County, Florida Date April 20th, 2020		

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



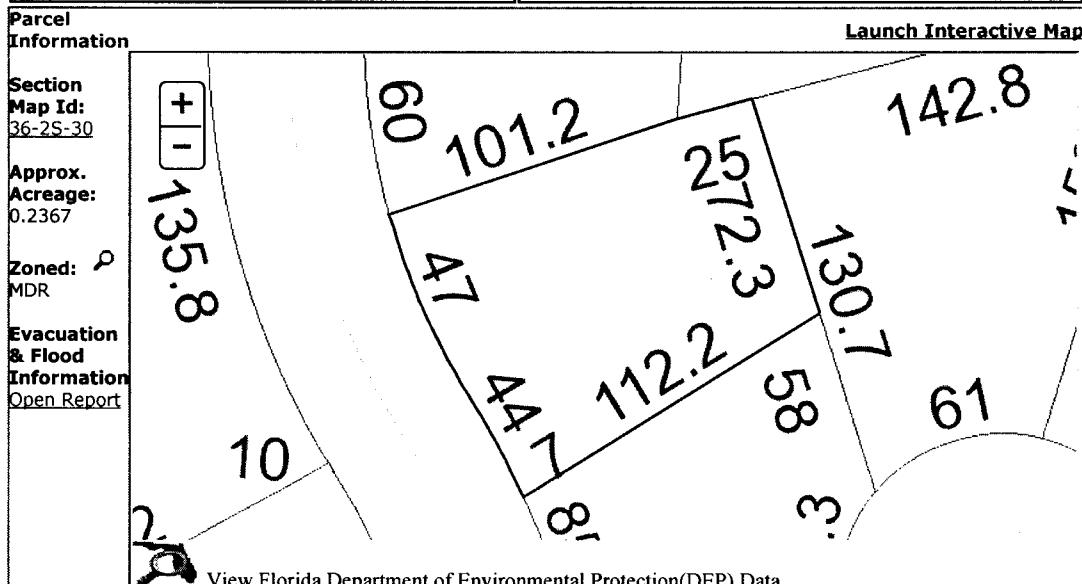
Chris Jones
Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 362S301000000005 Account: 073202000 Owners: REDISH DEWIGHT & DEBORAH P Mail: 508 S EDGEWOOD CIR PENSACOLA, FL 32506 Situs: 508 S EDGEWOOD CIR 32506 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td>2019</td><td>\$12,350</td><td>\$54,484</td><td>\$66,834</td><td>\$57,004</td></tr> <tr> <td>2018</td><td>\$12,350</td><td>\$53,102</td><td>\$65,452</td><td>\$55,942</td></tr> <tr> <td>2017</td><td>\$12,350</td><td>\$48,576</td><td>\$60,926</td><td>\$54,792</td></tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2019	\$12,350	\$54,484	\$66,834	\$57,004	2018	\$12,350	\$53,102	\$65,452	\$55,942	2017	\$12,350	\$48,576	\$60,926	\$54,792				
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2007</td> <td>6187</td> <td>445</td> <td>\$80,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>380</td> <td>903</td> <td>\$13,400</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1966</td> <td>288</td> <td>901</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2007	6187	445	\$80,000	WD	View Instr	01/1968	380	903	\$13,400	WD	View Instr	01/1966	288	901	\$100	QC	View Instr	<p>2019 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <p>Legal Description</p> <p>LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445</p> <p>Extra Features</p> <p>METAL BUILDING OPEN PORCH</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
07/2007	6187	445	\$80,000	WD	View Instr																				
01/1968	380	903	\$13,400	WD	View Instr																				
01/1966	288	901	\$100	QC	View Instr																				

**Buildings**

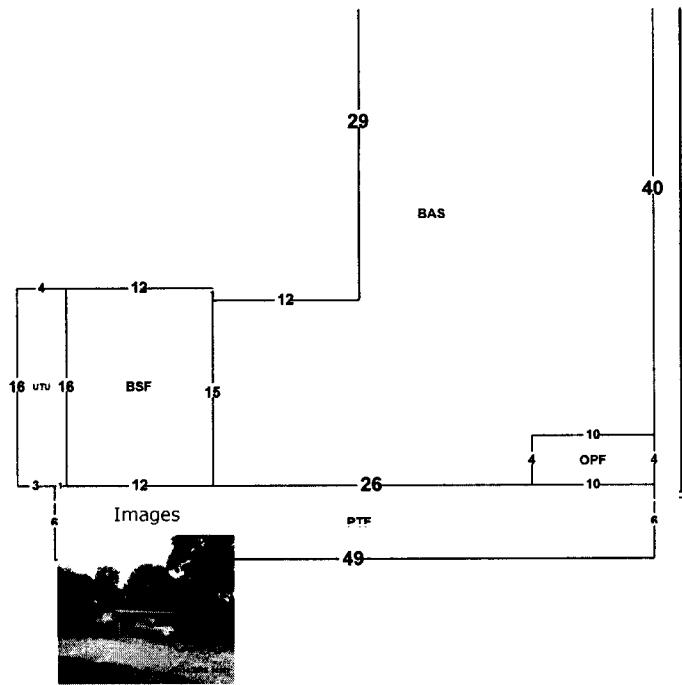
Address: 508 S EDGEWOOD CIR, Year Built: 1957, Effective Year: 1957

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 **Areas - 1786 Total SF**
BASE AREA - 1196
BASE SEMI FIN - 192
OPEN PORCH FIN - 40
PATIO FINISHED - 294
UTILITY UNF - 64



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:04/29/2020 (tc.2530)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020034655 4/29/2020 3:19 PM
OFF REC BK: 8287 PG: 1005 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 03827, 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:

LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073202000 (0221-38)

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

DEWIGHT REDISH and DEBORAH P REDISH

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 February, which is the 1st day of February 2021.**

Dated this 29th day of April 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

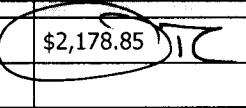
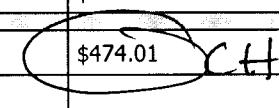


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 073202000 Certificate Number: 003827 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/01/2021"/>	Redemption Date <input type="text" value="05/11/2020"/> 
Months	10	1
Tax Collector	<input type="text" value="\$2,140.49"/>	<input type="text" value="\$2,140.49"/>
Tax Collector Interest	<input type="text" value="\$321.07"/>	<input type="text" value="\$32.11"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$2,467.81"/>	<input type="text" value="\$2,178.85"/> 
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="\$70.05"/>	<input type="text" value="\$7.01"/>
Total Clerk	<input type="text" value="\$537.05"/>	<input type="text" value="\$474.01"/> 
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="\$3,121.86"/>	<input type="text" value="\$2,669.86"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$452.00"/>
Book/Page	<input type="text" value="8287"/>	<input type="text" value="1005"/>

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 003827

Redeemed Date 05/11/2020

Name DEBORAH REDISH 508 S EDGEWOOD CIR PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$537.05
Due Tax Collector = TAXDEED	\$2,467.81 <i>\$2332.86</i>
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

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

CLERK TO THE BOARD OF
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 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: 073202000 Certificate Number: 003827 of 2018

Payor: DEBORAH REDISH 508 S EDGEWOOD CIR PENSACOLA FL 32506 Date 05/11/2020

Clerk's Check #	504631600	Clerk's Total	\$537.05	\$ 2332.86
Tax Collector Check #	1	Tax Collector's Total	\$2,467.81	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received		\$3,121.86

\$2349.86

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Eun H. Hogg
 Deputy Clerk

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 8287, Page 1005, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03827, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 073202000 (0221-38)

DESCRIPTION OF PROPERTY:

LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DEWIGHT REDISH and DEBORAH P REDISH

Dated this 11th day of May 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk





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	CAZENOVIA CREEK FUNDING II LLC PO BOX 54132 NEW ORLEANS, LA 70154	Application date	Apr 02, 2020
Property description	REDISH DEWIGHT & DEBORAH P 508 S EDGEWOOD CIR PENSACOLA, FL 32506 508 S EDGEWOOD CIR 07-3202-000 LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445	Certificate #	2018 / 3827
		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)
# 2018/3827	06/01/2018	595.39	29.77	625.16
→ Part 2: Total*				625.16

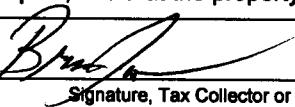
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2019/3606	06/01/2019	593.34	6.25	29.67	629.26
Part 3: Total*					629.26

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)	1,254.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	511.07
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)	2,140.49

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 29th, 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.	28,502.00
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>02/01/2021</u>

INSTRUCTIONS

b625

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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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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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.

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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.

BK: 6187 PG: 448 Last Page

JUL-18-2007 16:32

ESC CO ENVIRON HEALTH

8505956777 P.02

ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1300 WEST GREGORY STREET
PENSACOLA, FL 32501

March 15, 2007



Paul & Tommie S. Quinlan
 c/o First American Title
 4400 Bayou Boulevard, Suite 17E
 Pensacola, FL 32503

RE: Three Bedroom
 Single Family Residence
 508 South Edgewood Circle
 Pensacola, FL 32506
 Parcel ID No: 01-1S-31-1000-055-008

Dear Mr. and Mrs. Quinlan:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on March 14, 2007. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old
- No structural deficiencies were noted.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time. However, with the data available at the time of the inspection, the system was operating properly.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip L. Davies".

Phillip L. Davies
 Environmental Supervisor I

A handwritten signature in black ink, appearing to read "Phillip L. Davies".

PLD/fd/kv
 OSTDS # 07-0241
 Fax To: 484-5538

Buyer(s) acknowledge receipt and acceptance:

A handwritten signature in black ink, appearing to read "John P. R. _____".

TOTAL P.02

File/Case No: 06070012419

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 Ordinances 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.

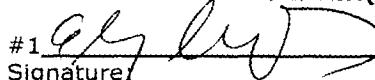
Name of Roadway: 508 S. Edgewood Circle
 Legal Address of 508 S. Edgewood Circle, Pensacola, FL 32506

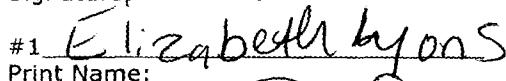
Property:

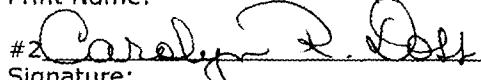
The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed Paul Quinlan and Tommie S. Quinlan
 by: 7458 Gunter Road
 Pensacola, FL 32526

WITNESSES AS TO SELLER(S):

#1 
 Signature:

#1 
 Print Name:

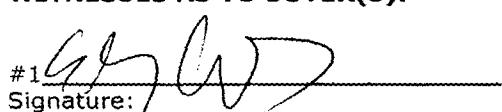
#2 
 Signature:

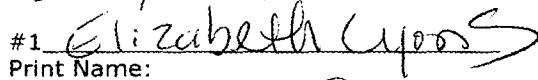
#2 
 Print Name:


 Paul Quinlan


 Tommie S. Quinlan

WITNESSES AS TO BUYER(S):

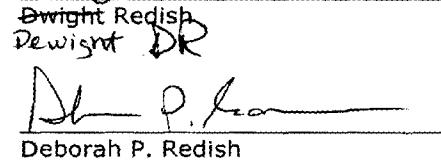
#1 
 Signature:

#1 
 Print Name:

#2 
 Signature:

#2 
 Print Name:


 Dwight Redish
 Dwight DR


 Deborah P. Redish

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

File/Case No: 06070012419

And the said Grantor hereby covenants with the 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 and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Carolyn R. Doss
Witness #1
Print Name: Carolyn R. Doss

Paul Quinlan

Elizabeth Lyons
Witness #2
Print Name: Elizabeth Lyons

Tommie S. Quinlan
Tommie S. Quinlan

State of Florida

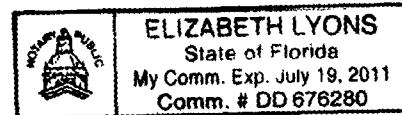
County of Escambia

The foregoing instrument was acknowledged before me this July 23, 2007 by Paul Quinlan and Tommie S. Quinlan, who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Elizabeth Lyons
Notary Public

My commission expires:

(Notary Seal)



Recorded in Public Records 07/25/2007 at 08:47 AM OR Book 6187 Page 445,
Instrument #2007070241, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$560.00

35.50
560.00

Prepared by and Return to:
Elizabeth Lyons
LandAmerica Lawyers Title
721 East Gregory Street
Pensacola, FL 32502

Folio/Parcel ID#: 36-2S-30-1000-000-005

File/Case No: 06070012419

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 23rd day of July, 2007,
BETWEEN Paul Quinian and Tommie S. Quinian, husband and wife

whose address is 7458 Gunter Road, Pensacola, FL 32526,
hereinafter called the Grantor, and

Dewight Redish and Deborah P. Redish, husband and wife
whose address is 508 S. Edgewood Circle, Pensacola, FL 32506, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars
(\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the
receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their
heirs and assigns forever, the following described land, situate, lying and being in the County of
Escambia State of Florida to wit:

Lot 5, Fairfax Terrace, a Subdivision of a portion of Section 36, Township 2 South, Range 30 West,
Escambia County, Florida, according to plat filed in Plat Book 4, Page 25 of the records of said
county.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and
assessments for the year of 2007 and subsequent years, which are not yet due and payable.

T S Q
J

PROPERTY INFORMATION REPORT

November 19, 2020

Tax Account #: 07-3202-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 5 FAIRFAX TERRACE PB 4 P 25 OR 6187 P 445

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3202-000 (0221-38)

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: FEB 1, 2021

TAX ACCOUNT #: 07-3202-000

CERTIFICATE #: 2018-3827

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.

DEWIGHT REDISH AND DEBORAH P REDISH
508 S. EDGEWOOD CIRCLE
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 19th day of November, 2020.

PERDIDO TITLE & ABSTRACT, INC.

Michael A. Campbell

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**

November 19, 2020

Tax Account #: 07-3202-000

1. The Grantee(s) of the last deed(s) of record is/are: **DEWIGHT REDISH AND DEBORAH P. REDISH**

By Virtue of Warranty Deed recorded 7/25/2007 – OR 6187/445

2. The land covered by this Report is:
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 #: 07-3202-000

Assessed Value: \$68,318

Exemptions: HOMESTEAD

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 #: 07-3202-000 CERTIFICATE #: 2018-3827

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 18, 2000 to and including November 18, 2020 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: November 19, 2020