### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2000375

To: Tax Collector ofESCA	AMBIA COUNTY,	Florida	
I, JUAN C CAPOTE MIKON FINANCIAL SERVICES, 780 NW 42 AVE #300 MIAMI, FL 33126,	INC. AND OCEAN BANK		
hold the listed tax certificate ar	nd hereby surrender the s	ame to the Tax (	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-1940-000	2018/4693	06-01-2018	LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559
<ul> <li>pay all delinquent an</li> <li>pay all Tax Collector' Sheriff's costs, if appl</li> </ul>	ng tax certificates plus into d omitted taxes, plus inte s fees, property informatio licable.	rest covering the	
Electronic signature on file JUAN C CAPOTE MIKON FINANCIAL SERVIC 780 NW 42 AVE #300 MIAMI, FL 33126		ANK	<u>04-17-2020</u> Application Date
Applicant	t's signature	<del>_</del>	

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)		11.77.84
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		6.2
19.	Total amount to redeem		
Sign I	Date of sale $\frac{9/5}{6}$	5001	
	Signature, Clerk of Court or Designee	<u> </u>	

#### **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

513 R. 07/19

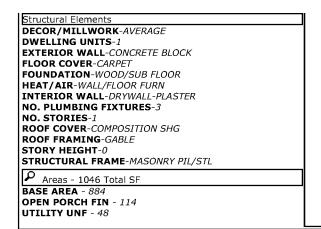
Part 1: Tax Deed	Application Infor	mation						
Applicant Name Applicant Address  JUAN C CAPOTE  MIKON FINANCIAL SERVICES, INC. AND OCEAN  BANK  780 NW 42 AVE #300  MIAMI, FL 33126					Application date		Apr 17, 2020	
Property	TROTTER DAVID	~ <del>~~~</del>			Certif	icate#	2018 / 4693	
description	ption   1720 E BELMONT ST   PENSACOLA, FL 32501				Date	certificate issued	06/01/2018	
	1 GLYNQUIST AVE LT 9 BLK 2 SAUFL 559		TS PB 1 P	89 OR 6997 P	Deed numb	application er	2000375	
	559				Accou	unt number	09-1940-000	
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Column er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Tota (Column 3 + Colum	
# 2018/4693	06/01/2	018		622.67		31.13	6	53.80
						→Part 2: Total*	6	53.80
Part 3: Other Cei	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		Table 1970 of the State of the	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Column 5 Fee Interest		Total (Column 3 + Colum + Column 5)	nn 4
# 2019/4496	06/01/2019		767.84		6.25	38.39	8	12.48
						Part 3: Total*	8	12.48
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)					Edil Victoria
Cost of all cert	ificates in applicant's	possessio	n and othe			l by applicant f Parts 2 + 3 above)	1,4	66.28
2. Delinquent tax	es paid by the applica	ant						0.00
3. Current taxes p	paid by the applicant						7	13.88
4. Property information report fee and Deed Application Recording and Release Fees 200.						00.00		
						75.00		
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 0.00						0.00		
7. <b>Total Paid</b> (Lines 1-6) 2,555.16						55.16		
I certify the above in have been paid, and	nformation is true and that the property inf	the tax ce	rtificates, ir tatement is	nterest, property attached.	y inform	nation report fee, an	d tax collector's fee	S
0.	//.				E	scambia County , Fl	lorida	
Sign here: Sign	ature, Tax Collector or Desi	anee			Da	ate <u>April 23rd, 2</u>	2020	
يا الواحر		gcc						

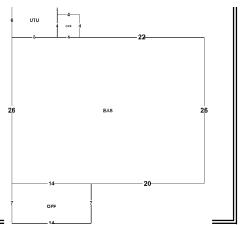
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Real Estate Search Tangible Property Search Sale List

Printer Friendly Version **Assessments** General Information Year Land Imprv Total Cap Val Reference: 391S313340009002 2019 \$41,333 \$9,025 \$32,308 \$41,333 091940000 Account: 2018 \$9,025 \$30,000 \$39,025 \$39,025 Owners: TROTTER DAVID 2017 \$9,025 \$19,929 \$28,954 \$28,954 1720 E BELMONT ST Mail: PENSACOLA, FL 32501 Situs: 1 GLYNQUIST AVE 32526 **Disclaimer** SINGLE FAMILY RESID 🔑 Use Code: Taxing **Tax Estimator** COUNTY MSTU Authority: Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Exemption Online** Sales Data Official 2019 Certified Roll Exemptions Records Sale Date Book Page Value Type (New Window) 04/03/2013 6997 559 \$28,900 WD View Instr 02/04/2013 6974 1423 \$17,100 WD View Instr 02/17/2012 6872 1116 \$100 WD View Instr **Legal Description** 02/02/2012 6817 864 \$100 CT View Instr LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559 11/01/2007 6247 839 \$65,000 WD View Instr 01/2004 5325 766 \$49,000 WD View Instr 02/1992 3121 108 \$100 WD View Instr 06/1991 3049 523 \$30,000 WD View Instr 06/1991 3029 337 \$30,000 WD View Instr **Extra Features** Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Parcel **Launch Interactive Map** Information Section Map Id: 39-1S-31-2 Approx. Acreage: 0.1866Zoned: 🔑 HDMU Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data Buildings Address:1 GLYNQUIST AVE, Year Built: 1944, Effective Year: 1944





Images



6/13/13

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:05/04/2020 (tc.53164)





# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 091940000 Certificate Number: 004693 of 2018

Redemption No Y	oplication Date 04/17/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/05/2021	Redemption Date 05/11/2020
Months	12	1
Tax Collector	\$2,555.16	\$2,555.16
Tax Collector Interest	\$459.93	\$38.33
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,021.34	\$2,599.74
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$84.06	\$7.01
Total Clerk	\$551.06	\$474.01
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,689.40	\$3,090.75
	Repayment Overpayment Refund Amount	\$598.65
Book/Page		

#### 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 004693 Redeemed Date 05/11/2020

Name LINDA TROTTER 6779 OLD STATION DR WEST CHESTER OH 45069

Clerk's Total = TAXDEED	\$551,06 \$ 2753.75
Due Tax Collector = TAXDEED	\$3,021.34
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 COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS **OPERATIONAL SERVICES PROBATE** TRAFFIC



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

# BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

## PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: 091940000 Certificate Number: 004693 of 2018

Payor: LINDA TROTTER 6779 OLD STATION DR WEST CHESTER OH 45069 Date 05/11/2020

Clerk's Check #	33096927	Clerk's Total	\$\$5 <b>1</b> .06	\$ 2753
Tax Collector Check #	1	Tax Collector's Total	\$3,021.34	
		Postage	\$60.00	AND
The state of the s		Researcher Copies	\$4 <b>\(\rho.\right)</b> 00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
	inima di sina di 1900 (1904). Cin di 1900 (1900) (1900) (1900) (1900) (1900) (1900) (1900) (1900) (1900) (1900)	Total Received	<del>\$3,689.40</del>	

\$2770.75

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020037830 5/11/2020 2:37 PM
OFF REC BK: 8293 PG: 1843 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04693, 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 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 091940000 (0421-07)

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

#### DAVID TROTTER

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 11th 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.

COUNTY TO

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 INST# 2020037834 5/11/2020 2:40 PM OFF REC BK: 8293 PG: 1868 Doc Type: RTD

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

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8293, Page 1843, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04693, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 091940000 (0421-07)

**DESCRIPTION OF PROPERTY:** 

LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W** 

NAME IN WHICH ASSESSED: DAVID TROTTER

Dated this 11th day of May 2020.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign h	nere: Date of sale 04/05/2021 Signature, Clerk of Court or Designee

## INSTRUCTIONS +6.25

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

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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



## **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	Appli	cation Infor	nation						
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126					Application date		i	Apr 17, 2020
Property description	TROTTER DAVID 1720 E BELMONT ST PENSACOLA, FL 32501					Certi	ficate #		2018 / 4693
	1 GLYNQUIST AVE 09-1940-000						06/01 <i>/</i> 2018		
Part 2: Certificat	es Ow	ned by Appl	icant and	d Filed w	ith Tax Deed	Appli	cation		:
Column 1 Certificate Numbe	er	Column Date of Certific	_	_	olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2018/4693		06/01/20	)18		622.67			31.13	653.80
				,=13			→Part 2:	Total*	653.80
Part 3: Other Ce	rtificat	es Redeeme	d by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Da	column 2 te of Other tificate Sale	Face A	ımn 3 mount of certificate	t of Tay Collector's Eas		Column 5 Interest		Total (Column 3 + Column 4 + Column 5)
# 2019/4496	06	6/01/2019		767.84		6.25		38.39	812.48
							Part 3:	Total*	812.48
Part 4: Tax Colle	ector C	ertified Am	ounts (Li	nes 1-7)					
1. Cost of all cert	ificates	in applicant's	possessio	n and othe			d by applica of Parts 2 + 3		1,466.28
2. Delinquent tax	es paid	by the applica	nt		***				0.00
3. Current taxes	paid by	the applicant							713.88
4. Property inform	4. Property information report fee 200.00							200.00	
5. Tax deed application fee 175.0						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) 2,555.16									
I certify the above in have been paid, and						y infon	mation repor	t fee, an	d tax collector's fees
2	1						Escambia	a, Florid	a
Sign here: Sign:	atulie, Tax	Collector or Desig	nee	<del></del>		C	ate <u>July</u>	31st, 2	020

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



#### PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

TAX ACCOUNT !!

SCC	)TT	LUNSF	ORD,	ESCAMBIA	COUNTY	TAX C	OLLECTOR
-----	-----	-------	------	----------	--------	-------	----------

00 10 10 000

TAX ACCOUNT #: _	<u>09-1940-000</u>	CERTIFICAT	E#:2018-469	<u> </u>
THIS REPORT IS NO	OT TITLE INSURANCE. T	HE LIABILITY FOR ERRO	RS OR OMISSION	IS IN THIS

CED TIELS A TEL II

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: December 30, 2000 to and including December 30, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,

As President

Dated: January 11, 2021

#### PROPERTY INFORMATION REPORT

#### **CONTINUATION PAGE**

January 11, 2021

Tax Account #: 09-1940-000

- 1. The Grantee(s) of the last deed(s) of record is/are: **DAVID TROTTER** 
  - By Virtue of Warranty Deed recorded April 4, 2013 Official Records Book 6997 Page 559.
- 2. The land covered by this Report is: SEE EXHIBIT "A"
- **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 #: 09-1940-000 Assessed Value: \$44,616 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.

State of **FLORIDA** County of ESCAMBIA

#### ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Fursuant to Escambia County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. ESCAMBIA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.

Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of said Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosures shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Glynquish

LEGAL ADDRESS OF PROPERTY: 1 Glynquist Avenue, Pensacola, Florida 32526

PARCEL I.D. NUMBER: 391S31-3340-009-002

The County (X) Has Accepted (na) Has Not Accepted the Abutting Roadway for (na) Dirt (X) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Escambia County, Florida, on this 3rd day of April 2013.

David Trotter

STATE OF COUNTY OF **FLORIDA ESCAMBIA** 

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of April 2013 by Vera Kuznetsova, a married woman who is either personally known to me or who produced a driver's license as identification.

(SEAL)

KAREN S. MCCLAMMY MY COMMISSION # EE 122090 EXPIRES: November 21, 2015 Bended Thru Notary Public Underwriters

KARENS, MCOLAMMY

MY COMMISSION # EE 1220 MY CLAMMISSIUN IT EE 12209U EXPIRES. November 21, 2015 Bonded Thru Notery Proc. - Underwriters Print Name My Commission Expires:

Notary Public

STATE OF

**FLORIDA** COUNTY OF **ESCAMBIA** 

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of April 2013 by David Trotter, an unmarried man who is either personally known to me or who produced a driver's license as identification

(SEAL)

Nota Public Print Name:

My Commission Expires:

Recorded in Public Records 04/04/2013 at 09:58 AM OR Book 6997 Instrument #2013023335, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$202.30

.WDI2-woH/S - 13-032801 Sales Price: \$28,900.00

Rec Doc 202.30

Prepared by: Karen McClammy, an employee of Citizens Title Group, Inc., 7139 - B North 9th Avenue Pensacola Florida 32504 Incident to the issuance of a title insurance policy.

Fle Number: 13-032801

Parcel ID #: 391831-3340-009-002

### WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated April 03, 2013 by Vera Kuznetsova, a married woman, whose post office address is 6390 Duquesne Drive Pensaocola, Fl 32504 hereinafter called the GRANTOR, to David Trotter, an unmarried man whose post office address is 1720 E. Belmont Street Pensacola, Fl 32501 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Lot 9, Block 2, Saufley Heights, a Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 89, of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

STATE OF **FLORIDA** COUNTY OF **ESCAMBIA** 

Withess Print Name:

THE FOREGOING INSTRUMENT was acknowledged before me this April 03, 2013 by Vera Kuznetsova, a married woman who is either personally known to me or who produced a driver's license as identification.

(SEAL)

Print Name: dy Commission Expires:

Notary Pull

KARENS, MCCLAMMY MY COMMISSION # EE 122090 EXPIRES: November 21, 2015
Bended Time Notary Public Underwriters

#### PROPERTY INFORMATION REPORT

**January 11, 2021** 

Tax Account #: 09-1940-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 9 BLK 2 SAUFLEY HEIGHTS PB 1 P 89 OR 6997 P 559

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 09-1940-000 (0421-07)

### 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 SEAR	RCH FOR TDA
TAX DEED SALE DATE:	
TAX ACCOUNT #:	09-1940-000
CERTIFICATE #:	2018-4693
those persons, firms, and/or agenci	2, Florida Statutes, the following is a list of names and addresses of ies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax deed
YES NO	
· ·	cola, P.O. Box 12910, 32521 unty, 190 Governmental Center, 32502 0_ tax year.
DAVID TROTTER	DAVID TROTTER
1720 E. BELMONT ST PENSACOLA, FL 32501	1 GLYNQUIST AVE PENSACOLA, FL 32526
Certified and delivered to Escambi	ia County Tax Collector, this 11th day of January 2021.
PERDIDO TITLE & ABSTRACT,	, INC.
BY: Michael A. Campbell, As It's P	President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.