# **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2000507

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, PLEASANT VALLEY CAPI US BANK % PLEASANT V. PO BOX 645040 CINCINNATI, OH 45264- hold the listed tax certifica	ALLEY CAPITAL LLC - 18 5040,	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
10-3518-032	2018/5916	06-01-2018	UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946
	taxes, if due and tanding tax certificates plus in	nterest not in my p	possession, and
<ul> <li>pay all delinque</li> </ul>	ent and omitted taxes, plus in	terest covering the	e property.
<ul> <li>pay all Tax Colle Sheriff's costs, i</li> </ul>		tion report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the tax sale of which are in my possess	• •	ation is based and	I all other certificates of the same legal description
Electronic signature on PLEASANT VALLEY COUS BANK % PLEASAN PO BOX 645040 CINCINNATI, OH 452	APITAL LLC - 18 IT VALLEY CAPITAL LLC - 1	8	04-21-2020 Application Date

Applicant's signature

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
	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	6.25
19.	Total amount to redeem	
Sign h	nere: Date of sale Date of sale	)21

### **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.

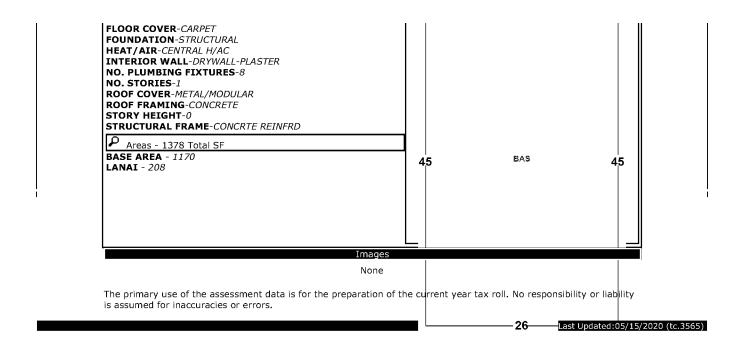
# **CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	Арр	lication Infor	mation					
Applicant Name Applicant Address	US E	ASANT VALLE BANK % PLEAS BOX 645040 CINNATI, OH	SANT VALI	EY CAPIT	FAL LLC - 18	Appl	cation date	Apr 21, 2020
Property	1	THEY LISA JOY				Certi	ficate #	2018 / 5916
description	1 333 GEITH MET MINT ENGE ITE					Date	certificate issued	06/01/2018
	ATLANTA, GA 30312 14511 PERDIDO KEY DR 506 UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT			Deed application number		2000507		
		OMMON ELEM				Account number		10-3518-032
Part 2: Certificate	es O	wned by App	icant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	er	Columr Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5916		06/01/20	)18		3,948.19		197.41	4,145.60
							→Part 2: Total*	4,145.60
Part 3: Other Cei	rtifica	ates Redeeme	d by Apı	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	1	Column 2 Date of Other ertificate Sale	Face A	ımn 3 mount of Certificate	column 4  Tax Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/5668	(	06/01/2019		5,383.27		6.25	269.16	5,658.68
				'			Part 3: Total*	5,658.68
Part 4: Tax Colle	ector	Certified Am	ounts (Li	nes 1-7)				
Cost of all cert	ificate	s in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above	9,804.28
2. Delinquent tax	es pai	id by the applica	int					0.00
3. Current taxes	paid b	y the applicant						5,135.46
4. Property inform	nation	report fee and	Deed Appl	ication Red	cording and Rel	ease l	ees	200.00
5. Tax deed appli	icatior	n fee						175.00
6. Interest accrue	ed by t	tax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Instr	ructions, page 2)	0.00
7.						То	tal Paid (Lines 1-6)	15,314.74
I certify the above in have been paid, and		1				y infor	mation report fee, ar	nd tax collector's fees
			/			Ē	Escambia County, F	lorida
Sign here:	atrice T	ax Collector or Desi	anee				Date <u>May 12th, 2</u>	2020_
Sign,	prust, I	an conceion of Desi	900					

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

<u>Back</u>

Printer Friendly Version

Reference: 143S321017016001 Account: 103518032 Owners: WATHEY LISA JOY

Mail: UNT 410

395 CENTRAL PARK PLACE NE

ATLANTA, GA 30312

Situs: 14511 PERDIDO KEY DR 506 32507

Use Code: CONDO-RES UNIT P

Taxing COUNTY MSTU Authority:

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Total Year **Imprv** Cap Val 2019 \$0 \$353,850 \$353,850 \$353,850 2018 \$339,066 \$339,066 \$339,066 \$0 2017 \$240,500 \$240,500 \$240,500 \$0

### Disclaimer

## **Tax Estimator**

## > File for New Homestead **Exemption Online**

### Sales Data

Official Records Sale Date Book Page Value Type (New Window) 04/27/2017 7704 946 \$359,000 WD View Instr

04/07/2017 7692 1215 \$100 WD View Instr 01/25/2017 7657 879 \$100 WD View Instr 03/31/2010 6592 1082 \$100 WD View Instr 03/2006 5862 307 \$685,000 WD View Instr 01/2005 5565 29 \$510,000 WD View Instr

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

### 2019 Certified Roll Exemptions

### Legal Description

UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

# Extra Features

# Information

Section Map Id: 34-3S-32

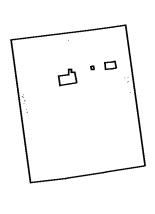
Approx. Acreage: 2.5198

Zoned: 🔑 CC-PK

Evacuation & Flood Information Open Report









**Launch Interactive Map** 

View Florida Department of Environmental Protection(DEP) Data

### **Buildings**

Address:14511 PERDIDO KEY DR 506, Year Built: 2004, Effective Year: 2004

Structural Elements

**DECOR/MILLWORK-**ABOVE AVERAGE **DWELLING UNITS-1 EXTERIOR WALL-PRECAST PAN/CON** 

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020047792 6/15/2020 12:10 PM
OFF REC BK: 8313 PG: 302 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That PLEASANT VALLEY CAPITAL LLC - 18 US BANK holder of Tax Certificate No. 05916, 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:

UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W** 

TAX ACCOUNT NUMBER 103518032 (0621-43)

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

### LISA JOY WATHEY

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 June, which is the **7th day** of **June 2021.** 

Dated this 15th day of June 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.

COMPT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg
Deputy Clerk

Par	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 f	Sign here:  Date of sale 06/07/2021  Signature, Clerk of Court or Designee					

# INSTRUCTIONS + 625

### 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.

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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	App	lication Infor	mation					
Applicant Name Applicant Address	US E	ASANT VALLE BANK % PLEAS BOX 645040 CINNATI, OH	SANT VALI	LEY CAPIT	「AL LLC - 18	Application date		Apr 21, 2020
Property description	WATHEY LISA JOY UNT 410 395 CENTRAL PARK PLACE NE ATLANTA, GA 30312 14511 PERDIDO KEY DR 506 10-3518-032 UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946				Certificate #		2018 / 5916	
				Date certificate issued		06/01/2018		
Part 2: Certificat	es Ov	wned by App	licant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5916		06/01/20	018		3,948.19		197.41	4,145.60
							→Part 2: Total*	4,145.60
Part 3: Other Cei	rtifica	ites Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	D	Column 2 Date of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's Fee		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/5668	C	06/01/2019		5,383.27		6.25 269.16		5,658.68
						·	Part 3: Total*	5,658.68
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	ines 1-7)		72.53		
Cost of all certi	ificate	s in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	9,804.28
2. Delinquent tax	es pai	d by the applica	ant					0.00
3. Current taxes ;	paid by	y the applicant						5,135.46
4. Property inform	nation	report fee						200.00
5. Tax deed appli	cation	fee						175.00
6. Interest accrue	d by t	ax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Insti	uctions, page 2)	0.00
7.						То	tal Paid (Lines 1-6)	15,314.74
I certify the above in have been paid, and	forma	ation is true and the property inf	the tax ce	rtificates, in	nterest, property attached.	infor	mation report fee, an	d tax collector's fees
00	1						Escambia, Florida	a
Sign here: Signs	ature, Ta	ax Collector or Desi	gnee			Date .	August 26th, 202	20
			•	Court by 10 da	avs after the date sid	ned S	See Instructions on Pag	e 2





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

Tax Deed - Redemption Calculator
Account: 103518032 Certificate Number: 005916 of 2018

Redemption Yes >	Application Date 04/21/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 06/07/2021	Redemption Date 02/05/2021
Months	14	10
Tax Collector	\$15,314.74	\$15,314.74
Tax Collector Interest	\$3,216.10	\$2,297.21
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$18,537.09	\$17,618.20
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	\$98.07	\$70.05
Total Clerk	\$565.07	\$537.05 X
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	\$19,219.16	\$18,172.25
	Repayment Overpayment Refund Amount	\$1,046.91
Book/Page	8313	302

## **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 005916 Redeemed Date 02/05/2021

Name LISA WATHLEY 14511 PERDIDO KEY DR 506 PENSACOLA FL 32507

***************************************	
Clerk's Total = TAXDEED	\$565,07 17,835.25
Due Tax Collector = TAXDEED	\$18,537.09
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 D	)ue	Payee Name
		5 h 18.0		4 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /		1.0

#### **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: 103518032 Certificate Number: 005916 of 2018

Payor: LISA WATHLEY 14511 PERDIDO KEY DR 506 PENSACOLA FL 32507 **Date** 02/05/2021

Clerk's Check # 1	Clerk's Total	\$569.07 17,835 2
Tax Collector Check # 1	Tax Collector's Total	\$18,537.09
	Postage	\$60.00
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	<del>\$19,179.16</del>

17,852.25

**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# 2021013811 2/5/2021 3:06 PM
OFF REC BK: 8460 PG: 1077 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 8313, Page 302, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05916, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 103518032 (0621-43)

**DESCRIPTION OF PROPERTY:** 

UNIT 506 WINDEMERE CONDO ALSO A 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W** 

NAME IN WHICH ASSESSED: LISA JOY WATHEY

Dated this 5th day of February 2021.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

07/30/2008 Reg. Agent Change	View image in PDF format
05/14/2007 ANNUAL REPORT	View image in PDF format
05/08/2006 ANNUAL REPORT	View image in PDF format
04/21/2005 ANNUAL REPORT	View image in PDF format
09/10/2004 Domestic Non-Profit	View image in PDF format

- Florid i Department of State, Division of Corporations

Title Director

CALDWELL, THOMAS 1118 Means Farm Rd Garland, TX 75044

Title President

VAN VLIET, BRUCE 3152 Hembree Trace Drive Marietta, GA 30062

Title Secretary

SCHINDLER, DIANNE 401 13th St NE Washington, DC 20002

Title VP

GUINN, SCOTT 206 K ST MONROE, LA 71201

## **Annual Reports**

Report Year	Filed Date
2019	01/10/2019
2020	02/13/2020
2021	01/22/2021

# <u>Document Images</u>

•	
01/22/2021 ANNUAL REPORT	View image in PDF format
02/13/2020 ANNUAL REPORT	View image in PDF format
01/10/2019 ANNUAL REPORT	View image in PDF format
01/17/2018 ANNUAL REPORT	View image in PDF format
03/03/2017 ANNUAL REPORT	View image in PDF format
12/22/2016 AMENDED ANNUAL REPORT	View image in PDF format
04/15/2016 ANNUAL REPORT	View image in PDF format
06/29/2015 - AMENDED ANNUAL REPORT	View image in PDF format
02/23/2015 ANNUAL REPORT	View image in PDF format
06/04/2014 - AMENDED ANNUAL REPORT	View image in PDF format
01/09/2014 ANNUAL REPORT	View image in PDF format
01/25/2013 ANNUAL REPORT	View image in PDF format
01/18/2012 ANNUAL REPORT	View image in PDF format
01/05/2011 ANNUAL REPORT	View image in PDF format
02/18/2010 ANNUAL REPORT	View image in PDF format
04/23/2009 ANNUAL REPORT	View image in PDF format
11/20/2008 - Reg. Agent Change	View image in PDF format
10/24/2008 ANNUAL REPORT	View image in PDF format

3/25/2021



Department of State / Division of Corporations / Search Records / Search by Entity Name /

# **Detail by Entity Name**

Florida Not For Profit Corporation
THE WINDEMERE OWNERS' ASSOCIATION, INC.

### **Filing Information**

 Document Number
 N04000008774

 FEI/EIN Number
 20-1602495

 Date Filed
 09/10/2004

 Effective Date
 09/10/2004

State FL

Status ACTIVE

Principal Address

14511 PERDIDO KEY DRIVE PENSACOLA, FL 32507

Changed: 04/21/2005

**Mailing Address** 

C/O PERDIDO SAND REALTY, INC

5615 BAUER ROAD PENSACOLA, FL 32507

Changed: 12/22/2016

Registered Agent Name & Address

Moorhead Real Estate Law Group

127 PALAFOX PL

SUITE 200

PENSACOLA, FL 32502

Name Changed: 02/13/2020

Address Changed: 02/13/2020

Officer/Director Detail

Name & Address

Title Treasurer

HERNDON, WILLIAM 124 GOLF TERRACE DRIVE STOCKBRIDGE, GA 30281

OR BK 5540 PG1527 Escambia County, Florida INSTRUMENT 2004-311606

# "DECLARATION OF CONDOMINIUM FOR WINDEMERE, A CONDOMINIUM"

THIS DECLARATION OF CONDOMINIUM ("Declaration") is made, pursuant to Chapter 718, Florida Statutes, for the purpose of submitting the land herein described and improvements constructed thereon to a condominium form of ownership to be known as Windemere, a Condominium ("Windemere"). This Declaration is made by Destination, Inc., a Florida Corporation (the "Developer") as of the date set forth on the signature page hereof.

### ARTICLE I. DEFINITION OF TERMS.

The terms used herein and within the Articles of Incorporation, Bylaws and Rules and Regulations of Windemere Owners' Association, Inc., shall have the meaning stated in the Condominium Act in relation to this condominium and as follows, unless the context otherwise requires. Where these definitions conflict with the Act, the definition expressly provided in the Act shall control in interpreting this Declaration.

- 1. <u>Associated Commercial Parcels</u>: Means the parcels identified and described in Exhibit I to this Declaration. Said Associated Commercial Parcel is excepted from the land submitted to condominium ownership.
- 2. <u>Associated Commercial Parcels Easement and Reservation</u>: Means the instrument attached as Exhibit I which provides for easements and shared use of the common elements in favor of the Associated Commercial Parcels.
- 3. <u>Association</u>: Association, as the term is used in these condominium documents, refers to Windemere Owners' Association, Inc., a Florida corporation not for profit, and its successors and assigns, as provided in the Condominium Act.
  - 4. Board of Directors or Board: The board of directors for the Association.
  - 5. Bylaws: Bylaws of the Association specified above, as they exist from time to time.
- 6. <u>Common Expenses</u>: Common expenses, as the term is used in these condominium documents, means the expense for which the Unit Owners are liable to the Association and shall include, but not be limited to, expenses of administration of Windemere; expense of maintenance, operation and repair or replacement of the Common Property; any valid charge against the condominium as a whole; taxes imposed upon the Common Property by governmental bodies having jurisdiction over Windemere; and the expenses declared to be common expenses by the provisions of the Condominium Documents, as same may be amended, from time to time, in accordance with the provisions thereof.
- 7. Common Property: Common Property is that which Florida Statutes defines as "common elements" and which paragraph 17 below defines as Limited Common Elements and shall mean and comprise all the real property, improvements and facilities to Windemere, including all parts of the buildings other than the Units and Associated Commercial Parcels as same are herein defined, and shall include easements through Units and Associated Commercial Parcels for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility service to Units and Commercial Parcels and easements of support in every portion of the Units and Associated Commercial Parcels which

WINDEMERE

BK: 7704 PG: 947 Last Page

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

Signed, sealed and delivered in our presence:

Witness Name:

MILA

Witness Name:

David D. Cahoon

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this personally known to me or what has produced \_\_\_\_\_\_\_

day of April, 2017, by **David P. Cahoon**, he (\_\_) is as identification.

Notary Public

Printed Name:

My Commission Expires:

MARY RIDDLE
Notary Public - State of Florida
My Comm. Expires Feb 17, 2018
Commission # FF 67170

Warranty Deed -- Page 2

Recorded in Public Records 5/1/2017 1:13 PM OR Book 7704 Page 946, Instrument #2017031929, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$2,513.00

Prepared by and return to:
R. Jeffrey Boll
Coastal Land Title, LLC
14620 Perdido Key Drive, Ste. 100
Pensacola, FL 32507

File Number: P00359

(Space Above This Line For Recording Data)

# **Warranty Deed**

This Warranty Deed made this 28th day of April, 2017, between David P. Cahoon, a single man, whose post office address is 11529 Gulf Beach Hwy, Pensacola, FL 32507, grantor, and

Lisa Joy Wathey, an unmarried woman, whose post office address is 395 Central Park Place NE, Unit 410, Atlanta, GA 30312, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THREE HUNDRED FIFTY NINE THOUSAND AND 00/100 DOLLARS (U.S. \$359,000.00) 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 the Escambia County, Florida, to-wit:

Unit 506, Windemere, a condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 5540, Page 1525, all of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements, if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

Parcel Identification Number: 14-3S-32-1017-016-001

The above described property IS NOT the homestead of the Grantor.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

Warranty Deed - Page I

# PROPERTY INFORMATION REPORT

March 25, 2021

Tax Account #: 10-3518-032

# LEGAL DESCRIPTION EXHIBIT "A"

UNIT 506 WINDEMERE CONDO ALSO 0.92% INT IN COMMON ELEMENTS OR 7704 P 946

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3518-032 (0621-43)

# 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: JUN 7, 2021 TAX ACCOUNT #: 10-3518-032 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. LISA JOY WATHEY LISA JOY WATHEY 395 CENTRAL PARK PLACE NE **14511 PERDIDO KEY DR 506** ATLANTA, GA 30312 PENSACOLA, FL 32506 THE WINDEMERE OWNERS' THE WINDEMERE OWNERS' ASSOCIATION, INC. ASSOCIATION, INC. 14511 PERDIDO KEY DR. C/O PERDIDO SAND REALTY, INC.

> 5615 BAUER ROAD PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 25th day of March, 2021.

PERDIDO TITLE & ABSTRACT, INC.

PENSACOLA, FL 32507

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**

March 25, 2021

Tax Account #:

- 1. The Grantee(s) of the last deed(s) of record is/are: LISA JOY WATHEY
  - By Virtue of Warranty Deed recorded 5/1/2017 OR 7704/946
- 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. None
- 4. Taxes:

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

Tax Account #: 10-3518-032 Assessed Value: \$374,400 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): THE WINDEMERE OWNERS' ASSOCIATION, INC. AKA WINDEMERE OWNERS' ASSOCIATION, INC.

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 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: March 24, 2001 to and including March 24, 2021 Abstractor: Vicki Campbell

Michael A. Campbell, As President

BY

Dated: April 2, 2021