

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-24

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	LIEGE TAX LIENS LLC 18 US BANK % LIEGE TAX LIENS 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020		
Property description	TRACY CHRISTOPHER S TRACY JAN E 16470 PERDIDO KEY DR #A33 PENSACOLA, FL 32507 16470 PERDIDO KEY DR BLDG A UNIT 33 UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON ELEMENTS OR 7209 P 1563	Certificate #	2018 / 6113		
		Date certificate issued	06/01/2018		
		Deed application number	2000488		
		Account number	10-4625-555		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2018/6113	06/01/2018	1,912.45	95.62	2,008.07	
<b>→Part 2: Total*</b>				<b>2,008.07</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2019/5823	06/01/2019	2,566.50	6.25	128.33	2,701.08
<b>Part 3: Total*</b>					<b>2,701.08</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					4,709.15
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					2,306.51
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
<b>7. Total Paid (Lines 1-6)</b>					<b>7,390.66</b>
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____				Escambia County, Florida	
Signature, Tax Collector or Designee				Date <u>May 7th, 2020</u>	

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 here: _____ Date of sale <u>06/07/2021</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000488

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

LIEGE TAX LIENS LLC 18  
US BANK % LIEGE TAX LIENS 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
10-4625-555	2018/6113	06-01-2018	UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON ELEMENTS OR 7209 P 1563

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  
LIEGE TAX LIENS LLC 18  
US BANK % LIEGE TAX LIENS 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

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

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	064S322010033001
<b>Account:</b>	104625555
<b>Owners:</b>	TRACY CHRISTOPHER S TRACY JAN E
<b>Mail:</b>	16470 PERDIDO KEY DR #A33 PENSACOLA, FL 32507
<b>Situs:</b>	16470 PERDIDO KEY DR BLDG A UNIT 33 32507
<b>Use Code:</b>	CONDO-RES UNIT
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$0	\$153,900	\$153,900	\$153,900
2018	\$0	\$155,952	\$155,952	\$155,952
2017	\$0	\$111,000	\$111,000	\$111,000

**Disclaimer**

---

**Tax Estimator**

---

**> File for New Homestead Exemption Online**

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
10/11/2017	7791	1478	\$171,000	WD	<a href="#">View Instr</a>
08/06/2014	7209	1563	\$145,000	WD	<a href="#">View Instr</a>
06/01/2009	6505	278	\$100	TR	<a href="#">View Instr</a>
11/26/2007	6255	1278	\$175,000	WD	<a href="#">View Instr</a>

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

2019 Certified Roll Exemptions
None

Legal Description
UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON ELEMENTS OR 7791 P 1478

Extra Features
None

**Parcel Information**

[Launch Interactive Map](#)

**Section Map Id:**  
06-4S-32

**Approx. Acreage:**  
4.2098

**Zoned:**   
CONSULT ZONING AUTHORITY


**Evacuation & Flood Information**  
[Open Report](#)

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

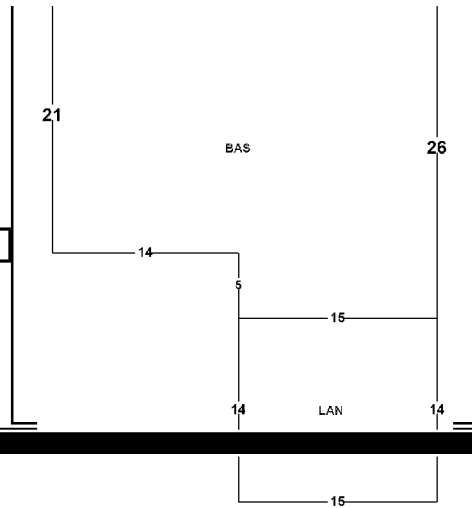
**Buildings**

Address:16470 PERDIDO KEY DR BLDG A UNIT 33, Year Built: 1979, Effective Year: 1979	
<b>Structural Elements</b>	
DECOR/MILLWORK-ABOVE AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-SIDING-LAP.AAVG	

**FLOOR COVER-CARPET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD BEAMS&COL**

 Areas - 906 Total SF

**BASE AREA - 684**  
**LANAI - 210**  
**UTILITY UNF - 12**



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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LIEGE TAX LIENS LLC 18 US BANK** holder of **Tax Certificate No. 06113**, 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 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON ELEMENTS OR 7209 P 1563**

**SECTION 06, TOWNSHIP 4 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104625555 (0621-24)**

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

**CHRISTOPHER S TRACY and JAN E TRACY**

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily 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 8313, Page 199, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06113, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **104625555 (0621-24)**

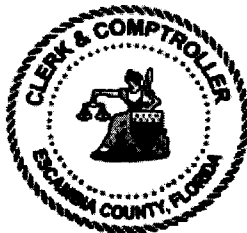
DESCRIPTION OF PROPERTY:

**UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON  
ELEMENTS OR 7209 P 1563**

**SECTION 06, TOWNSHIP 4 S, RANGE 32 W**

NAME IN WHICH ASSESSED: CHRISTOPHER S TRACY and JAN E TRACY

Dated this 8th day of July 2020.



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: 104625555 Certificate Number: 006113 of 2018**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	<input type="text" value="06/07/2021"/>	Redemption Date	<input type="text" value="07/08/2020"/>
Months	14			3	
Tax Collector	<input type="text" value="\$7,390.66"/>			<input type="text" value="\$7,390.66"/>	
Tax Collector Interest	\$1,552.04			\$332.58	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$8,948.95			\$7,729.49	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	-
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	-
App. Fee Interest	\$98.07			\$21.02	
Total Clerk	\$565.07			\$488.02	C.H.
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	\$9,631.02			\$8,234.51	-120-200
		Repayment Overpayment Refund Amount		\$1,396.51	<u>\$7,914.51</u>
Book/Page	<input type="text" value="8313"/>			<input type="text" value="199"/>	



**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: 104625555 Certificate Number: 006113 of 2018**

**Payor: CHRISTOPHER S TRACY 16470 PERDIDO KEY DR BLDG A UNIT 33 PENSACOLA, FL  
32507 Date 07/08/2020**

Clerk's Check # 1216411112  
Tax Collector Check # 1

Clerk's Total	<del>\$565.07</del> \$7,897.51
Tax Collector's Total	<del>\$8,948.95</del>
Postage	<del>\$60.00</del>
Researcher Copies	<del>\$0.00</del>
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$9,591.02</del> \$7,914.51

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
Deputy Clerk

**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 006113**

**Redeemed Date 07/08/2020**

**Name** CHRISTOPHER S TRACY 16470 PERDIDO KEY DR BLDG A UNIT 33 PENSACOLA, FL 32507

Clerk's Total = TAXDEED	<del>\$565.07</del>	<b>\$7,897.51</b>
Due Tax Collector = TAXDEED	<del>\$8,948.95</del>	
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	<del>\$0.00</del>	
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



# 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

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	LIEGE TAX LIENS LLC 18 US BANK % LIEGE TAX LIENS 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	TRACY CHRISTOPHER S TRACY JAN E 16470 PERDIDO KEY DR #A33 PENSACOLA, FL 32507 16470 PERDIDO KEY DR BLDG A UNIT 33 10-4625-555 UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON ELEMENTS OR 7209 P 1563	Certificate #	2018 / 6113
		Date certificate issued	06/01/2018

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2018/6113	06/01/2018	1,912.45	95.62	2,008.07
<b>→Part 2: Total*</b>				<b>2,008.07</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2019/5823	06/01/2019	2,566.50	6.25	128.33	2,701.08
<b>Part 3: Total*</b>					<b>2,701.08</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,709.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,306.51
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. <span style="float: right;"><b>Total Paid (Lines 1-6)</b></span>	<b>7,390.66</b>

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

Sign here:  Escambia, Florida  
 Signature, Tax Collector or Designee Date August 26th, 2020

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/07/2021</u>	
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.



**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 #: 10-4625-555 CERTIFICATE #: 2018-6113

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

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

Michael A. Campbell,  
As President  
Dated: March 25, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 25, 2021

Tax Account #: 10-4625-555

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER S. TRACY AND JAN E. TRACY**

**By Virtue of Warranty Deed recorded 10/13/2017 – OR 7791/1478**

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 #: 10-4625-555**

**Assessed Value: \$157,320**

**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): **SUNDOWN RIVERSIDE CONDOMINIUM 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.

**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 #:**   10-4625-555  

**CERTIFICATE #:**   2018-6113  

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.

**CHRISTOPHER S. TRACY**  
**AND JAN E. TRACY**  
**16470 PERDIDO KEY DR. #A33**  
**PENSACOLA, FL 32507**

**SUNDOWN RIVERSIDE CONDOMINIUM**  
**ASSOCIATION, INC.**  
**16470 PERDIDO KEY DR.**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of March, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**March 25, 2021**

**Tax Account #: 10-4625-555**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 33 BLDG A SUNDOWN RIVERSIDE CONDOMINIUM ALSO .014% INT IN COMMON  
ELEMENTS OR 7209 P 1563**



**Recorded in Public Records 10/13/2017 4:09 PM OR Book 7791 Page 1478,  
Instrument #2017079509, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,197.00**

**This Instrument Prepared By:**  
VALERIE A. WATSON, ESQUIRE  
CLARK PARTINGTON  
Post Office Box 13010  
Pensacola, Florida 32591-3010  
CPHLBS Matter No. 171082

TAX PARCEL I.D. No.: 064S322010033001

**WARRANTY DEED**

THIS WARRANTY DEED is made, executed and delivered on the 11th day of October, 2017, by **Patrick Ryan Baldauff and Joyce Ruth Blanchard, husband and wife** (the "Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby bargain, sell, convey, and grant unto **Christopher S. Tracy and Jan E. Tracy, husband and wife** (the "Grantees"), whose address is 16470 Perdido Key Drive #A33, Pensacola, FL 32507, their successors, heirs and assigns forever, the following described real property, situate, lying and being in Escambia County, Florida, and more particularly described on the Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter the "Property").

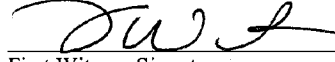
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision, if the Property is in a subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

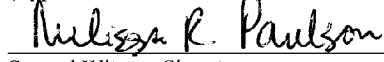
And Grantors hereby covenant with Grantees that Grantors are lawfully seized of an indefeasible estate in fee simple in the Property, and have a good right to convey the same; that it is free of lien or encumbrance; and Grantors hereby fully warrant the title to Property and will defend the same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto made, executed and delivered this deed on this 11th day of October, 2017.

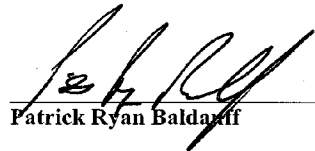
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_


First Witness Signature  
Valerie Watson  
(Type/Print Witness Name)

  
\_\_\_\_\_

Second Witness Signature  
MELISSA R. PAULSON  
(Type/Print Witness Name)

  
\_\_\_\_\_

Patrick Ryan Baldauff

  
\_\_\_\_\_

Joyce Ruth Blanchard

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

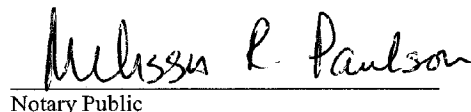
The foregoing instrument was acknowledged before me seal this 11th day of October, 2017, by Patrick Ryan Baldauff and Joyce Ruth Blanchard, who ( ) are personally known to me or who ( ) have produced FLORIDA DRIVERS LICENSES as identification.

NOTARY SEAL

A2827651.DOCX



MELISSA R. PAULSON  
COMMISSION # FF 137642  
EXPIRES: June 30, 2018

  
\_\_\_\_\_

Notary Public

## EXHIBIT "A"

Unit 33, Building # A, of Sundown Riverside, a Condominium, according to the Declaration of Condominium for Sundown Riverside, a Condominium, recorded on May 4, 2009 in Official Records Book 6455, Page 1, of the Public Records of Escambia County, Florida created pursuant to the Plan of Termination of Sundown, a Condominium, Perdido Key, recorded at Official Records Book 6409, Page 118, of Escambia County, Florida, together with the undivided interest in the common elements as described in the Declaration and amendments appurtenant thereto, all in accordance with and subject, however, to all the provisions, covenants and restrictions of said Declaration of Condominium as amended.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

SUNDOWN RIVERSIDE CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N09000003375
<b>FEI/EIN Number</b>	26-4659936
<b>Date Filed</b>	04/02/2009
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

16470 PERDIDO KEY DRIVE  
PENSACOLA, FL 32507

### Mailing Address

16470 PERDIDO KEY DRIVE  
PENSACOLA, FL 32507

### Registered Agent Name & Address

BLANKENSHIP, SUZANNE  
139 E. GOVERNMENT ST  
PENSACOLA, FL 32502

Address Changed: 04/01/2010

### Officer/Director Detail

#### **Name & Address**

Title President

Smith, John  
114 Riverview Rd  
Lafayette, LA 70503

Title Director

Davidson, Robert  
506 Aberdeen Dr  
Lafayette, LA 70508

Title Treasurer

Jeff. Young

3515B Longmire Dr, Ste 235  
College Station, TX 77845

Title VP

Deville, Daniel  
23940 Verot School Rd  
Youngsville, LA 70592

Title Secretary

Vickie Mathis  
16470 PERDIDO KEY DRIVE  
B15  
PENSACOLA, FL 32507

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/18/2019
2020	03/17/2020
2021	01/28/2021

#### Document Images

<a href="#">01/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2009 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>