



# 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

0921-07

**Part 1: Tax Deed Application Information**

<b>Applicant Name</b>	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER	<b>Application date</b>	Aug 17, 2020
<b>Applicant Address</b>	PO BOX 54347 NEW ORLEANS, LA 70154		
<b>Property description</b>	DAILEY JAMES O JR & DAILEY DIANE N 2624 CHAPEL HILL RD SW DECATUR, AL 35603 16470 PERDIDO KEY DR BLDG B UNIT 23 10-4625-564 UNIT 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON ELEMENTS OR 6504 P 237	<b>Certificate #</b>	2018 / 6114
		<b>Date certificate issued</b>	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/6114	06/01/2018	2,867.60	143.38	3,010.98
<b>→Part 2: Total*</b>				<b>3,010.98</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,010.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>3,385.98</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: Candice Lewis Escambia, Florida  
 Signature, Tax Collector or Designee Date August 25th, 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>09/07/2021</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000670

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4625-564	2018/6114	06-01-2018	UNIT 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON ELEMENTS OR 6504 P 237

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-17-2020  
Application Date

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



**Chris Jones**  
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	064S322010023002
<b>Account:</b>	104625564
<b>Owners:</b>	DAILEY JAMES O JR & DAILEY DIANE N
<b>Mail:</b>	2624 CHAPEL HILL RD SW DECATUR, AL 35603
<b>Situs:</b>	16470 PERDIDO KEY DR BLDG B UNIT 23 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
2020	\$0	\$231,340	\$231,340	\$225,471
2019	\$0	\$220,580	\$220,580	\$204,974
2018	\$0	\$225,960	\$225,960	\$186,340

**Disclaimer**

**Tax Estimator**

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

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
06/01/2009	6504	237	\$100	TR	<a href="#">View Instr</a>
08/1992	3225	548	\$70,000	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions
None

Legal Description
UNIT 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON ELEMENTS OR 6504 P 237

Extra Features
None

**Parcel Information**

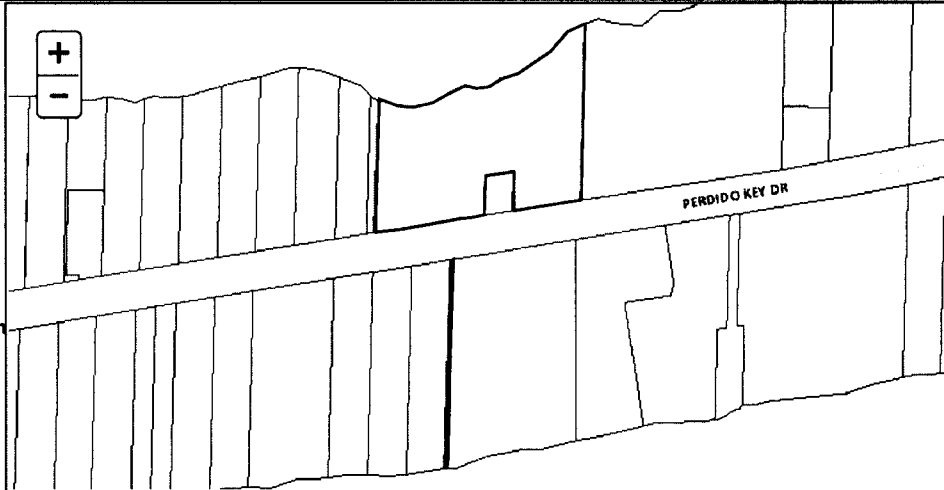
[Launch Interactive Map](#)

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

**Approx. Acreage:**  
4.2098

**Zoned:**   
MDR-PK

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



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

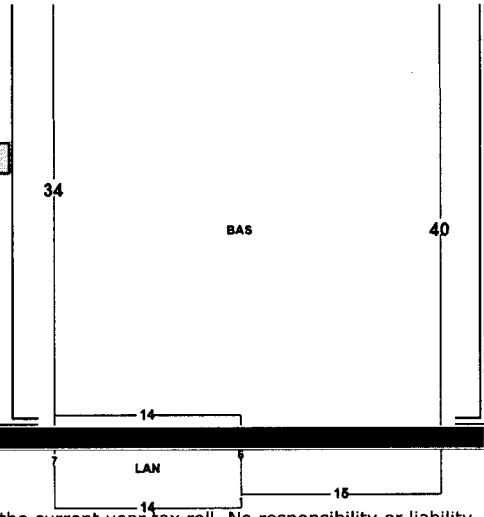
**Buildings**

Address: 16470 PERDIDO KEY DR BLDG B UNIT 23, Year Built: 1980, Effective Year: 1980, PA Building ID#: 122720

Structural Elements
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-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD BEAMS&COL**

**Areas - 1202 Total SF**  
**BASE AREA - 1076**  
**LANAI - 98**  
**UTILITY UNF - 28**



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 **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 06114**, 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 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON ELEMENTS OR 6504 P 237**

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

**TAX ACCOUNT NUMBER 104625564 (0921-07)**

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

**JAMES O DAILEY JR and DIANE N DAILEY**

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** Tuesday in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020088567 10/22/2020 2:44 PM  
OFF REC BK: 8389 PG: 460 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 8388, Page 1348, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06114, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 104625564 (0921-07)

DESCRIPTION OF PROPERTY:

UNIT 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON  
ELEMENTS OR 6504 P 237

SECTION 06, TOWNSHIP 4 S, RANGE 32 W

NAME IN WHICH ASSESSED: JAMES O DAILEY JR and DIANE N DAILEY

Dated this 22nd day of October 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 104625564 Certificate Number: 006114 of 2018**

**Payor: DIANE DAILEY 2624 CHAPEL HILL RD SW DECATUR, AL 35603      Date 10/22/2020**

Clerk's Check #	1	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$4,052.50
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,687.57

*Reduced 3671.82*

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
 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 006114  
 Redeemed Date 10/22/2020**

**Name DIANE DAILEY 2624 CHAPEL HILL RD SW DECATUR, AL 35603**

Clerk's Total = TAXDEED	\$558.07
Due Tax Collector = TAXDEED	\$4,052.50
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

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

## My linda Johnson (COC)

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**From:** Laurin Gray (COC)  
**Sent:** Thursday, October 22, 2020 2:06 PM  
**To:** Emily Hogg (COC); Whitney Coppage (COC); My linda Johnson (COC)  
**Cc:** Heather Mason (COC); Laurin Gray (COC)  
**Subject:** WIRE

 Incoming Money Transfer Credit (195)  3,671.82 3,671.82 0.00 0.00 2010225120

Text

 Create F

WIRE TYPE:WIRE IN DATE:102220 TIME:1326 ET  
TRN:2020102200512005 SNDR REF:20AMH07573DA9F38  
SERVICE REF:20201022MMQFMPNB007096  
RELATED REF:20AMH07573DA9F38  
ORIG:DIANE N DAILEY 2624 CHAPEL HILL RD SW DECATUR AL  
35603 ID:3120147588  
ORG BK:PNC BANK N.A. ID:043000096  
INS BK: ID:  
SND BK:PNC BANK NATIONAL ASSOCIATI ID:043000096  
BNF:FIRST JUDICIAL CIRCUIT 221 PALAOX PLACE SUITE 110  
PENSACOLA FL 32502 US ID:898033991356  
BNF BK: ID:  
PAYMENT DETAILS:  
20AMH07573DA9F38  
/REF/20AMH07573DA9F38

8388/1348

### Laurin Gray, Accounting

Pam Childers, Clerk of the Circuit Court & Comptroller  
First Judicial Circuit, Escambia County  
P.O. Box 333  
Pensacola, FL 32591  
850-595-4126  
[lgray@escambiaclerk.com](mailto:lgray@escambiaclerk.com)  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*



**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 #: 10-4625-564 CERTIFICATE #: 2018-6114

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: August 19, 1992 to and including June 17, 2021

Abstractor: LaChelle Floyd

BY

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

Michael A. Campbell,  
As President  
Dated: June 28, 2021

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

June 28, 2021

Tax Account #: 10-4625-564

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES O. DAILEY JR. AND DIANE N. DAILEY**

**By Virtue of Warranty Deed recorded 08/19/1992 – OR 3225/548 and Trustee’s Deed recorded 09/08/2009 – OR 6504/237**

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) 2017-2020 are delinquent.**

**Tax Account #: 10-4625-564**

**Assessed Value: \$225,471**

**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:**                     SEPT 7, 2021                    

**TAX ACCOUNT #:**                                     10-4625-564                                    

**CERTIFICATE #:**                                     2018-6114                                    

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.

**JAMES O DAILEY JR**  
**DIANE N DAILEY**  
**2624 CHAPEL HILL RD SW**  
**DECATUR, AL 35603**

**JAMES O DAILEY JR**  
**DIANE N DAILEY**  
**16470 PERDIDO KEY DR BLDG B UNIT 23**  
**PENSACOLA, FL 32507**

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

Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> day of June, 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**

**June 28, 2021**

**Tax Account #: 10-4625-564**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 23 BLDG B SUNDOWN RIVERSIDE CONDOMINIUM ALSO .023% INT IN COMMON  
ELEMENTS OR 6504 P 237**

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

**TAX ACCOUNT NUMBER 10-4625-564 (0921-07)**

REC 46-00 511  
DOC \$490.00

3225 PG 548  
1991 H06-45-32-2000-019-001

State of Florida

WARRANTY DEED

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That EUGENE G. EMO, A SINGLE MAN

Grantor,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JAMES O. DATLEY, JR. AND DIANE N. DATLEY, HUSBAND AND WIFE

Grantee, of  
2624 CHAPEL HILL RD. S.W. DECATUR AL. 35603

the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:  
=NLT 23, BUILDING B, PHASE I OF SUNDOWN, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM OF SUNDOWN, A CONDOMINIUM DATED DECEMBER 20, 1979, AND RECORDED IN OFFICIAL RECORDS BOOK 1397 PAGE 785 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND FIRST AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1413, PAGE 369, SECOND AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGE 663 AND THIRD AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1459, PAGE 892 AND FOURTH AMENDMENT OF DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1503, PAGE 596, ALL OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

D. S. PD \$490.00  
DATE 8-19-92  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #50-204332B-27-01

Subject to taxes for 14 day of AUGUST, 1992  
And the grantor covenants, warrants and agrees well secured of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 14 day of AUGUST, 1992  
Signed, sealed and delivered in the presence of: Eugene G. Emo (SEAL)  
EUGENE G. EMO

Timothy E. Small  
TIMOTHY E. SMALL  
Jane H. McCarthy  
JANE H. MCCARTHY  
State of NEW YORK

COUNTY OF Ontario

Before the subscriber personally appeared EUGENE G. EMO, A SINGLE MAN, PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH, known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14 day of August, 1992  
Nancy L. Linehan  
Nancy L. LINEHAN Notary Public



My commission expires July 31, 1993  
Nancy L. LINEHAN Notary Public  
State of New York, Ontario County  
Registration #4513809  
My Commission expires

SPACE BELOW FOR RECORDERS USE  
Aug 19 5 02 PM '92  
FILED & RECORDED IN  
PUBLIC RECORDS  
ESCAMBIA COUNTY  
980903

Prepared by:  
Suzanne Blankenship, Esq.  
McDonald Fleming Moorhead  
25 West Government St.  
Pensacola, FL 32502  
File no: SGB 03-0118B23  
Parcel ID #: 06-4S-32-2010-023-002 formerly known as 06-4s-32-2000-019-001

**RECORDER'S NOTE: THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO CHAPTER 689, FLORIDA STATUTES, AND F.A.C. RULE 12B-4.013(29)(f). THE PROPERTY CONVEYED HEREBY IS PURSUANT TO THE PLAN OF TERMINATION OF SUNDOWN, A CONDOMINIUM, PERDIDO KEY, ESCAMBIA COUNTY, FLORIDA, RECORDED AT OFFICIAL RECORDS BOOK 6409, PAGE 118, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. GRANTEE'S INTEREST UPON CONVEYANCE BY THE TRUSTEE IS THE SAME AS THE BENEFICIAL OWNERSHIP INTEREST OF GRANTEE IMMEDIATELY BEFORE CONVEYANCE BY THE TRUSTEE AND NO CONSIDERATION WAS GIVEN BY GRANTEE FOR THE CONVEYANCE OF THIS PROPERTY BY THE TRUSTEE.**

TRUSTEE'S DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This TRUSTEE'S DEED, dated this 1st day of June, 2009, by Sundown Owners Association, Inc., not individually but as Termination Trustee for Sundown, A Condominium, pursuant to the Plan of Termination of Sundown, A Condominium, Perdido Key, recorded at Official Records Book 6409, Page 118 *et seq.* of the public records of Escambia County, Florida, whose post office address is 16470 Perdido Key Drive, Pensacola, FL 32507, hereinafter called the GRANTOR, to James O. Dailey, Jr. and Diane N. Dailey, husband and wife, whose post office address is 2624 Chapel Hill Rd., SW, Decatur, AL 35603,, 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 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Escambia County, Florida, viz:

**Unit 23, Building # B, 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 the Public Records of Escambia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2009 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.

**THIS INSTRUMENT IS GIVEN PURSUANT TO THE AUTHORITY GRANTED IN THE PLAN OF TERMINATION OF SUNDOWN, A CONDOMINIUM, PERDIDO KEY RECORDED AT OFFICIAL RECORDS BOOK 6409, PAGE 118, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND BY FLA. STAT. §718.117 (2008).**

**IT IS THE INTENT OF THE TERMINATION TRUSTEE PURSUANT TO THE PLAN OF TERMINATION OF SUNDOWN, A CONDOMINIUM, PERDIDO KEY RECORDED AT OFFICIAL RECORDS BOOK 6409, PAGE 118, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND BY FLA. STAT. §718.117(2008) THAT THE REAL PROPERTY CONVEYED HEREBY IS AND SHALL BE IDENTIFIED AS THE SAME PARCEL OF REAL PROPERTY UNDER THE CONDOMINIUM TERMINATED BY THE PLAN OF TERMINATION REFERENCED HEREIN TO WHICH THE GRANTEE HAS RETAINED EQUITABLE TITLE.**

**IT IS THE INTENT OF THE TERMINATION TRUSTEE AND GRANTEE THAT ALL ENCUMBRANCES, MORTGAGES, LIENS, AND OTHER RECORD INTERESTS WHICH EXISTED UPON THE PARCEL IDENTIFIED HEREIN WHICH WAS FORMERLY KNOWN**



AS:

Unit #23, Building "B", PHASE I OF SUNDOWN, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium of Sundown, a Condominium, dated December 20, 1979, and recorded in Official Records Book 1397, Page 785, First Amendment of Declaration of Condominium recorded in Official Records Book 1413, at Page 369, Second Amendment of Declaration of Condominium recorded in Official Records Book 1432, at Page 663, Third Amendment to Declaration of Condominium recorded in Official Records Book 1459, at Page 892 and Fourth Amendment of Declaration of Condominium in Official Records Book 1503 at Page 596, as amended from time to time, all being of the Public Records of Escambia County, Florida.

AS OF THE EFFECTIVE DATE OF TERMINATION SHALL CONTINUE TO EXIST UPON THE PARCEL OF REAL PROPERTY CONVEYED HEREBY.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Sundown Owners Association, Inc., a Florida not for profit corporation, as Termination Trustee for Sundown, A Condominium

Signature: [Handwritten Signature]  
Print Name: G. Stephen Lowery

By: [Handwritten Signature]  
Glenn L. Wilson, its vice president

Signature: [Handwritten Signature]  
Print Name: SUZANNE BLANKENSHIP  
State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 1 day of June, 2009, by Glenn L. Wilson, as vice president of Sundown Owners Association, Inc., termination trustee for Sundown, A Condominium, a Florida not for profit Corporation.

Notary Seal

Signature: [Handwritten Signature]  
Print Name: SUZANNE BLANKENSHIP Notary Public

Personally Known  
 OR  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

