



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					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154		Application date	Aug 17, 2020	
Property description	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		Certificate #	2018 / 6114	
			Date certificate issued	06/01/2018	
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/6114	06/01/2018	2,867.60	143.38	3,010.98	
→ Part 2: Total*					3,010.98
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)
# /					
Part 3: Total*					0.00
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. Total Paid (Lines 1-6)					3,385.98
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:	<u>Candice Lewis</u>		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

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 here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>09/07/2021</u>	

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

Applicant's signature

08-17-2020
Application Date



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode Ⓛ Account Ⓛ Reference ▶

[Printer Friendly Version](#)**General Information**

Reference: 0645322010023002
Account: 104625564
Owners: DAILEY JAMES O JR &
 DAILEY DIANE N
Mail: 2624 CHAPEL HILL RD SW
 DECATUR, AL 35603
Situs: 16470 PERDIDO KEY DR BLDG B UNIT 23
 32507
Use Code: CONDO-RES UNIT

Taxing Authority: COUNTY MSTU

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/01/2009	6504	237	\$100	TR	View Instr
08/1992	3225	548	\$70,000	WD	View Instr

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

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****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

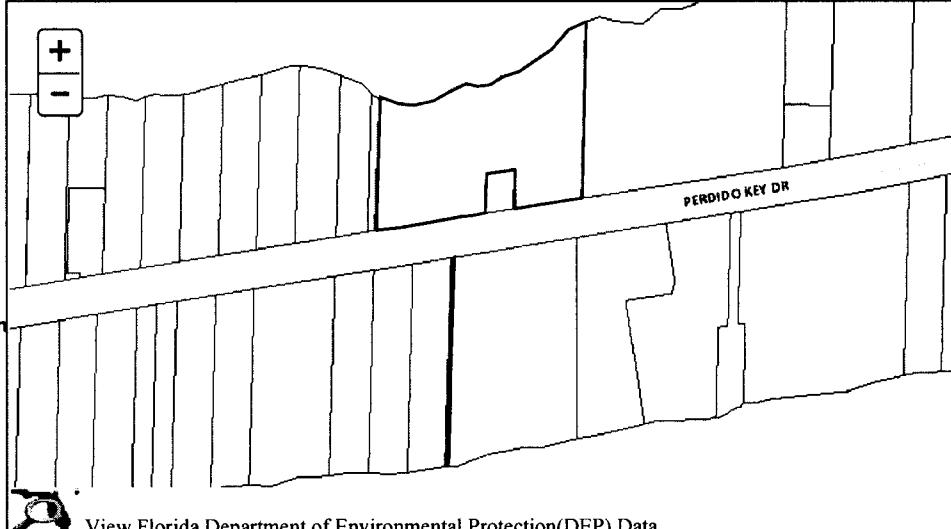
Parcel Information[Launch Interactive Map](#)

Section Map Id:
 06-4S-32

Approx. Acreage:
 4.2098

Zoned:
 MDR-PK

Evacuation & Flood Information
[Open Report](#)

**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

34

BAS

40

Images

None

LAN

14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:08/28/2020 (tc.1875)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020088111 10/22/2020 8:21 AM
OFF REC BK: 8388 PG: 1348 Doc Type: TDN

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 CHILDEERS
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

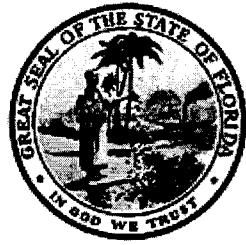
Dated this 22nd day of October 2020.



**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
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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

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

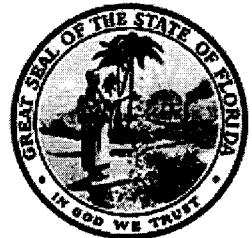
Reduced 367182
PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

A handwritten signature in black ink, appearing to read "M. A. B." or a similar initials, placed over a signature line.

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
 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

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

FINANCIAL SUMMARY

No Information Available - See Dockets

Mylinda Johnson (COC)

From: Laurin Gray (COC)
Sent: Thursday, October 22, 2020 2:06 PM
To: Emily Hogg (COC); Whitney Coppage (COC); Mylinda 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 JUDICAL 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
www.EscambiaClerk.com

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

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: G. Stephen Lavery
Print Name: G. Stephen Lavery

By: Glenn L. Wilson
Glenn L. Wilson, its vice president

Signature: Suzanne Blankenship
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: Suzanne Blankenship
Print Name: SUZANNE BLANKENSHIP Notary Public

✓ Personally Known
OR
Produced Identification
Type of Identification Produced _____



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

REORDERER'S NOTE: THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO CHAPTER 689, FLORIDA STATUTES, AND F.A.C. RULE 12B-4.013(29)(e). 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

REC 46-00 571
DOC \$490.00

3225M 548
1991 06-45-32-2000-019-001
C7357

State of Florida

WARRANTY DEED

COUNTY OF Escambia

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

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. DAILEY, JR. AND DIANE N. DAILEY, 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:
=UNIT 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: *Placido* D.C.
GEB# REG. #59-204332B-27-01

Subject to taxes for the year 1992 and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
Title of the property is held by the grantor and the grantee shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.
To have and to hold the property with all and singular the tenements, hereditaments and appurtenances thereto belonging in any way whatsoever, free from all encumbrances and right of homestead, and the grantor covenants that he is well bound 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 ten 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 14th day of AUGUST, 1992

Signed, sealed and delivered in the presence of:

Eugene G. EMO (SEAL)

Timothy E. Small
TIMOTHY E. SMALL
Janet H. McCarthy
JANET H. McCarthy
Notary Public

(SEAL)

State of Florida

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

SPACE BELOW FOR RECORDERS USE	
10	60
50	00
40	00
30	00
20	00
10	00
00	00

My commission expires July 31, 1993
Nancy L. Linehan, Notary Public
State of New York, Ontario County
Registration #4513209

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)

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 28th 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
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.



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