

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-11

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	BROWN BROS INC 1241 CHEMSTRAND RD CANTONMENT, FL 32533 1241 CHEMSTRAND RD LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505	Certificate #	2018 / 6247
		Date certificate issued	06/01/2018
		Deed application number	2000376
		Account number	11-0149-000

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)
# 2018/6247	06/01/2018	2,644.27	132.21	2,776.48
→Part 2: Total*				2,776.48


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)
# 2019/5937	06/01/2019	2,623.33	6.25	131.17	2,760.75
Part 3: Total*					2,760.75

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)	5,537.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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
7. Total Paid (Lines 1-6)	5,912.23

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:  _____ Signature, Tax Collector or Designee	Escambia County, Florida Date <u>April 23rd, 2020</u>
---	--

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. 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>4/5/2021</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: 2000376

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
11-0149-000	2018/6247	06-01-2018	LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-17-2020
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](#)

<p>General Information</p> <p>Reference: 141N301000001028 Account: 110149000 Owners: BROWN BROS INC Mail: 1241 CHEMSTRAND RD CANTONMENT, FL 32533 Situs: 1241 CHEMSTRAND RD 32533 Use Code: REPAIR SERVICE Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$54,150</td> <td>\$109,974</td> <td>\$164,124</td> <td>\$164,124</td> </tr> <tr> <td>2018</td> <td>\$54,150</td> <td>\$103,707</td> <td>\$157,857</td> <td>\$157,857</td> </tr> <tr> <td>2017</td> <td>\$54,150</td> <td>\$101,652</td> <td>\$155,802</td> <td>\$155,802</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <p style="text-align: center;"><u>Tax Estimator</u></p> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$54,150	\$109,974	\$164,124	\$164,124	2018	\$54,150	\$103,707	\$157,857	\$157,857	2017	\$54,150	\$101,652	\$155,802	\$155,802
Year	Land	Imprv	Total	Cap Val																	
2019	\$54,150	\$109,974	\$164,124	\$164,124																	
2018	\$54,150	\$103,707	\$157,857	\$157,857																	
2017	\$54,150	\$101,652	\$155,802	\$155,802																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/2002</td> <td>4961</td> <td>505</td> <td>\$143,900</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/2002	4961	505	\$143,900	WD	View Instr	<p>2019 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505</p> <p>Extra Features</p> <p>CARPOT FRAME BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
08/2002	4961	505	\$143,900	WD	View Instr								

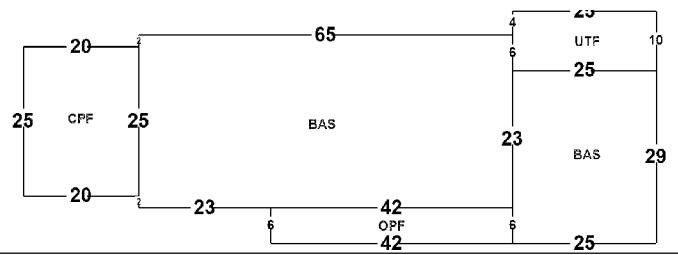
<p>Parcel Information</p> <p>Section Map Id: 14-1N-30</p> <p>Approx. Acreage: 4.8769</p> <p>Zoned: LDR</p> <p>Evacuation & Flood Information Open Report</p>		<p style="text-align: right;">Launch Interactive Map</p> <p style="text-align: center;">b27</p> <p style="text-align: center;">View Florida Department of Environmental Protection(DEP) Data</p>
---	--	--

Buildings	
Address:1241 CHEMSTRAND RD, Year Built: 1956, Effective Year: 1956	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER EXTERIOR WALL-STUCCO OV BLOCK FLOOR COVER-HARDWOOD/PARQET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-6 NO. STORIES-1</p>	

ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 3612 Total SF

BASE AREA - 2610
CARPORT FIN - 500
OPEN PORCH FIN - 252
UTILITY FIN - 250



Images



9/30/16

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

Last Updated:05/04/2020 (tc.58440)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06247**, issued the **1st day of June, A.D., 2018** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110149000 (0421-11)

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

BROWN BROS INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of April, which is the **5th** day of **April 2021**.

Dated this 12th day of May 2020.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	BROWN BROS INC 1241 CHEMSTRAND RD CANTONMENT, FL 32533 1241 CHEMSTRAND RD 11-0149-000 LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505	Certificate #	2018 / 6247
		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)
# 2018/6247	06/01/2018	2,644.27	132.21	2,776.48
→ Part 2: Total*				2,776.48

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)
# 2019/5937	06/01/2019	2,623.33	6.25	131.17	2,760.75
Part 3: Total*					2,760.75

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)	5,537.23
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)	5,912.23

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
Date July 31st, 2020
 Signature, Tax Collector or Designee

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: _____ Date of sale <u>04/05/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS 1625

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.

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



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: 110149000 Certificate Number: 006247 of 2018

Payor: BROWN BROS INC PO BOX 1005 GONZALES FL 32560 Date 10/30/2020

Clerk's Check #	1000294830	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$6,782.68
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,610.74

6639.61

6,656.61

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 006247

Redeemed Date 10/30/2020

Name BROWN BROS INC PO BOX 1005 GONZALES FL 32560

Clerk's Total = TAXDEED	\$551.06	6639.61
Due Tax Collector = TAXDEED	\$6,982.68	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 110149000 Certificate Number: 006247 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/05/2021"/>	Redemption Date <input type="text" value="10/30/2020"/>
Months	12	6
Tax Collector	<input type="text" value="\$5,912.23"/>	<input type="text" value="\$5,912.23"/>
Tax Collector Interest	\$1,064.20	\$532.10
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,982.68	<input type="text" value="\$6,450.58"/> TC
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	\$84.06	\$42.03
Total Clerk	\$551.06	<input type="text" value="\$509.03"/> CH
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	\$7,650.74	\$6,976.61
	Repayment Overpayment Refund Amount	\$674.13
Book/Page	<input type="text" value="8294"/>	<input type="text" value="755"/>

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 8294, Page 755, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06247, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 110149000 (0421-11)

DESCRIPTION OF PROPERTY:

LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: BROWN BROS INC

Dated this 30th day of October 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 11-0149-000 CERTIFICATE #: 2018-6247

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: January 12, 2000 to and including January 12, 2021 Abstractor: Stacie Wright

BY

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

Michael A. Campbell,
As President

Dated: January 18, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 13, 2021

Tax Account #: 11-0149-000

1. The Grantee(s) of the last deed(s) of record is/are: **BROWN BROS., INC., A FLORIDA CORPORATION**

By Virtue of Warranty Deed recorded August 26, 2002 Official Records Book 4961 Page 505.

2. The land covered by this Report is: **SEE EXHIBIT "A"**

ABTRACTOR'S NOTE: WE CAN'T CERTIFY THE LEGAL AS IT IS ON THE TAX ROLL AS IT DOES NOT LESS AND EXCEPT THE RIGHT OF WAY FOR THE RAILROAD AND ALL DEEDS IN THE CHAIN OF TITLE LESS AND EXCEPT THE RIGHT OF WAY FOR THE RAILROAD.

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 #: 11-0149-000

Assessed Value: \$171,359

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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: APR 5, 2021

TAX ACCOUNT #: 11-0149-000

CERTIFICATE #: 2018-6247

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.

BROWN BROS INC
1350 CONFERENCE ROAD
CANTONMENT, FL 32533

BROWN BROS INC
1241 CHEMSTRAND ROAD
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 13th day of January 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

January 13, 2021

Tax Account #: 11-0149-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 28 SATSUMA HEIGHTS PLAT DB 102 P 208 OR 4961 P 505

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0149-000 (0421-11)

ABTRACTOR'S NOTE: WE CAN'T CERTIFY THE LEGAL AS IT IS ON THE TAX ROLL AS IT DOES NOT LESS AND EXCEPT THE RIGHT OF WAY FOR THE RAILROAD AND ALL DEEDS IN THE CHAIN OF TITLE LESS AND EXCEPT THE RIGHT OF WAY FOR THE RAILROAD.

Prepared By: Suzanne Blankenship
McDonald, Fleming, Moorhead, Ferguson, Green & Smith, LLP
4300 Bayou Blvd, Suite 13
Pensacola, FL 32503
File Number: 02-9471
Parcel ID #: 14-1N-30-1000-001-028
Grantee(s) SS #:

OR BK 4961 PG0505
Escambia County, Florida
INSTRUMENT 2002-999542

DEED DOC STAMPS PD. @ ESC CO \$1007.30
08/25/02 ERNIE LEE WIGGINS, CLERK
By: *[Signature]*

19.50
1007.30

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated 08/22/2002
by Myra Phelps Brown, a single person

whose post office address is:
402 Twin Bay Drive, Pensacola, FL 32534
hereinafter called the GRANTOR, to

Brown Bros., Inc., a Florida Corporation
whose post office address is:
1241 Chemstrand Road Cantonment FL 32533
hereinafter called the GRANTEE:

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

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

LOT 28, SATSUMA HEIGHTS, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

LESS AND EXCEPT:

That portion of L & N Railroad (100' R/W) that runs across said Lot 28, Satsuma Heights, being in the Northeast Quarter of Section 14, Township 1 North, Range 30 West, Escambia County, Florida, as recorded in Deed Book 102, at Page 208, of the Public Records of said County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]*
Print Name: Dorothy A. Garrett

[Signature]
Myra Phelps Brown

Signature: *[Signature]*
Print Name: Vicki Price

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of August, 2002, by: Myra Phelps Brown, a single person.

Signature: *[Signature]*

Print Name: Dorothy A. Garrett Notary Public

____ Personally Known
 OR
 Produced Identification *Florida*
Type of Identification Produced Driver's License

 Dorothy A. Garrett
MY COMMISSION # DD083648 EXPIRES
January 10, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Chemstrand Road


Legal Address of Property: 1241 Chemstrand Road Cantonment FL 32533

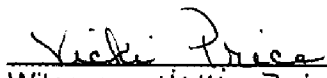
The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: McDonald, Fleming, Moorhead, Ferguson, Green & Smith, LLP
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

AS TO SELLER(S):

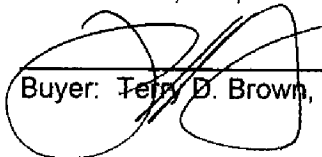

Seller: Myra Phelps Brown


Witness: Dorothy A. Garrett



Witness: Vicki Price

AS TO BUYER(S):

Brown Bros., Inc., a Florida corporation


Buyer: Terry D. Brown, its president


Witness: Dorothy A. Garrett


Witness: Vicki Price

ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
3300 NORTH PACE BOULEVARD #300
PENSACOLA, FLORIDA 32505



August 22, 2002

Myra Phelps Brown
C/O Terry Brown
1350 Conference Road
Cantonment, FL 32533

OR BK 4961 P80507
Escambia County, Florida
INSTRUMENT 2002-999542

RE: Three Bedroom
Single Family Residence
1241 Chemstrand Road
Cantonment, FL 32533
Parcel ID No: 14-1N-30-1000-001-028

Dear Ms. Brown:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal Systems (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

Three Onsite Sewage Treatment and Disposal Systems (one septic tank, one laundry tank and one grease trap) were located at the above reference property. The premise was vacant at the time of our inspection and no overflows were observed. The condition of the internal structure of the tank compartments could not be determined because the tanks were not opened for a visual inspection. However, the external inspection of the septic tank and grease trap revealed the tank compartments to be constructed of concrete block and brick materials and in deteriorated condition. Therefore, an authorized contractor must inspect the internal structure of both tanks. The inspection must be conducted at the property owner's expense. A copy of the certification should be faxed (595-6777) to Environmental Health.

When our department receives the tank inspection reports, we will review the reports and make a determination on the status of the tank compartments at that time. Also, a determination will be made regarding utilization of the existing drainfields if the existing tank compartments must be replaced. We will not require that this issue be corrected prior to closing; however, the buyer or lending institution may require corrective action prior to closing.

The drainfield systems were probed and the soil adjacent to each drainfield was augured to assess the system's functionality. Minor root intrusion was found in all drainfield areas. The drainfield servicing the septic tank and grease trap were found to be constructed of corrugated pipe and gravel materials, which indicates that the systems may have been repaired in the last 20 years. The drainfield servicing the laundry system was found to be constructed of cradle drain material, which indicates that the system may be at least 25 years old. These items are for information only.

Page 2 of 2
1241 Chemstrand Road

OR BK 4961 PG0508
Escambia County, Florida
INSTRUMENT 2002-999542

Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the systems was limited.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,



Mary M. Beverly, REHS
Environmental Supervisor I

RCD Aug 26, 2002 10:08 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-999542

