

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-16

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	HAGER DOUGLAS M & DEBRA A 3246 HWY 297-A CANTONMENT, FL 32533 268 MUSCOGEE RD BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO (Full legal attached.)	Certificate #	2018 / 6858		
		Date certificate issued	06/01/2018		
		Deed application number	2000109		
		Account number	11-3279-000		
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)	
# 2018/6858	06/01/2018	1,000.41	50.02	1,050.43	
→ Part 2: Total*				1,050.43	
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)
# 2019/6491	06/01/2019	993.53	6.25	49.68	1,049.46
Part 3: Total*					1,049.46
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)					2,099.89
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					886.68
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)					3,361.57
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>			<u>Escambia County, Florida</u>		
Signature, Tax Collector or Designee			Date <u>April 24th, 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>01/04/2021</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.

BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB CONTINUE NELY 31 FT 4 IN SELY AND PARL TO H/W TO N LI OF SEC 14 SWLY ALG N LI OF SEC 31 FT 4 IN NWLY AND PARL TO H/W 342 5/10 FT TO POB S/D S OF MUSCOGEE ROAD PLAT DB 106 P 594 OR 4361 P 968

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000109

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
11-3279-000	2018/6858	06-01-2018	BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB CONTINUE NELY 31 FT 4 IN SELY AND PARL TO H/W TO N LI OF SEC 14 SWLY ALG N LI OF SEC 31 FT 4 IN NWLY AND PARL TO H/W 342 5/10 FT TO POB S/D S OF MUSCOGEE ROAD PLAT DB 106 P 594 OR 4361 P 968

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
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: 111N314000003002 Account: 113279000 Owners: HAGER DOUGLAS M & DEBRA A Mail: 3246 HWY 297-A CANTONMENT, FL 32533 Situs: 268 MUSCOGEE RD 32533 Use Code: STORE, 1 STORY 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>\$16,726</td> <td>\$38,701</td> <td>\$55,427</td> <td>\$55,427</td> </tr> <tr> <td>2018</td> <td>\$16,726</td> <td>\$36,972</td> <td>\$53,698</td> <td>\$53,698</td> </tr> <tr> <td>2017</td> <td>\$16,726</td> <td>\$36,257</td> <td>\$52,983</td> <td>\$52,983</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$16,726	\$38,701	\$55,427	\$55,427	2018	\$16,726	\$36,972	\$53,698	\$53,698	2017	\$16,726	\$36,257	\$52,983	\$52,983
Year	Land	Imprv	Total	Cap Val																	
2019	\$16,726	\$38,701	\$55,427	\$55,427																	
2018	\$16,726	\$36,972	\$53,698	\$53,698																	
2017	\$16,726	\$36,257	\$52,983	\$52,983																	

<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>01/1999</td> <td>4361</td> <td>968</td> <td>\$28,000</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)	01/1999	4361	968	\$28,000	WD	View Instr	<p>2019 Certified Roll Exemptions None</p> <hr/> <p>Legal Description </p> <p>BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO S LI OF...</p> <hr/> <p>Extra Features ASPHALT PAVEMENT CARPORT FRAME GARAGE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
01/1999	4361	968	\$28,000	WD	View Instr								

Parcel Information [Launch Interactive Map](#)

Section Map Id:
11-1N-31-2

Approx. Acreage:
0.2376

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

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

Buildings	
Address:268 MUSCOGEE RD, Year Built: 1961, Effective Year: 1961	
<p>Structural Elements</p> <p>DECOR/MILLWORK-AVERAGE DWELLING UNITS-0 EXTERIOR WALL-BRICK-COMMON EXTERIOR WALL-VINYL SIDING FLOOR COVER-TERRAZZO FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER</p>	

NO. PLUMBING FIXTURES-2
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-12
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1650 Total SF

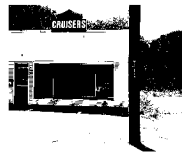
BASE AREA - 1200
BASE SEMI FIN - 300
CANOPY - 150

48

BAS

48

Images



7/15/19

25

CAN

25

6

6

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:05/07/2020 (tc.2126)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC, FCAP AS CUSTODIAN** holder of **Tax Certificate No. 06858**, 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:

BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB CONTINUE NELY 31 FT 4 IN SELY AND PARL TO H/W TO N LI OF SEC 14 SWLY ALG N LI OF SEC 31 FT 4 IN NWLY AND PARL TO H/W 342 5/10 FT TO POB S/D S OF MUSCOGEE ROAD PLAT DB 106 P 594 OR 4361 P 968

SECTION 11, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113279000 (0121-16)

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

DOUGLAS M HAGER and DEBRA A HAGER

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 **January**, which is the **4th day of January 2021**.

Dated this 11th 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

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 649, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06858, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 113279000 (0121-16)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W
LI OF H/W 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB
CONTINUE NELY 31 FT 4 IN SELY AND PARL TO H/W TO N LI OF SEC 14 SWLY ALG N LI
OF SEC 31 FT 4 IN NWLY AND PARL TO H/W 342 5/10 FT TO POB S/D S OF MUSCOGEE
ROAD PLAT DB 106 P 594 OR 4361 P 968

SECTION 11, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: DOUGLAS M HAGER and DEBRA A HAGER

Dated this 26th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113279000 Certificate Number: 006858 of 2018

Redemption Application Date Interest Rate

Final Redemption Payment ESTIMATED Redemption Overpayment ACTUAL

Auction Date Redemption Date

Months 9 1

Tax Collector

Tax Collector Interest \$453.81 \$50.42

Tax Collector Fee

Total Tax Collector \$3,821.63 \$3,418.24 T.C.

Record TDA Notice

Clerk Fee

Sheriff Fee -

Legal Advertisement -

App. Fee Interest \$63.05 \$7.01

Total Clerk \$530.05 \$474.01 C.H.

Release TDA Notice (Recording)

Release TDA Notice (Prep Fee)

Postage

Researcher Copies

Total Redemption Amount \$4,468.68 \$3,909.25

Repayment Overpayment Refund Amount \$559.43

Book/Page

-120-200

 \$ 3,589.25

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: 113279000 Certificate Number: 006858 of 2018**

Payor: DOUG HAGER 3246 HWY 297-A CANTONMENT, FL 32533 Date 05/26/2020

Clerk's Check # 4462321625
 Tax Collector Check # 1

Clerk's Total	\$530.05	\$3,572.25
Tax Collector's Total	\$3,821.63	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$4,428.68	
	\$ 3,589.25	

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**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 006858

Redeemed Date 05/26/2020

Name DOUG HAGER 3246 HWY 297-A CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$580.05	
Due Tax Collector = TAXDEED	\$3,821.63	\$ 3,572.25
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

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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)					3,361.57
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>July 29th, 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	
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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>01/04/2021</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.

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Total. Add the amounts in Columns 3, 4 and 5

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Clerk of Court (complete Part 5)

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Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF HW 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB CONTINUE NELY 31 FT 4 IN SELY AND PARL TO HW TO N LI OF SEC 14 SWLY ALG N LI OF SEC 31 FT 4 IN NWLY AND PARL TO HW 342 5/10 FT TO POB S/D S OF MUSCOGEE ROAD PLAT DB 106 P 594 OR 4361 P 968



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 #: 11-3279-000 CERTIFICATE #: 2018-6858

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 13, 1999 to and including October 15, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: October 20, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 19, 2020

Tax Account #: 11-3279-000

1. The Grantee(s) of the last deed(s) of record is/are: **DOUGLAS M HAGER AND DEBRA A HAER**
By Virtue of Warranty Deed recorded January 19, 1999 Official Records Book 4361 Page 968.

2. The land covered by this Report is: **See Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
a. **NONE**

4. Taxes:

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

Tax Account #: 11-3279-000

Assessed Value: \$38,436

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: JAN 4, 2021

TAX ACCOUNT #: 11-3279-000

CERTIFICATE #: 2018-6858

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.

DOUGLAS M. HAGER
DEBRA A. HAGER
3246 HWY 297-A
CANTONMENT, FL 32533

DOUGLAS M. HAGER
DEBRA A. HAGER
268 MUSCOGEE RD.
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 19th day of October 2020.

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

October 19, 2020

Tax Account #: 11-3279-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NW COR OF SEC 14 NELY ALG N LI OF SEC 14 1668 1/10 FT NWLY AND PARL TO W LI OF H/W 355 FT TO S LI OF MUSCOGEE RD NELY ALG S LI OF RD 75 FT FOR POB CONTINUE NELY 31 FT 4 IN SELY AND PARL TO H/W TO N LI OF SEC 14 SWLY ALG N LI OF SEC 31 FT 4 IN NWLY AND PARL TO H/W 342 5/10 FT TO POB S/D S OF MUSCOGEE ROAD PLAT DB 106 P 594 OR 4361 P 968

SECTION 11, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3279-000 (0121-16)

15.00
196.00

This Warranty Deed

OR BK 4361 PG0968
Escambia County, Florida
INSTRUMENT 99-571325

DEED DOC STAMPS PD @ ESC CO \$ 196.00
01/19/99 ERNIE LEE HIGGINS, CLERK
By: Ernie Lee Higgins

Made this 13th day of January A.D. 19 99
by **Rayford S. Wiggins and Ellie Wiggins,**
husband and wife

hereinafter called the grantor, to
**Douglas M. Hager and Debra A. Hager, husband
and wife**

whose post office address is:
**3246 Highway 297A
Cantonment, Florida 32533
Grantees' SSN: [REDACTED]**

hereinafter called the grantee.

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

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:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 11-1N-31-4000-003-002

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Joanne Gunn
Name: Joanne Gunn

Rayford S. Wiggins LS
Name & Address: Rayford S. Wiggins

Becky S. Nowlin
Name: Becky S. Nowlin

Ellie Wiggins LS
Name & Address: Ellie Wiggins

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **Florida**
County of **Escambia**

34200 Kathryn Drive
Lillian, Alabama 36549

The foregoing instrument was acknowledged before me this 13th day of January, 19 99,

by **Rayford S. Wiggins and Ellie Wiggins, husband and wife**

who is personally known to me or who has produced drivers license as identification.

Joanne Gunn
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: Joanne Gunn
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, Florida 32501
File No: 3A-57024



Schedule A

A parcel of land lying and being in, and a part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 1 North, Range 31 West, in Escambia County, Florida, also being a portion of Lot 2 of a subdivision lying North of the North line of Section 14, Township 1 North, Range 31 West, South of the right-of-way line of Muscogee Road and West of the right-of-way line of the Pensacola-Flomaton Highway, per map by Naugle dated July, 1925, and recorded in Deed Book 106 at Page 594 of the public records of Escambia County, Florida, and more particularly described as follows:

Commence at the Northwest corner of Section 14, Township 1 North, Range 31 West and proceed Northeasterly along the North line of said Section 14, a distance of 1668.1 feet to a point; thence run Northwesterly and parallel to the West right-of-way line of the Pensacola-Flomaton Highway a distance of 355 feet to a point in the South right-of-way line of Muscogee Road; thence run Northeasterly along the South right-of-way line of Muscogee Road a distance of 75 feet to a point for the Point of Beginning; thence continue Northeasterly along the said South right-of-way line of Muscogee Road a distance of 31 feet 4 inches to a point; thence run Southeasterly and parallel to the West right-of-way line of the Pensacola-Flomaton Highway and through the center of an existing wall of a building located on said property, which wall is hereinafter referred to as a party wall, to the North line of said Section 14; thence run Southwesterly along the North line of said Section 14, a distance of 31 feet 4 inches to a point; thence run Northwesterly and parallel to the West right-of-way line of the Pensacola-Flomaton Highway a distance of 342.5 feet, more or less, to the Point of Beginning, said parcel's being the West 31 feet 4 inches of the 75 feet described in that certain deed to the grantors dated April 2, 1957, as recorded in Deed Book 508 at Pages 188 and 189 of the public records of Escambia County, Florida.

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 of 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 268 Muscogee Road

Legal Address of Property: 268 Muscogee Road, Cantonment, Florida

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

This form completed by: Rayford S. Wiggins
34200 Kathryn Drive
Lillian, Alabama 36549

WITNESSES AS TO SELLER(S):

Joanne Gunn
Print name: Joanne Gunn

Becky S. Nowlin
Print name: Becky S. Nowlin

Rayford S. Wiggins
Rayford S. Wiggins

Ellie Wiggins
Ellie Wiggins

WITNESSES AS TO BUYER(S):

Joanne Gunn
Print name: Joanne Gunn

Becky S. Nowlin
Print name: Becky S. Nowlin

Douglas M. Hager
Douglas M. Hager

Debra A. Hager
Debra A. Hager

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

RCD Jan 19, 1999 11:52 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-571325