

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-17

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	LEE GARY P & JENNIFER B 151 COUNTRI LN CANTONMENT, FL 32533 151 COUNTRI LN BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E (Full legal attached.)	Certificate #	2018 / 6874		
		Date certificate issued	06/01/2018		
		Deed application number	2000176		
		Account number	11-3348-450		
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)	
# 2018/6874	06/01/2018	2,285.18	114.26	2,399.44	
→Part 2: Total*				2,399.44	
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)					2,399.44
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					2,063.93
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)					4,838.37
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:				Escambia County, Florida	
Signature, Tax Collector or Designee			Date <u>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.	90,066
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 E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38 DEG 8 MIN 41 SEC W ALG E LI OF SEC 582 76/100 FT FOR POB S 2 DEG 40 MIN 4 SEC W 236 28/100 FT TO PC ON NLY R/W LI COUNTRI LN (66 FT R/W) WLY ALG NLY R/W BEING CURVE TO RT HAVING RADIUS 50 FT ARC DIST 87 85/100 FT (DELTA 100 DEG 40 MIN 20 SEC CH BRG S 60 DEG 45 MIN 35 SEC W CH DIST 76 98/100 FT) N 74 DEG 28 MIN 10 SEC W 158 03/100 FT N 88 DEG 8 MIN 44 SEC W 215 82/100 FT N 51 DEG 15 MIN E 489 45/100 FT TO E LI OF SEC S 38 DEG 8 MIN 41 SEC ALG E LI 104 28/100 FT TO POB PART OF COUNTRI LANE EST UNRECORDED S/D OR 5701 P 228

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000176

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
11-3348-450	2018/6874	06-01-2018	BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38 DEG 8 MIN 41 SEC W ALG E LI OF SEC 582 76/100 FT FOR POB S 2 DEG 40 MIN 4 SEC W 236 28/100 FT TO PC ON NLY R/W LI COUNTRI LN (66 FT R/W) WLY ALG NLY R/W BEING CURVE TO RT HAVING RADIUS 50 FT ARC DIST 87 85/100 FT (DELTA 100 DEG 40 MIN 20 SEC CH BRG S 60 DEG 45 MIN 35 SEC W CH DIST 76 98/100 FT) N 74 DEG 28 MIN 10 SEC W 158 03/100 FT N 88 DEG 8 MIN 44 SEC W 215 82/100 FT N 51 DEG 15 MIN E 489 45/100 FT TO E LI OF SEC S 38 DEG 8 MIN 41 SEC ALG E LI 104 28/100 FT TO POB PART OF COUNTRI LANE EST UNRECORDED S/D OR 5701 P 228

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

General Information	
Reference:	141N311004042005
Account:	113348450
Owners:	LEE GARY P & JENNIFER B
Mail:	151 COUNTRI LN CANTONMENT, FL 32533
Situs:	151 COUNTRI LN 32533
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$44,413	\$177,828	\$222,241	\$180,132
2018	\$44,413	\$166,979	\$211,392	\$176,774
2017	\$44,413	\$154,224	\$198,637	\$173,139

[Disclaimer](#)

[Tax Estimator](#)

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

Sales Data					Official Records (New Window)
Sale Date	Book Page	Value	Type		
08/2005	5701 228	\$189,000	WD	View Instr	
06/2005	5658 484	\$75,000	QC	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2019 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description	
BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38...	

Extra Features	
None	

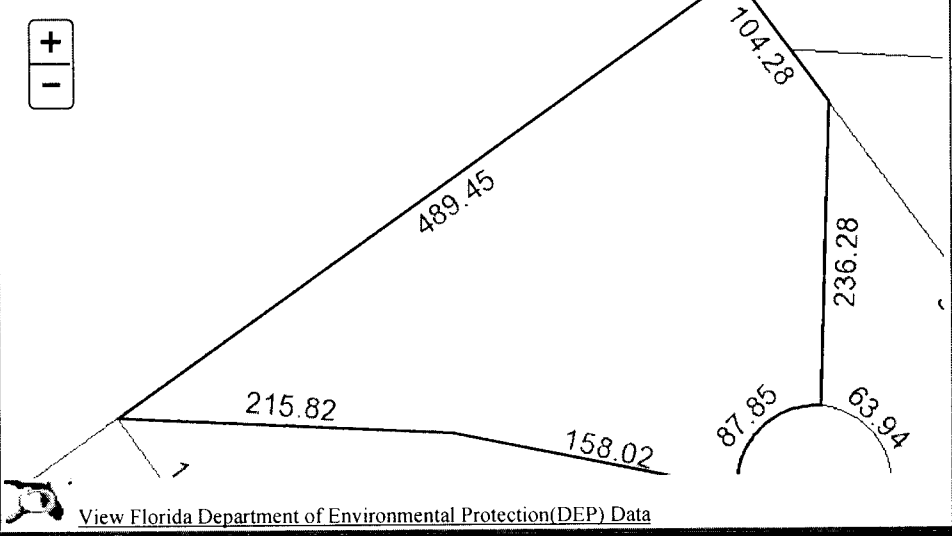
Parcel Information [Launch Interactive Map](#)

Section Map Id:
14-1N-31-2

Approx. Acreage:
1.7742

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)




Buildings

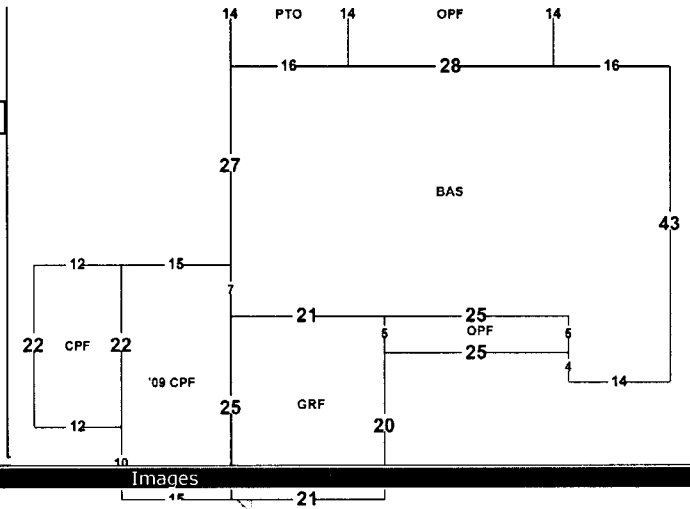
Address: 151 COUNTRI LN, Year Built: 2005, Effective Year: 2005

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-12
NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 4176 Total SF

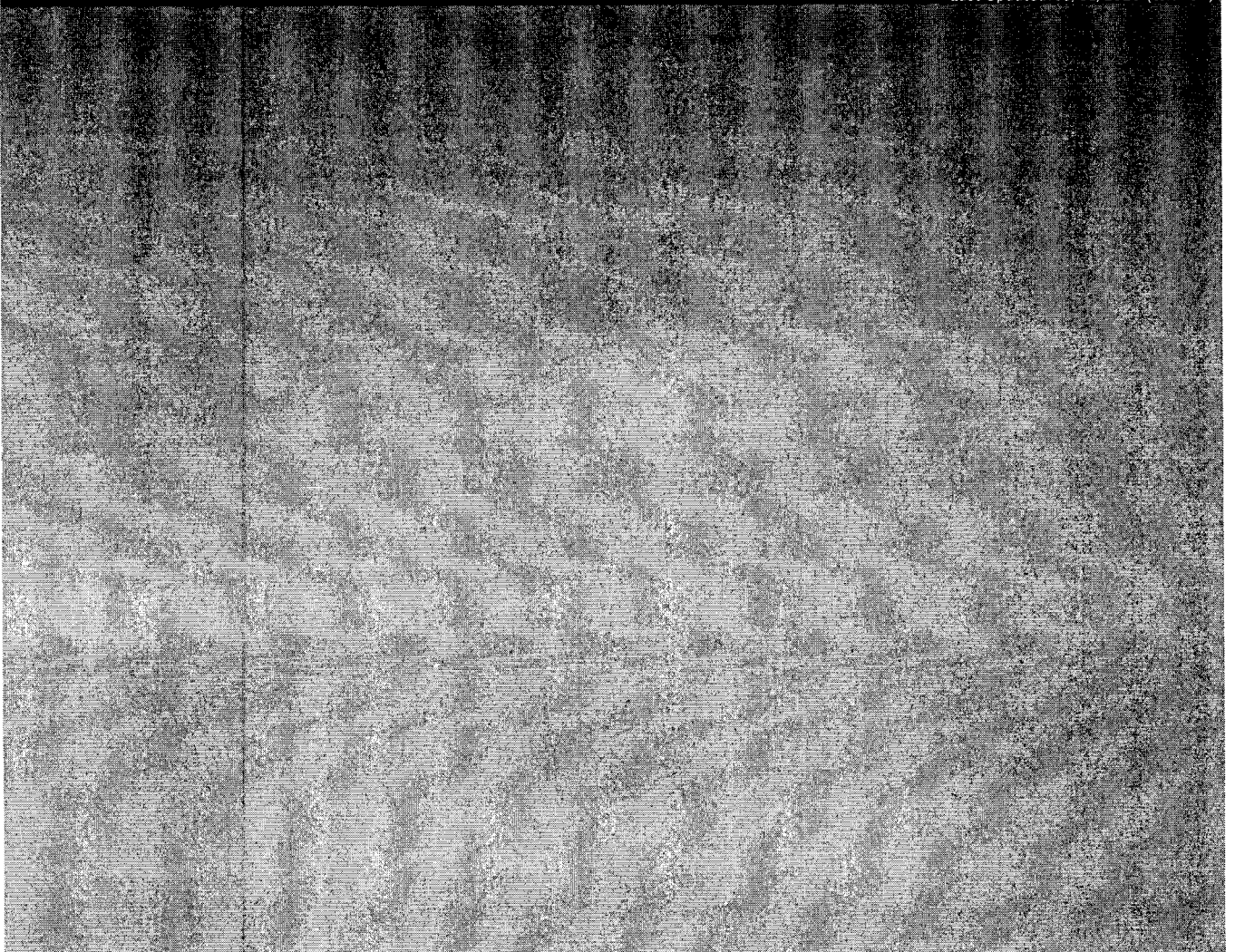
BASE AREA - 2166
CARPORT FIN - 744
GARAGE FIN - 525
OPEN PORCH FIN - 517
PATIO - 224



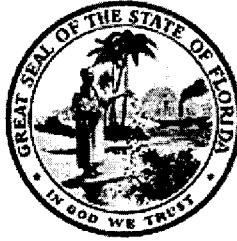
12/23/15

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:05/01/2020 (tc.2752)



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: 113348450 Certificate Number: 006874 of 2018

Payor: JENNIFER LEE 151 COUNTRI LN CANTONMENT, FL 32533 Date 05/01/2020

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$5497.80
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,144.85

\$ 5088.21

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
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BRANCH OFFICES
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CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2018 TD 006874

Redeemed Date 05/01/2020

Name JENNIFER LEE 151 COUNTRI LN CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$530.05
Due Tax Collector = TAXDEED	\$5,497.80 5071.21
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113348450 Certificate Number: 006874 of 2018

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/04/2021"/>	Redemption Date <input type="text" value="05/01/2020"/>
Months	9	1
Tax Collector	<input type="text" value="\$4,838.37"/>	<input type="text" value="\$4,838.37"/>
Tax Collector Interest	\$653.18	\$72.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,497.80	\$4,917.20 <i>TC</i>
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	\$63.05	\$7.01
Total Clerk	\$530.05	\$474.01 <i>CH</i>
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	\$6,144.85	\$5,408.21
	Repayment Overpayment Refund Amount	\$736.64
Book/Page	<input type="text"/>	<input type="text"/>

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 8289, Page 512, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06874, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 113348450 (0121-17)

(see attached)

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: GARY P LEE and JENNIFER B LEE

Dated this 1st day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38 DEG 8 MIN 41 SEC W ALG E LI OF SEC 582 76/100 FT FOR POB S 2 DEG 40 MIN 4 SEC W 236 28/100 FT TO PC ON NLY R/W LI COUNTRI LN (66 FT R/W) WLY ALG NLY R/W BEING CURVE TO RT HAVING RADIUS 50 FT ARC DIST 87 85/100 FT (DELTA 100 DEG 40 MIN 20 SEC CH BRG S 60 DEG 45 MIN 35 SEC W CH DIST 76 98/100 FT) N 74 DEG 28 MIN 10 SEC W 158 03/100 FT N 88 DEG 8 MIN 44 SEC W 215 82/100 FT N 51 DEG 15 MIN E 489 45/100 FT TO E LI OF SEC S 38 DEG 8 MIN 41 SEC ALG E LI 104 28/100 FT TO POB PART OF COUNTRI LANE EST UNRECORDED S/D OR 5701 P 228

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC holder of Tax Certificate No. 06874, 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:

(see attached)

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113348450 (0121-17)

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

GARY P LEE and JENNIFER B LEE

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 1st 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

LEGAL DESCRIPTION

BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38 DEG 8 MIN 41 SEC W ALG E LI OF SEC 582 76/100 FT FOR POB S 2 DEG 40 MIN 4 SEC W 236 28/100 FT TO PC ON NLY R/W LI COUNTRI LN (66 FT R/W) WLY ALG NLY R/W BEING CURVE TO RT HAVING RADIUS 50 FT ARC DIST 87 85/100 FT (DELTA 100 DEG 40 MIN 20 SEC CH BRG S 60 DEG 45 MIN 35 SEC W CH DIST 76 98/100 FT) N 74 DEG 28 MIN 10 SEC W 158 03/100 FT N 88 DEG 8 MIN 44 SEC W 215 82/100 FT N 51 DEG 15 MIN E 489 45/100 FT TO E LI OF SEC S 38 DEG 8 MIN 41 SEC ALG E LI 104 28/100 FT TO POB PART OF COUNTRI LANE EST UNRECORDED S/D OR 5701 P 228



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			
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Property description	LEE GARY P & JENNIFER B 151 COUNTRI LN CANTONMENT, FL 32533 151 COUNTRI LN 11-3348-450 BEG AT E R/W LI L&N R/R AND S LI N1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E (Full legal attached.)	Certificate #	2018 / 6874
		Date certificate issued	06/01/2018

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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)
# 2018/6874	06/01/2018	2,285.18	114.26	2,399.44
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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)
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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)	2,399.44
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,063.93
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)	4,838.37

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, Florida Date <u>July 29th, 2020</u>
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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.	90,066.00
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
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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

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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**.

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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 #: 11-3348-450 CERTIFICATE #: 2018-6874

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: October 15, 2000 to and including October 15, 2020 Abstractor: Stacie Wright

BY

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

Michael A. Campbell,
As President

Dated: October 20, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 19, 2020

Tax Account #: 11-3348-450

1. The Grantee(s) of the last deed(s) of record is/are: **GARY P. LEE AND JENNIFER B. LEE**

By Virtue of Corporation Warranty Deed recorded August 5, 2005 Official Records Book 5701 Page 228.
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 #: 11-3348-450
Assessed Value: \$231,138
Exemptions: HOMESTEAD
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 #: 11-3348-450

CERTIFICATE #: 2018-6874

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 2019 tax year.

GARY P. LEE
JENNIFER B. LEE
151 COUNTRI LANE
CANTONMENT, FL 32533

GARY P. LEE
JENNIFER B. LEE
1475 FINLEY DRIVE
PENSACOLA, FL 32514

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 #: 11-3348-450

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT E R/W LI L&N R/R AND S LI N 1/2 GOVERNMENT LT 5 N 51 DEG 15 MIN E ALG S LI 3424 52/100 FT TO E LI OF SEC N 38 DEG 8 MIN 41 SEC W ALG E LI OF SEC 582 76/100 FT FOR POB S 2 DEG 40 MIN 4 SEC W 236 28/100 FT TO PC ON NLY R/W LI COUNTRI LN (66 FT R/W) WLY ALG NLY R/W BEING CURVE TO RT HAVING RADIUS 50 FT ARC DIST 87 85/100 FT (DELTA 100 DEG 40 MIN 20 SEC CH BRG S 60 DEG 45 MIN 35 SEC W CH DIST 76 98/100 FT) N 74 DEG 28 MIN 10 SEC W 158 03/100 FT N 88 DEG 8 MIN 44 SEC W 215 82/100 FT N 51 DEG 15 MIN E 489 45/100 FT TO E LI OF SEC S 38 DEG 8 MIN 41 SEC ALG E LI 104 28/100 FT TO POB PART OF COUNTRI LANE EST UNRECORDED S/D OR 5701 P 228

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3348-450 (0121-17)

This Instrument Prepared By:
Tina M. Wiles
Gulf Coast Title Partners, LLC
1403 E. Belmont Street
Pensacola, Florida 32501
(850) 202-6938
P-05-491

Parcel ID:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Ricky Wiggins Builders, Inc., a Florida corporation**, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Gary P. Lee and Jennifer B. Lee, husband and wife**, (herein "Grantee"), whose address is 1475 Finley Dr., Pensacola, FL 32514, and Grantee's heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

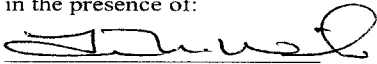
See Exhibit "A" attached hereto and incorporated herein by this reference

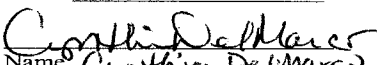
Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 2005, and subsequent years; and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.


IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 3rd day of August, 2005.

Signed, sealed and delivered
in the presence of:


Name: Tina Wiles


Name: Cynthia DeMarco

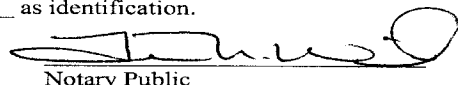
Ricky Wiggins Builders, Inc.,
a Florida corporation

By: 
Ricky S. Wiggins
President
P.O. Box 537
Lillian, Alabama 36549

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of August, 2005, by Ricky S. Wiggins, as President of Ricky Wiggins Builders, Inc., a Florida corporation, on behalf of the corporation, who did not take an oath and who:

is/are personally known to me.
 produced current FL driver's license as identification.
 produced _____ as identification.



Notary Public
Tina M. Wiles
Name of Notary Printed
My Commission Expires: 10-25-07
Commission Number: DD 253413

(Notary Seal Must Be Affixed)

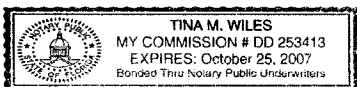


EXHIBIT A

Int 215

COMMENCE AT THE EAST RIGHT OF WAY LINE OF LOUISVILLE AND NASHVILLE RAILROAD AND THE SOUTH LINE OF THE NORTH HALF OF GOVERNMENT LOT 5, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 51 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF GOVERNMENT LOT 5, FOR A DISTANCE OF 3424.52 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE GO NORTH 38 DEGREES 08 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE OF SECTION 14, FOR A DISTANCE OF 582.76 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SECTION 14 GO SOUTH 02 DEGREES 40 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 236.28 FEET TO A POINT ON A CURVE BEING ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTRY LANE (88' R/W); THENCE GO WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 87.85 FEET (DELTA = 100 DEGREES 40 MINUTES 20 SECONDS, CHORD BEARING OF SOUTH 60 DEGREES 45 MINUTES 35 SECONDS WEST, CHORD DISTANCE = 76.88 FEET); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 74 DEGREES 28 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 158.02 FEET; THENCE GO NORTH 88 DEGREES 08 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 215.82 FEET; THENCE GO NORTH 51 DEGREES 15 MINUTES 00 EAST FOR A DISTANCE OF 489.45 FEET TO THE AFORESAID EAST LINE OF SECTION 14; THENCE GO SOUTH 38 DEGREES 08 MINUTES 41 SECONDS ALONG SAID EAST LINE OF SECTION 14 EAST FOR A DISTANCE OF 104.28 FEET TO THE POINT OF BEGINNING, ALSO BEING A PORTION OF AN UNRECORDED SUBDIVISION KNOWN AS "COUNTRY LANE ESTATES", SITUATED IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.