

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-21

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 3246 HWY 297-A CANTONMENT, FL 32533 3200 BLK CREEKWOOD DR BEG AT NW COR OF SEC E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DE (Full legal attached.)	Certificate #	2018 / 7156		
		Date certificate issued	06/01/2018		
		Deed application number	2000117		
		Account number	11-4497-015		
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)	
# 2018/7156	06/01/2018	796.48	39.82	836.30	
→ Part 2: Total*				836.30	
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)
# 2019/6749	06/01/2019	816.32	6.25	40.82	863.39
Part 3: Total*					863.39
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)				1,699.69	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				726.60	
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)				2,801.29	
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><i>Candice Lewis</i></u>			<u>Escambia County</u> , 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.	
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 01/04/2021

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 E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36 SEC ALG SD R/W LI 3506 62/100 FT TO PC OF CURVE TO RT SWLY ALG CUR AND R/W LI CONCAVE TO NW RAD OF 1482 69/100 FT ARC LENGTH 300 FT (CH LTH=299 48/100 FT) LEFT 80 DEG 13 MIN 30 SEC 164 15/100 FT FOR POB CONT ALG SAME COURSE 230 65/100 FT 88 DEG 10 MIN 59 SEC RT 250 FT TO NLY R/W LI CREEKWOOD DR (66 FT R/W) WLY WITH INTERIOR ANG 69 DEG 7 MIN 0 SEC AND ALG NLY R/W LI 249 76/100 FT NLY WITH INTERIOR ANG 109 DEG 44 MIN 40 SEC LEFT 168 31/100 FT TO POB OR 2096 P 676

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000117

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
11-4497-015	2018/7156	06-01-2018	BEG AT NW COR OF SEC E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36 SEC ALG SD R/W LI 3506 62/100 FT TO PC OF CURVE TO RT SWLY ALG CUR AND R/W LI CONCAVE TO NW RAD OF 1482 69/100 FT ARC LENGTH 300 FT (CH LTH=299 48/100 FT) LEFT 80 DEG 13 MIN 30 SEC 164 15/100 FT FOR POB CONT ALG SAME COURSE 230 65/100 FT 88 DEG 10 MIN 59 SEC RT 250 FT TO NLY R/W LI CREEKWOOD DR (66 FT R/W) WLY WITH INTERIOR ANG 69 DEG 7 MIN 0 SEC AND ALG NLY R/W LI 249 76/100 FT NLY WITH INTERIOR ANG 109 DEG 44 MIN 40 SEC LEFT 168 31/100 FT TO POB OR 2096 P 676

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: 371N312001001010 Account: 114497015 Owners: HAGER DOUGLAS M Mail: 3246 HWY 297-A CANTONMENT, FL 32533 Situs: 3200 BLK CREEKWOOD DR 32533 Use Code: MISC. RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <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>\$38,000</td> <td>\$13,801</td> <td>\$51,801</td> <td>\$51,801</td> </tr> <tr> <td>2018</td> <td>\$38,000</td> <td>\$13,801</td> <td>\$51,801</td> <td>\$48,598</td> </tr> <tr> <td>2017</td> <td>\$38,000</td> <td>\$13,801</td> <td>\$51,801</td> <td>\$44,180</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <hr/> <p style="text-align: center;"><u>Tax Estimator</u></p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>		Year	Land	Imprv	Total	Cap Val	2019	\$38,000	\$13,801	\$51,801	\$51,801	2018	\$38,000	\$13,801	\$51,801	\$48,598	2017	\$38,000	\$13,801	\$51,801	\$44,180
Year	Land	Imprv	Total	Cap Val																			
2019	\$38,000	\$13,801	\$51,801	\$51,801																			
2018	\$38,000	\$13,801	\$51,801	\$48,598																			
2017	\$38,000	\$13,801	\$51,801	\$44,180																			
Sales Data <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>07/1985</td> <td>2096</td> <td>676</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/1985	2096	676	\$100	QC	View Instr	2019 Certified Roll Exemptions None <hr/> Legal Description BEG AT NW COR OF SEC E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36... <hr/> Extra Features FRAME BUILDING METAL BUILDING METAL SHED									
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
07/1985	2096	676	\$100	QC	View Instr																		
Parcel Information Section Map Id: 37-1N-31 Approx. Acreage: 1.1443 Zoned: LDR Evacuation & Flood Information Open Report		Launch Interactive Map																					
<p style="text-align: center;">View Florida Department of Environmental Protection(DEP) Data</p>		Buildings Images 																					

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.2203)

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. 07156**, 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 E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36 SEC ALG SD R/W LI 3506 62/100 FT TO PC OF CURVE TO RT SWLY ALG CUR AND R/W LI CONCAVE TO NW RAD OF 1482 69/100 FT ARC LENGTH 300 FT (CH LTH=299 48/100 FT) LEFT 80 DEG 13 MIN 30 SEC 164 15/100 FT FOR POB CONT ALG SAME COURSE 230 65/100 FT 88 DEG 10 MIN 59 SEC RT 250 FT TO NLY R/W LI CREEKWOOD DR (66 FT R/W) WLY WITH INTERIOR ANG 69 DEG 7 MIN 0 SEC AND ALG NLY R/W LI 249 76/100 FT NLY WITH INTERIOR ANG 109 DEG 44 MIN 40 SEC LEFT 168 31/100 FT TO POB OR 2096 P 676

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114497015 (0121-21)

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

DOUGLAS M 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

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: 114497015 Certificate Number: 007156 of 2018**

Payor: DOUG HAGER 3246 HWY 297-A CANTONMENT, FL 32533 Date 05/29/2020

Clerk's Check #	4462321642	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$3,185.71
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,832.76

3003.57

**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
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**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**

Case # 2018 TD 007156

Redeemed Date 05/29/2020

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

Clerk's Total = TAXDEED	\$530.05	3003.57
Due Tax Collector = TAXDEED	\$3,185.71	
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: 114497015 Certificate Number: 007156 of 2018

Redemption 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="05/29/2020"/>
Months	9	1
Tax Collector	<input type="text" value="\$2,801.29"/>	<input type="text" value="\$2,801.29"/>
Tax Collector Interest	\$378.17	\$42.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,185.71	<input type="text" value="\$2,849.56"/> 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	\$63.05	\$7.01
Total Clerk	\$530.05	<input type="text" value="\$474.01"/> CLH
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	\$3,832.76	\$3,340.57
	Repayment Overpayment Refund Amount	\$492.19
Book/Page	<input type="text" value="8294"/>	<input type="text" value="654"/>

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

Tax Certificate No. Certificate No. 07156, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 114497015 (0121-21)

DESCRIPTION OF PROPERTY:

BEG AT NW COR OF SEC E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36 SEC ALG SD R/W LI 3506 62/100 FT TO PC OF CURVE TO RT SWLY ALG CUR AND R/W LI CONCAVE TO NW RAD OF 1482 69/100 FT ARC LENGTH 300 FT (CH LTH=299 48/100 FT) LEFT 80 DEG 13 MIN 30 SEC 164 15/100 FT FOR POB CONT ALG SAME COURSE 230 65/100 FT 88 DEG 10 MIN 59 SEC RT 250 FT TO NLY R/W LI CREEKWOOD DR (66 FT R/W) WLY WITH INTERIOR ANG 69 DEG 7 MIN 0 SEC AND ALG NLY R/W LI 249 76/100 FT NLY WITH INTERIOR ANG 109 DEG 44 MIN 40 SEC LEFT 168 31/100 FT TO POB OR 2096 P 676

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: DOUGLAS M HAGER

Dated this 29th day of May 2020.



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

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7. Total Paid (Lines 1-6)	2,801.29

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 July 29th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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13. Interest (see Clerk of Court Instructions, page 2)	
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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
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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 #: 11-4497-015 CERTIFICATE #: 2018-7156

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 9, 2000 to and including October 9, 2020 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: October 12, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 12, 2020

Tax Account #: 11-4497-015

1. The Grantee(s) of the last deed(s) of record is/are: **DOUGLAS M. HAGER**
By Virtue of Quit Claim Deed recorded 7/31/1985 – OR 2096/676
2. The land covered by this Report is:
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 #: 11-4497-015
Assessed Value: \$51,801
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 #: 11-4497-015

CERTIFICATE #: 2018-7156

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. HAGAR
3246 HWY 297-A
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 12TH 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 12, 2020

Tax Account #: 11-4497-015

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NW COR OF SEC E ALG N LI OF SD SEC 57 89/100 FT TO ELY R/W LI ST RD 297- A (100 FT R/W) 90 DEG RT 07 MIN 36 SEC ALG SD R/W LI 3506 62/100 FT TO PC OF CURVE TO RT SWLY ALG CUR AND R/W LI CONCAVE TO NW RAD OF 1482 69/100 FT ARC LENGTH 300 FT (CH LTH=299 48/100 FT) LEFT 80 DEG 13 MIN 30 SEC 164 15/100 FT FOR POB CONT ALG SAME COURSE 230 65/100 FT 88 DEG 10 MIN 59 SEC RT 250 FT TO NLY R/W LI CREEKWOOD DR (66 FT RAV) WLY WITH INTERIOR ANG 69 DEG 7 MIN 0 SEC AND ALG NLY R/W LI 249 76/100 FT NLY WITH INTERIOR ANG 109 DEG 44 MIN 40 SEC LEFT 168 31/100 FT TO POB OR 2096 P 676

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4497-015 (0121-21)

QUIT-CLAIM DEED RAMCO FORM B

This Quit-Claim Deed, Executed this 18th day of July, A D 1985, by

Debra A. Hager first party, to Douglas M. Hager, whose postoffice address is 3246 Hwy 297 A Cantonment, FL 32533 second party:

(Whoever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ in hand paid by the said second party, the receipt whereof is hereby acknowledged does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot piece or parcel of land, situate, lying and being in the County of Escambia State of Florida, to wit

Commence at the Northwest corner of Section 37, Township 1, North, Range 31 West, Escambia County, Florida; thence go East along the North line of said Section a distance of 57.89 feet to the Easterly right-of-way line of State Road no. 297-A (100' R/W); thence go at an angle to the right of 90 degrees 07 minutes 36 seconds along aforesaid right-of-way line a distance of 3506.62 feet to a Point of Curvature; thence go to the right Southwesterly along a curve, which is a continuation of the aforesaid right-of-way line, concave to the Northwest with a radius of 1482.69 feet, an arc length of 300.00 feet (CH LTH = 299.48 feet); thence to at an angle to the left of the chord of the arc last run 80 degrees 13 minutes 30 seconds a distance of 164.15 feet to the Point of Beginning; thence continue along the last line run for 230.65 feet to a capped iron pipe; thence Southerly deflecting 88 degrees 10 minutes 59 seconds right and go 250.0 feet to a concrete monument on the Northerly R/W line of Creekwood Drive (a 66' R/W); thence Westerly with an interior angle of 69 degrees 07 minutes 00 seconds and along the said Northerly R/W line for 249.76 feet to an iron pipe; thence Northerly with an interior angle of 109 degrees 44 minutes 40 seconds left for 168.31 feet to the Point of Beginning Containing 1.11 acres more or less.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever

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

Signed, sealed and delivered in presence of:

Cheryl E. Peterson, Debra A. Hager, Kelly Maulden

STATE OF FLORIDA, COUNTY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Debra A. Hager

to me known to be the person described in and who executed the foregoing instrument and before me she acknowledged the same

and official seal in the County and State last aforesaid this 18th day of July 1985

Notary Public Seal for Cheryl E. Peterson, State of Florida, My Commission Expires May 22, 1987

This instrument prepared by: Douglas A. Hager Address 3246 Hwy 297 A Cantonment, FL 32533

D.S. PD. 7-31-85 DATE JOE A. FLOWERS, COMPTROLLER BY: M. Maulden, CLERK. REC. #58-204328-27-01

386764

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. JUL 31 1985