

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100516

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
IDE  
IDE TECHNOLOGIES INC  
3641 N.52 AVE  
HOLLYWOOD, FL 33021,

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
12-1137-248	2018/7505	06-01-2018	BEG AT SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG 26 MIN E 225 FT S 330 FT N 89 DEG 26 MIN W 225 FT TO POB PART OF LT 5 UNRECORDED S/D OR 7409 P 210

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  
IDE  
IDE TECHNOLOGIES INC  
3641 N.52 AVE  
HOLLYWOOD, FL 33021

04-28-2021  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	8,428.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/06/2022</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.

**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 SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG 26 MIN E 225 FT S 330 FT N 89 DEG 26 MIN W 225 FT TO POB PART OF LT 5 UNRECORDED S/D OR 7409 P 210



# 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

0622-07

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IDE IDE TECHNOLOGIES INC 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Apr 28, 2021
Property description	HURST DAVID SHAUN 1345 WARHOP LN MOLINO, FL 32577 1345 WARHOP LN 12-1137-248 BEG AT SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG 26 MIN E 225 FT (Full legal attached.)	Certificate #	2018 / 7505
		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)
# 2018/7505	06/01/2018	256.69	12.83	269.52
→ Part 2: Total*				269.52

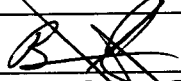
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2020/7496	06/01/2020	167.52	6.25	27.64	201.41
# 2019/7098	06/01/2019	167.52	6.25	57.79	231.56
Part 3: Total*					432.97

## 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)	702.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	129.09
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)	1,206.58

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 May 6th, 2021

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

### Buildings

Address:1345 WARHOP LN, Year Built: 1999, Effective Year: 1999, PA Building ID#: 125110

#### Structural Elements

##### DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

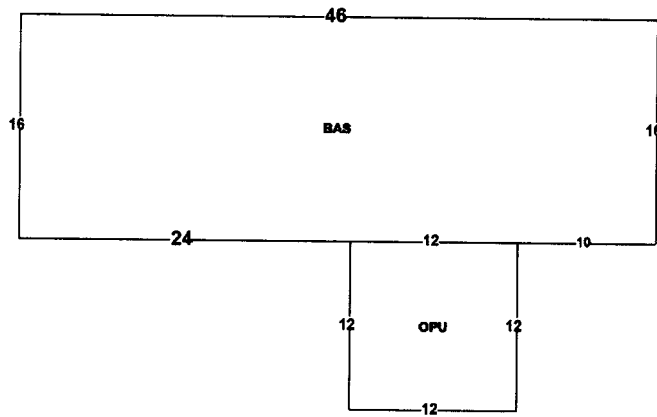
NO. STORIES-1

STORY HEIGHT-0

 Areas - 880 Total SF

BASE AREA - 736

OPEN PORCH UNF - 144



### Images



5/6/21

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:05/07/2021 (tc.9744)



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode 
 ☒ Account 
 ☐ Reference 
 [→](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 343N314002008040 <b>Account:</b> 121137248 <b>Owners:</b> HURST DAVID SHAUN <b>Mail:</b> 1345 WARHOP LN MOLINO, FL 32577 <b>Situs:</b> 1345 WARHOP LN 32577 <b>Use Code:</b> MOBILE HOME <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <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>2020</td> <td>\$9,690</td> <td>\$7,166</td> <td>\$16,856</td> <td>\$16,856</td> </tr> <tr> <td>2019</td> <td>\$9,690</td> <td>\$7,262</td> <td>\$16,952</td> <td>\$16,952</td> </tr> <tr> <td>2018</td> <td>\$9,690</td> <td>\$7,262</td> <td>\$16,952</td> <td>\$16,952</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a> <a href="#">Report Storm Damage</a>	Year	Land	Imprv	Total	Cap Val	2020	\$9,690	\$7,166	\$16,856	\$16,856	2019	\$9,690	\$7,262	\$16,952	\$16,952	2018	\$9,690	\$7,262	\$16,952	\$16,952
Year	Land	Imprv	Total	Cap Val																		
2020	\$9,690	\$7,166	\$16,856	\$16,856																		
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<b>Sales Data</b> <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>09/18/2015</td> <td>7409</td> <td>210</td> <td>\$25,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/26/2013</td> <td>6980</td> <td>1551</td> <td>\$25,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/2003</td> <td>5252</td> <td>1673</td> <td>\$42,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1998</td> <td>4304</td> <td>1464</td> <td>\$8,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1993</td> <td>3344</td> <td>726</td> <td>\$9,500</td> <td>WD</td> <td></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)	09/18/2015	7409	210	\$25,000	WD		02/26/2013	6980	1551	\$25,000	WD		09/2003	5252	1673	\$42,000	WD		08/1998	4304	1464	\$8,000	WD		04/1993	3344	726	\$9,500	WD		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG 26 MIN E 225 FT S 330 FT N 89...  <b>Extra Features</b> FRAME BUILDING
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04/1993	3344	726	\$9,500	WD																																	

<b>Parcel Information</b> <b>Section Map Id:</b> 34-3N-31 <b>Approx. Acreage:</b> 1.7054 <b>Zoned:</b> RMU <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div style="text-align: right;"> <a href="#">Launch Interactive Map</a> </div>
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IDE TECHNOLOGIES INC** holder of **Tax Certificate No. 07505**, 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 SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG 26 MIN E 225 FT S 330 FT N 89 DEG 26 MIN W 225 FT TO POB PART OF LT 5 UNRECORDED S/D OR 7409 P 210**

**SECTION 34, TOWNSHIP 3 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121137248 (0622-07)**

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

**DAVID SHAUN HURST**

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 June, which is the **6th day of June 2022**.

Dated this 27th day of May 2021.

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  
ESCAMBIA COUNTY FLORIDA  
INST# 2021059013 5/27/2021 3:17 PM  
OFF REC BK: 8540 PG: 983 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8540, Page 976, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07505, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **121137248 (0622-07)**

DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89  
DEG 26 MIN E 225 FT S 330 FT N 89 DEG 26 MIN W 225 FT TO POB PART OF LT 5  
UNRECORDED S/D OR 7409 P 210**

**SECTION 34, TOWNSHIP 3 N, RANGE 31 W**

NAME IN WHICH ASSESSED: DAVID SHAUN HURST

Dated this 27th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Recorded in Public Records 11/10/2020 2:59 PM OR Book 8402 Page 486,  
Instrument #2020096478, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 116445440 E-Filed 11/10/2020 02:29:00 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 MM 000057 A

DAVID SHAUN HURST  
6290 W NINE MILE RD  
PENSACOLA, FL 32526

DIVISION: III  
DATE OF BIRTH: 01/17/1980

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

On **MARCH 12, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **DAVID SHAUN HURST**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$323.00**, which shall bear interest at the rate prescribed by law, **5.37%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

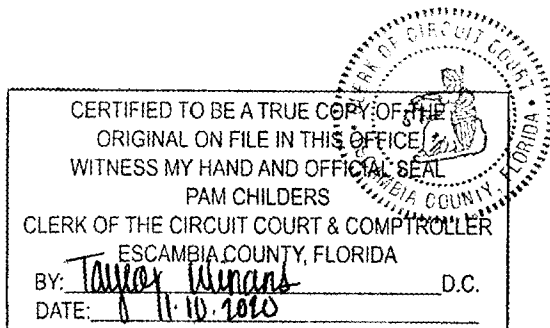
**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE AMY BRODERSEN  
on 11/10/2020 13:23:40 gprHF+n

COUNTY JUDGE



(CFCIMMFLCHRG52 #24984)



Recorded in Public Records 9/19/2018 3:37 PM OR Book 7969 Page 968,  
Instrument #2018075071, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 77776657 E-Filed 09/12/2018 12:39:04 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2018 MM 001994 A

DAVID SHAUN HURST  
1345 WARHOP LN  
MOLINO, FL 32577

DIVISION: I  
DATE OF BIRTH: 01/17/1980

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

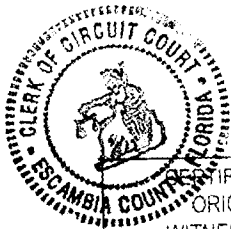
On **JULY 30, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **DAVID SHAUN HURST**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$373.00**, which shall bear interest at the rate prescribed by law, **5.97%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



NOTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.  
DATE: 9-14-18

[Signature]  
esignated by COUNTY COURT JUDGE JUDGE H. WILLIAMS  
on 09/07/2018 16:16:48 TG926EOW

COUNTY JUDGE

(CFCTMMENLCIRGS2 #24984)

BK: 7409 PG: 212 Last Page

**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 Ordinance 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 a 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.

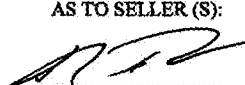
Name of roadway: Warhop Lane  
Legal Address of Property: 1345 Warhop Lane, Molino, FL 32577

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

This form completed by:  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

AS TO SELLER (S):

Witness to Seller(s):


  
Wilson Don Grassmann

SUN

Pmt

SUN

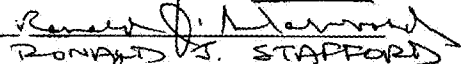
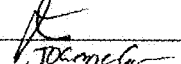
Pmt

  
George Alexander

Jeremy D. Jones

AS TO BUYER (S):

Witness to Buyer(s):

  
David Shaun Hurst  
RONALD S. STAFFORD  
J. K. Kline

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS. Effective: 4/15/95

BK: 7409 PG: 211

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

George Alexander  
Witness #1 Signature

George Alexander  
Witness #1 Printed Name

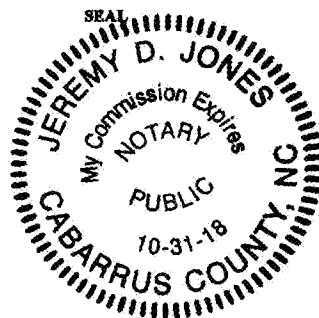
Jeremy O. Jones  
Witness #2 Signature

Jeremy O. Jones  
Witness #2 Printed Name

STATE OF NC  
COUNTY OF Cabarrus

The foregoing instrument was acknowledged before me this 18 day of September, 2015 by Wilson Don Grassmann and who is personally known to me or has produced NC Driver License as Identification

Jeremy O. Jones  
Notary Public  
Printed Notary Name  
My Commission Expires: 10/31/2018



File No.: 1502986J

Recorded in Public Records 09/22/2015 at 10:17 AM OR Book 7409 Page 210,  
Instrument #2015072072, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$175.00

27.00  
175.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC #504763693  
358 WEST NINE MILE ROAD SUITE D  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Polio) Number: 34-JN-31-4002-908-848  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

*David S. Harst*

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18 day of September, 2015 by Wilson Don Grassmann, a married man and, whose post office address is P. O. Box 47, Kannapolis, NC 28082 herein called the grantor, to David Shane Harst, Single whose post office address is 1345 Warhop Lane, Moline, FL 32577, hereinafter called the Grantee: (Wherever used herein the terms "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 TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

Commencing at the Southwest corner of Section 34, Township 3 North, Range 31 West, thence North along the West line of said Section a distance of 3924.89 feet to the point of beginning; thence continue North 330 feet, thence South 89 degrees 26 minutes East a distance of 225 feet, thence South 330 feet, thence North 89 degrees 26 minutes West a distance of 225 feet to the point of beginning, being a portion of Lot 5 of an unrecorded subdivision in Section 34, Township 3 North, Range 31 West, in Escambia County, Florida.

Together with a non-exclusive easement for ingress and egress over the following described property:

Beginning at the Northwest corner of Section 34, Township 3 North, Range 31 West, thence Easterly 1.6 feet along the North line of said Section 34 to the point of beginning of this description; thence South parallel with the West line of said Section 34, 675.00 feet; thence East parallel with the North line of said Section 34, 1319.22 feet; thence South parallel with the West line of said Section 34, 660.00 feet; thence East parallel with the North line of said Section 34, 15.00 feet; thence North parallel with the West line of said Section 34, 743.70 feet; thence West parallel with North line of said Section 34, 15.00 feet; thence South parallel with the West line of said Section 34, 68.70 feet; thence West parallel with the North line of said Section 34, 1304.22 feet; thence North parallel with the West line of said Section 34, 660.00 feet; thence continue North parallel with the West line of said Section 34, to the point of intersection with the right-of-way of Brickton Road; thence Southeasterly along said right-of-way to a point directly North of the point of beginning; thence South parallel with the West line of said Section 34, to the point of beginning, all being and lying within Escambia County, Florida.

And also:

Commencing at the Southwest corner of Section 34, Township 3 North, Range 31 West, thence North along the West line of said Section a distance of 4584.89 feet, thence North 89 degrees 26 minutes East a distance of 225' to the point of beginning; thence continue North 89 degrees 26 minutes East a distance of 30', thence South 660'; thence North 89 degrees 26 minutes East a distance of 405.11'; thence South 20'; thence South 89 degrees 26 minutes West a distance of 435.11'; thence North a distance of 680' to point of beginning, being a portion of Lots 4 and 5 of an unrecorded subdivision in Section 34, Township 3 North, Range 31 West, Escambia County, Florida.

\*

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.  
This property is not the homestead of the Grantor.

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, and hereby 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, 2014.

\*along with Mobile home 1999 Clay/ Title#  
79779322

File No.: 1502986J

**PROPERTY INFORMATION REPORT**

**March 28, 2022**

**Tax Account #:12-1137-248**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SW COR OF SEC N ALG W LI OF SEC 3924 89/100 FT FOR POB CONT N 330 FT S 89 DEG  
26 MIN E 225 FT S 330 FT N 89 DEG 26 MIN W 225 FT TO POB PART OF LT 5 UNRECORDED S/D  
OR 7409 P 210**

**SECTION 34, TOWNSHIP 3 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-1137-248(0622-07)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JUNE 6, 2022  
**TAX ACCOUNT #:** 12-1137-248  
**CERTIFICATE #:** 2018-7505

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**DAVID SHAUN HURST**  
**1345 WARHOP LN**  
**MOLINO, FL 32577**

**DAVID SHAUN HURST**  
**6290 W NINE MILE RD**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of March, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 28, 2022

Tax Account #: **12-1137-248**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID SHAUN HURST**

**By Virtue of Warranty Deed recorded 9/22/2015 in OR 7409/210**

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

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. Judgment in favor of State of FL/Escambia County recorded 9/19/2018 – OR 7969/968**

**b. Judgment in favor of State of FL/Escambia County recorded 11/10/2020 – OR 8402/486**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-1137-248**

**Assessed Value: \$17,091.00**

**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.



**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 #: 12-1137-248 CERTIFICATE #: 2018-7505

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: March 24, 2002 to and including March 24, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: March 28, 2022