

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-33

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC	Application date	Apr 01, 2020
Applicant Address	PO BOX 775311 CHICAGO, IL 60677		
Property description	MCGHEE BRENDA JUNE 2871 VELOR RD MCDAVID, FL 32568 2871 VELOR RD BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59 8 (Full legal attached.)	Certificate #	2018 / 7725
		Date certificate issued	06/01/2018
		Deed application number	2000138
		Account number	12-2585-550

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)
# 2018/7725	06/01/2018	586.19	29.31	615.50
→Part 2: Total*				615.50

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)
# 2019/7317	06/01/2019	577.09	6.25	28.85	612.19
Part 3: Total*					612.19

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)	1,227.69
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	458.24
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)	2,060.93

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: *Candice Lewis* Escambia County, Florida
 Signature, Tax Collector or Designee Date April 24th, 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)	
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 SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59 857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHICH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000138

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
12-2585-550	2018/7725	06-01-2018	BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59 857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHICH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W

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

04-01-2020



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

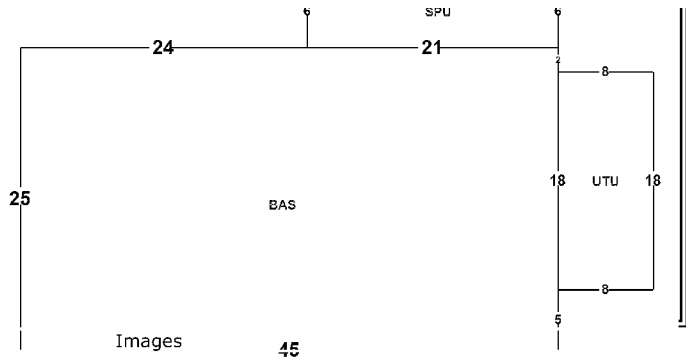
<p>General Information</p> <p>Reference: 114N321302000005 Account: 122585550 Owners: MCGHEE BRENDA JUNE Mail: 2871 VELOR RD MCDAVID, FL 32568 Situs: 2871 VELOR RD 32568 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of 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>\$2,244</td> <td>\$21,992</td> <td>\$24,236</td> <td>\$24,236</td> </tr> <tr> <td>2018</td> <td>\$2,244</td> <td>\$24,381</td> <td>\$26,625</td> <td>\$26,625</td> </tr> <tr> <td>2017</td> <td>\$4,361</td> <td>\$22,272</td> <td>\$26,633</td> <td>\$26,633</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	\$2,244	\$21,992	\$24,236	\$24,236	2018	\$2,244	\$24,381	\$26,625	\$26,625	2017	\$4,361	\$22,272	\$26,633	\$26,633
Year	Land	Imprv	Total	Cap Val																	
2019	\$2,244	\$21,992	\$24,236	\$24,236																	
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2017	\$4,361	\$22,272	\$26,633	\$26,633																	
<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>06/16/2010</td> <td>6681</td> <td>115</td> <td>\$100</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)	06/16/2010	6681	115	\$100	WD	View Instr	<p>2019 Certified Roll Exemptions None</p> <p>Legal Description </p> <p>BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59.857 CHAINS TO PT...</p> <p>Extra Features None</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
06/16/2010	6681	115	\$100	WD	View Instr																

<p>Parcel Information</p> <p>Section Map Id: 11-4N-32</p> <p>Approx. Acreage: 0.9702</p> <p>Zoned: Agr</p> <p>Evacuation & Flood Information Open Report</p>	<div style="text-align: right;">Launch Interactive Map</div> <div style="text-align: center;"> View Florida Department of Environmental Protection(DEP) Data </div>
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Buildings	
Address: 2871 VELOR RD, Year Built: 1960, Effective Year: 1960	
<p>Structural Elements</p> <p>DECOR/MILLWORK-BELOW AVERAGE DWELLING UNITS-1 EXTERIOR WALL-SIDING-BLW.AVG. FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-WALL/FLOOR FURN INTERIOR WALL-WOOD/WALLBOARD NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-CORRUGATED METL</p>	

ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

🔍 Areas - 1395 Total SF
BASE AREA - 1125
SCRN PORCH UNF - 126
UTILITY UNF - 144



5/9/19

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.2693)

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. 07725**, 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 11, TOWNSHIP 4 N, RANGE 32 W

TAX ACCOUNT NUMBER 122585550 (0121-33)

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

BRENDA JUNE MCGHEE

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

LEGAL DESCRIPTION

BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59.857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHICH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W

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

Tax Certificate No. Certificate No. 07725, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 122585550 (0121-33)

(see attached)

SECTION 11, TOWNSHIP 4 N, RANGE 32 W

NAME IN WHICH ASSESSED: BRENDA JUNE MCGHEE

Dated this 1st day of July 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59.857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHICH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 122585550 Certificate Number: 007725 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/01/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="01/04/2021"/>	Redemption Date	<input type="text" value="07/01/2020"/>
Months	9				3
Tax Collector	<input type="text" value="\$2,060.93"/>				<input type="text" value="\$2,060.93"/>
Tax Collector Interest	\$278.23				\$92.74
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,345.41				\$2,159.92 <i>T.C.</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				\$21.02
Total Clerk	\$530.05				\$488.02 <i>C.H.</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	\$2,992.46				\$2,664.94 - <i>120.200</i>
		Repayment Overpayment Refund Amount			<i>\$2,344.94</i>
Book/Page	<input type="text" value="8294"/>				<input type="text" value="687"/>

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: 122585550 Certificate Number: 007725 of 2018**

Payor: BRENDA MCGHEE 2871 VELOR RD MCDAVID, FL 32568 Date 07/01/2020

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$530.05	\$2,310.94
Tax Collector's Total	\$2,345.41	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,952.46	
		\$2,344.94

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Hilma Coppage*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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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 007725

Redeemed Date 07/01/2020

Name BRENDA MCGHEE 2871 VELOR RD MCDONALD, FL 32568

Clerk's Total = TAXDEED	\$530.05	
Due Tax Collector = TAXDEED	\$2,445.41	\$2,310.94
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

Part 1: Tax Deed Application Information

Applicant Name	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC	Application date	Apr 01, 2020
Applicant Address	PO BOX 775311 CHICAGO, IL 60677		
Property description	MCGHEE BRENDA JUNE 2871 VELOR RD MCDAVID, FL 32568 2871 VELOR RD 12-2585-550 BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59 8 (Full legal attached.)	Certificate #	2018 / 7725
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→Part 2: Total*				615.50

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7. Total Paid (Lines 1-6)	2,060.93

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)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
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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 *t 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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Line 1, enter the total of Part 2 plus the total of Part 3 above.

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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 SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59 857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHCH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W



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 #: 12-2585-550 CERTIFICATE #: 2018-7725

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 16, 2000 to and including October 16, 2020 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President

Dated: October 19, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 19, 2020

Tax Account #: 12-2585-550

1. The Grantee(s) of the last deed(s) of record is/are: **BRENDA JUNE MCGHEE AKA BRENDA JUNE MCGHEE MCCLENDON**

By Virtue of Warranty Deed recorded 1/20/2011 – OR 6681/115

ABTRACTOR'S NOTE: MARRIAGE LICENSE IN OR 7218/1760 STATES THAT BRENDA LIVES IN ATMORE ALABAMA

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

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 #: 12-2585-550

Assessed Value: \$25,809

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.

PROPERTY INFORMATION REPORT

October 19, 2020

Tax Account #: 12-2585-550

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF W1/2 OF E1/2 OF SEC N 1 DEG 48 MIN 22 SEC E ALG E LI OF SD W1/2 OF E1/2 OF SEC 59.857 CHAINS TO PT BEING SE COR OF 1225 ACRE STRIP OF LAND CONVEYED BY ERNEST J HALL & MILDRED HALL TO ST REGIS PULP & PAPER N 87 DEG 48 MIN 16 SEC W ALG S LI OF STRIP 189.816/100 FT N 87 DEG 48 MIN 26 SEC W 236.984 FT MORE OR LESS TO PT ON S LI OF SD STRIP BEING 426 8/10 FT N 87 DEG 52 MIN 31 SEC W OF E LI OF SD W1/2 OF E1/2 S 1 DEG 48 MIN 22 SEC W PARL WITH E LI OF SD W1/2 OF E1/2 100 FT E & PARL WITH N LI OF SW1/4 OF NE1/4 OF SEC 426 8/10 FT N 1 DEG 48 MIN 22 SEC E PARL WITH E LI OF SD SW1/4 OF NE1/4 100 FT TO POB ALSO PORTION OF STRIP OF LAND PARC DESC IN OR 423 P 430 WHICH LYING E OF ABOVE DESC PARC OR 6681 P 115 LESS OR 4498 P 1551 COUNTY RD R/W

SECTION 11, TOWNSHIP 4 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2585-550 (0121-33)

Recorded in Public Records 01/20/2011 at 12:02 PM OR Book 6681 Page 115,
Instrument #2011004088, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

STATE OF FLORIDA

WARRANTY DEED

ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, **MARION MARK HALL**, a married man who certifies that the within described property does not constitute his homestead or that of his spouse, 105 Quail Ridge Street, Ochlocknee, GA 31773, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto **BRENDA JUNE MCGHEE**, 2871 Velor Road, McDavid, Florida 32568, hereinafter called Grantee, her heirs, executors, administrators, and assigns forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Commencing at a concrete monument at the Southeast corner of the West Half of the East Half of Section 11, Township 4 North, Range 32 West; thence run North 1° 48' 22" East along the East line of said West Half of East Half of Section 11 a distance of 59.857 chains to a concrete monument set on the East line of said West Half of East Half, said point being the Southeast corner of the 1.225 acre strip of land conveyed by Ernest J. Hall and Mildred Hall to St. Regis Pulp and Paper Corporation; thence run North 87° 48' 16" West along the South line of said strip 189.816 feet; thence run North 87° 48' 26" West along the South line of said strip 236.984 feet, more or less, to a point on the South line of said strip which is 426.8 feet North 87° 52' 31" West of the East line of said West Half of East Half; thence run South 1° 48' 22" West parallel with the East line of said West Half of East Half a distance of 100.00 feet; thence run East and parallel with the North line of Southwest Quarter of Northeast Quarter of Section 11 a distance of 426.8 feet; thence run North 1° 48' 22" East parallel with the East line of said Southwest Quarter of Northeast Quarter a distance of 100.00 feet to the starting point;

ALSO: That portion of the strip of land which was deeded by St. Regis Pulp and Paper Corporation to Ernest Hall and Mildred Hall by deed dated December 4, 1967 and recorded in Official Records Book 423, page 430 of the public records of Escambia County, Florida which lies East of the above described parcel of land;

LESS AND EXCEPT all oil, gas and mineral interests which are owned by the undersigned grantor, and

SUBJECT TO the following limitation on alienation: that the subject interest in real estate shall not be sold or conveyed without the same having first been availed to Marion Mark Hall for purchase by him, or his sibling, at the same price and on no less favorable terms and conditions as may then be available to the within Grantee from any bona fide third party offeror,

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the Grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that the property is free from encumbrances and that Grantor, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal on this 16 day of June, 2010.

Signed, sealed and delivered in the presence of:

Teri Gainey

Printed name: TERI GAINEY

Marion Mark Hall (SEAL)
MARION MARK HALL

Nicole Antoine

Printed name: Nicole Antoine

STATE OF GEORGIA

Thomas COUNTY

The foregoing conveyance was acknowledged before me this 16 day of June, 2010 by Marion Mark Hall, who is personally known to me and who did not take an oath.



Linda R. Parkin
NOTARY PUBLIC
Printed name: Linda R. Parkin
My commission expires:

This instrument prepared by:
Shirley D. Darby
Attorney at Law
P. O. Box 587
Atmore, AL 36504

OR BK 4498 PG 1551
Escambia County, Florida
INSTRUMENT 99-686173

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/02/99 ERNIE LEE MAGNIA, CLERK

By: *[Signature]*

15. P
20

Veior Road
TA#11-4N-32-1302-000-000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of November, 1999, by and between, Ernest J. Hall, a married man, whose address is 4561 HWY 99-A McDavid, Fl. 32568, as Grantors, and ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 223 Palafox Place, Pensacola, Florida, as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar and other valuable considerations to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, the real property described in EXHIBIT "A" attached hereto, lying and being in Escambia County, Florida.

And the Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever, except for taxes for the year 1999, subsequent to the day of transfer. Grantor does hereby waive any and all rights to compensation for the property other than as provided herein. THE WARRANTIES OF THIS DEED ARE LIMITED TO THE PERIOD OF TIME THE GRANTOR HAS OWNED SAID LAND.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes. GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or federal highway.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals on the day and year first above written.

GRANTOR

[Signature: Ernest J. Hall]
Ernest J. Hall

[Signature: Bernice W Manning]
Witness

Bernice W Manning
Print or type name

[Signature: R.J. Bohannon]
Witness

R.J. Bohannon
Print or type name

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 19 day of November 1999, by Ernest J. Hall who is () personally known to me. () who produced current Florida/other _____ driver's license as identification, and/or () produced current _____ as identification.

(Notary Seal must be affixed)

[Signature: Bernice W Manning]
Notary Public
[Signature: Bernice W Manning]
Printed Name

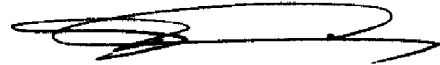
Commission Expires _____
Commission Number _____

OR BK 4498 PG1552
Escambia County, Florida
INSTRUMENT 99-686173

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman this 30th day of November, 1999, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on 9-9-98

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA



Chairman, D.M. "Mike" Whitehead

ATTEST: ENNIE LEE MAGARA
CLERK OF THE CIRCUIT COURT


Deputy Clerk

This instrument prepared by
John F. Jackson of Escambia Land Research Company
5313 Stafford Circle Pace, Fl. 32571
Pursuant to the issuance of title insurance policy.

Return Original Document after recording to:
County Engineering Department
1190 West Leonard Street, Suite 1
Pensacola, Fl. 32501

OR BK 4498 PG1553
Escambia County, Florida
INSTRUMENT 99-686173

LEGAL DESCRIPTION FOR SPECIAL WARRANTY DEED
A PORTION OF PARCEL 11-4N-32-1302-000-000

RCD Dec 02, 1999 04:10 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-686173

EXHIBIT 'A'

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 88 DEGREES 03 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 3379.45 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 06 DEGREES 22 MINUTES 39 MINUTES EAST A DISTANCE OF 37.08 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 852.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 13 MINUTES 40 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 29 MINUTES 29 SECONDS EAST, 269.91 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 271.05 FEET TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 24 DEGREES 36 MINUTES 20 SECONDS EAST A DISTANCE OF 1173.31 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 17 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 32 MINUTES 41 SECONDS EAST, 29.10 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 42 MINUTES 03 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 08 MINUTES 01 SECONDS EAST, 336.24 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 338.85 FEET TO A POINT OF TANGENCY; THENCE PROCEED SOUTH 02 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 151.35 FEET; THENCE PROCEED SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST A DISTANCE OF 30.48 FEET; THENCE PROCEED NORTH 02 DEGREES 38 MINUTES 57 SECONDS EAST A DISTANCE OF 232.37 FEET; THENCE PROCEED NORTH 14 DEGREES 10 MINUTES 36 SECONDS WEST A DISTANCE OF 257.49 FEET; THENCE PROCEED NORTH 87 MINUTES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 31.48 FEET TO THE POINT OF BEGINNING; ALL LYING IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.32 ACRES, MORE OR LESS.

Grantor certifies, warrants and covenants that neither the grantor nor any of her family reside on the above described property, and that the above described property does not constitute any part of the grantor's homestead under the laws of the State of Florida.