

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-10

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020		
Property description	R FISH INVESTMENTS LLC 1004 W GOVERNMENT ST PENSACOLA, FL 32502 311 N 6TH AVE S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 68	Certificate #	2018 / 8104		
		Date certificate issued	06/01/2018		
		Deed application number	2000417		
		Account number	13-2654-000		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/8104	06/01/2018	696.15	34.81	730.96	
→Part 2: Total*				730.96	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				730.96	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,130.45	
4. Property information report fee and Deed Application Recording and Release Fees				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				3,236.41	
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>Escambia County</u> , Florida		
Signature, Tax Collector or Designee			Date <u>April 29th, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
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>5-3-21</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000417

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
13-2654-000	2018/8104	06-01-2018	S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 68

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
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

04-21-2020
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: 000S009020061003
Account: 132654000
Owners: R FISH INVESTMENTS LLC
Mail: 1004 W GOVERNMENT ST
 PENSACOLA, FL 32502
Situs: 311 N 6TH AVE 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$40,212	\$77,236	\$117,448	\$117,448
2018	\$37,119	\$72,490	\$109,609	\$109,609
2017	\$32,035	\$13,568	\$45,603	\$24,152

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/24/2017	7800	880	\$187,000	WD	View Instr
10/13/2017	7800	849	\$100	WD	View Instr
02/28/2017	7676	1283	\$55,000	WD	View Instr
01/1975	867	334	\$100	QC	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2019 Certified Roll Exemptions
None

Legal Description

S 37 FT OF N 71 FT OF LT 6 BLK 3 EAST KING TRACT
 ALSO S 1 FT OF N 34 FT OF LOT 6 EAST KING TRACT
 CASE NO 73-512 OR...

Extra Features
None

Parcel Information [Launch Interactive Map](#)

Section Map Id: CA068

Approx. Acreage: 0.0646

Zoned: OEHR-2

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 311 N 6TH AVE, Year Built: 1928, Effective Year: 2010

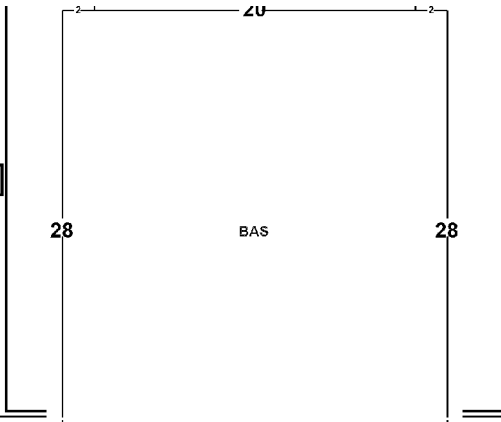
<p>Structural Elements</p> <p>DECOR/MILLWORK-MAXIMUM DWELLING UNITS-1 EXTERIOR WALL-ASBESTOS SIDING FLOOR COVER-HARDWOOD/PARQUET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC</p>	
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INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 984 Total SF

BASE AREA - 906

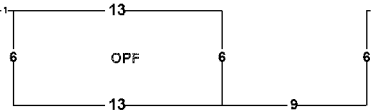
OPEN PORCH FIN - 78



Images



5/8/18



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:05/08/2020 (tc.2416)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC** holder of **Tax Certificate No. 08104**, 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:

S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132654000 (0521-10)

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

R FISH INVESTMENTS LLC

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 **May**, which is the **3rd day of May 2021**.

Dated this 19th day of May 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8298, Page 186, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08104, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 132654000 (0521-10)

DESCRIPTION OF PROPERTY:

S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: R FISH INVESTMENTS LLC

Dated this 19th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 132654000 Certificate Number: 008104 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/21/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="05/03/2021"/>	Redemption Date	<input type="text" value="05/19/2020"/>
Months	13				1
Tax Collector	<input type="text" value="\$3,236.41"/>				<input type="text" value="\$3,236.41"/>
Tax Collector Interest	\$631.10				\$48.55
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,873.76				\$3,291.21 T.C.
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	\$91.07				\$7.01
Total Clerk	\$558.07				\$474.01 C.H.
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	\$4,548.83				\$3,782.22
		Repayment Overpayment Refund Amount			\$766.61
Book/Page	<input type="text"/>				<input type="text"/>

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: 132654000 Certificate Number: 008104 of 2018**

Payor: RORY SALMON 1004 W GOVERNMENT ST PENSACOLA, FL 32502 Date 05/19/2020

Clerk's Check #	1172401	Clerk's Total	\$558.07	\$ 3445.22
Tax Collector Check #	1	Tax Collector's Total	\$3,878.76	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$4,508.83	\$ 3,462.22

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY 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 008104
 Redeemed Date 05/19/2020**

Name RORY SALMON 1004 W GOVERNMENT ST PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$558.07	
Due Tax Collector = TAXDEED	\$3,873.76	\$ 3,445.22
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 Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020		
Property description	R FISH INVESTMENTS LLC 1004 W GOVERNMENT ST PENSACOLA, FL 32502 311 N 6TH AVE 13-2654-000 S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 68	Certificate #	2018 / 8104		
		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)	
# 2018/8104	06/01/2018	696.15	34.81	730.96	
→Part 2: Total*				730.96	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				730.96	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,130.45	
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)				3,236.41	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:				Escambia, Florida	
Signature, Tax Collector or Designee			Date <u>August 25th, 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. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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.



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 #: 13-2654-000 CERTIFICATE #: 2018-8104

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: February 10, 2001 to and including February 10, 2021

Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: February 22, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 22, 2021

Tax Account #: 13-2654-000

1. The Grantee(s) of the last deed(s) of record is/are: **R FISH INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded October 26, 2017 Official Records Book 7800 Page 880.

2. The land covered by this Report is: **SEE EXHIBIT "A"**

ABTRACTOR'S NOTE: ALL PROPERTY LISTED ON CURRENT TAX BILL AND WARRANTY DEED ARE NOT INCLUDED IN THE CURRENT TAX DEED NOTICE

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 #: 13-2654-000

Assessed Value: \$122,076

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

February 22, 2021

Tax Account #: 13-2654-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 37 FT OF N 71 FT OF LT 6 BLK 3 CASE NO 73-512 EAST KING TRACT OR 7676 P 1283 CA 58

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2654-000 (0521-10)

ABSTRACTOR'S NOTE: ALL PROPERTY LISTED ON CURRENT TAX BILL AND WARRANTY DEED ARE NOT INCLUDED IN THE CURRENT TAX DEED NOTICE

Prepared by and return to:
Emerald Coast Title, Inc. - Gulf Breeze Branch
83 Baybridge
Gulf Breeze, FL 32561
850-972-1100
File Number: 2017-0378

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of October, 2017 between Timothy Whiteley, a married man whose post office address is 10 North Sunset , Gulf Breeze, FL 32561, grantor, and R Fish Investments, LLC, a Florida Limited Liability Company whose post office address is 1004 W. Government Street , Pensacola, FL 32502, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Parcel 1:

The South 37 feet of the North 71 feet of Lot 6, Block 3, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Parcel 2:

Together with the South 1.00 foot of the North 34 feet of Lot 6, Block 3, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: 000S009020061003

This is NOT the homestead of said 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.

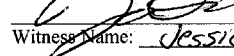
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Candice L. Scales

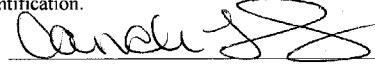

Timothy Whiteley


Witness Name: Jessica Green

State of Florida
County of Escambia

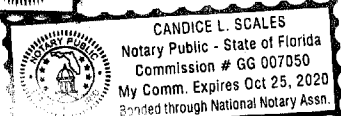
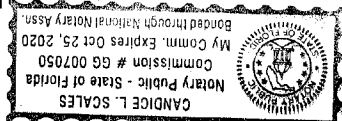
The foregoing instrument was acknowledged before me this 24th day of October, 2017 by Timothy Whiteley, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Candice L. Scales

My Commission Expires: October 25, 2020



DoubleTime®

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County 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, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 311 N 6th Avenue, Pensacola, FL 32501

THE COUNTY () HAS ACCEPTED (X) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of THE CITY to maintain, repair and improve the road.

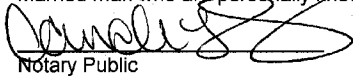
This form completed by:

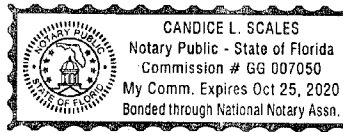
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501



Timothy Whiteley

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of October, 2017 by Timothy Whiteley, a married man who is personally known to me of have produced a driver's license as identification.


Notary Public




Rory E. Salmon, Authorized Member of R Fish Investments, LLC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of October, 2017 by Rory E. Salmon, Authorized Member of R Fish Investments, LLC, a Florida Limited Liability Company who are personally known to me or has produced a driver's license as identification.


Notary Public

