

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000743

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
13-2703-000	2018/8108	06-01-2018	W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT OF N 112 LT 5 BLK 10 EAST KING TRACT OR 6649 P 1669 CA 67

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

09-25-2020
Application Date

Applicant's signature

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>10-04-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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.

W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT OF N 112 LT 5 BLK 10 EAST KING TRACT OR 6649 P 1669 CA 67



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

1021-33

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	MCCRUM KEVIN P 501 E GADSDEN ST PENSACOLA, FL 32501 501 E GADSDEN ST 13-2703-000 W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT OF N 112 L (Full legal attached.)	Certificate #	2018 / 8108
		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)
# 2018/8108	06/01/2018	3,015.77	150.79	3,166.56
→Part 2: Total*				3,166.56

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)
# 2020/8084	06/01/2020	3,241.38	6.25	162.07	3,409.70
# 2019/7681	06/01/2019	3,200.22	6.25	160.01	3,366.48
Part 3: Total*					6,776.18

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)	9,942.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	10,317.74

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: *Raun Mustain* Escambia, Florida
Signature, Tax Collector or Designee Date October 5th, 2020

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[← Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) [→](#)[Printer Friendly Version](#)

General Information	
Reference:	000S009020006010
Account:	132703000
Owners:	MCCRUM KEVIN P
Mail:	501 E GADSDEN ST PENSACOLA, FL 32501
Situs:	501 E GADSDEN ST 32501
Use Code:	OFFICE, 1 STORY
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
2020	\$108,821	\$78,145	\$186,966	\$180,937
2019	\$89,035	\$75,454	\$164,489	\$164,489
2018	\$89,035	\$70,682	\$159,717	\$159,717
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/21/2010	6649	1669	\$122,500	WD	View Instr
01/2005	5570	1169	\$129,000	WD	View Instr
03/1983	1737	606	\$100	WD	View Instr
12/1980	1502	991	\$25,000	WD	View Instr
10/1980	1484	876	\$100	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions
None
Legal Description
W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT OF N 112 LT 5 BLK 10 EAST...
Extra Features
CONCRETE PAVING MASONRY WALL/FENCE WOOD FENCE

Parcel Information

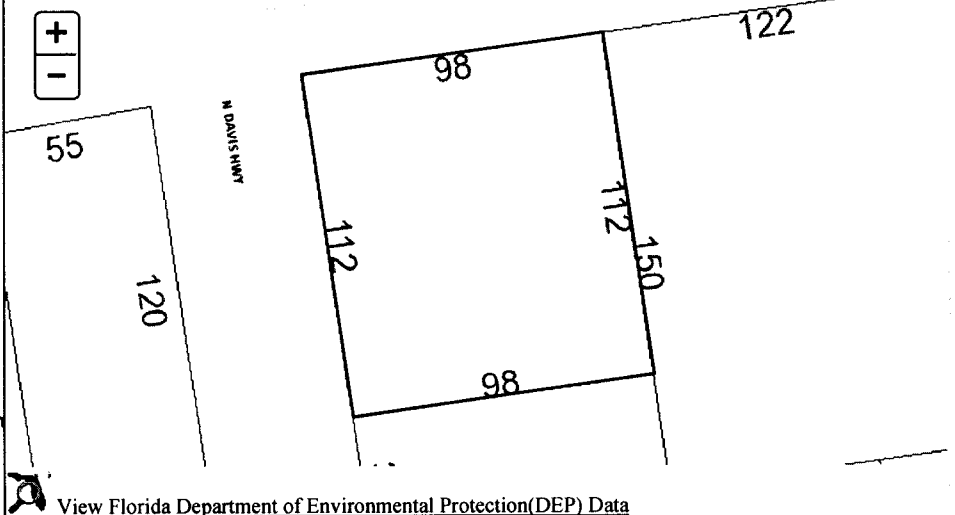
[Launch Interactive Map](#)

Section
Map Id:
CA067

Approx.
Acreage:
0.2520

Zoned:
CONSULT
ZONING
AUTHORITY

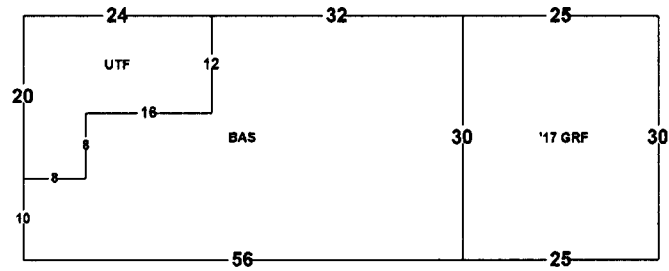
Evacuation
& Flood
Information
[Open Report](#)

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

Buildings

Address: 501 E GADSDEN ST, Year Built: 1980, Effective Year: 1985, PA Building ID#: 18997

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL
 Areas - 2430 Total SF
BASE AREA - 1328
GARAGE FIN - 750
UTILITY FIN - 352



Images



3/5/18

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 08108**, 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:

W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT OF N 112 LT 5 BLK 10 EAST KING TRACT OR 6649 P 1669 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132703000 (1021-33)

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

KEVIN P MCCRUM

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 **October**, which is the **4th day of October 2021**.

Dated this 23rd day of November 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 8410, Page 1011, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08108, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 132703000 (1021-33)

DESCRIPTION OF PROPERTY:

W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25
FT OF N 112 LT 5 BLK 10 EAST KING TRACT OR 6649 P 1669 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: KEVIN P MCCRUM

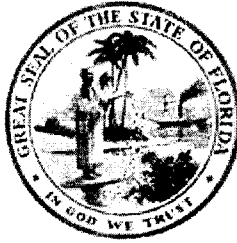
Dated this 12th day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 132703000 Certificate Number: 008108 of 2018**

Payor: KEVIN P MCCRUM 501 E GADSDEN ST PENSACOLA, FL 32501

Date 04/12/2021

Clerk's Check # 895279
Tax Collector Check # 1

Clerk's Total ~~\$538.07~~
Tax Collector's Total ~~\$12,835.95~~
Postage ~~\$60.00~~
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$12,971.02~~

\$11,603.39
\$11,620.39

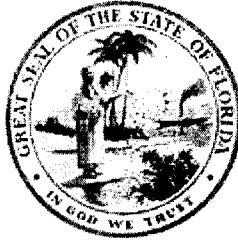
**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Hickey Lippage

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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

Case # 2018 TD 008108

Redeemed Date 04/12/2021

Name KEVIN P MCCRUM 501 E GADSDEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$558.07	\$11,603.39
Due Tax Collector = TAXDEED	\$12,335.95	
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
-------------	---------------	-------------	--------------------	-------------------	-------------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 132703000 Certificate Number: 008108 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="09/25/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="10/04/2021"/>	Redemption Date	<input type="text" value="04/12/2021"/>
Months	13				7
Tax Collector	<input type="text" value="\$10,317.74"/>				<input type="text" value="\$10,317.74"/>
Tax Collector Interest	\$2,011.96				\$1,083.36
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$12,335.95				\$11,407.35 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				\$49.04
Total Clerk	\$558.07				\$516.04 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="\$0.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	\$12,971.02				\$11,940.39 -120-200
		Repayment Overpayment Refund Amount			\$11,620.39
Book/Page	<input type="text" value="8410"/>				<input type="text" value="1011"/>

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS) ESCAMBIA COUNTY HEALTH DEPARTMENT

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **501/505 E Gadsden St, Pensacola, Florida 32503**

Buyer/Seller are aware that the property is on a (X) Sewer System (_____) Septic Tank

APPROVAL LETTER ATTACHED HERETO (_____)

APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)

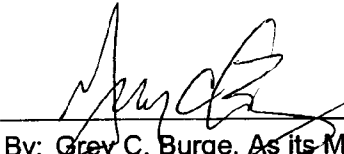
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (_____)

This form completed by:

First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251

AS TO SELLER(S):

SGG, LLC, a Florida limited liability company


By: Grey C. Burge, As its Managing
Member

AS TO BUYER(S):


Kevin P. McCrum

2439526

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 may 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 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **East Gadsden Street**

Legal Address of Property: **501/505 E Gadsden St, Pensacola, Florida 32503**

The County (_____) has accepted (X) has not accepted the abutting roadway for maintenance.
(Located within the limits of the City of Pensacola)

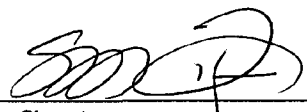
This form completed by: **First American Title Insurance Company**
730 Bayfront Parkway
Pensacola, Florida 32502-6251

Signed, sealed and delivered in our presence:



Witness Signature

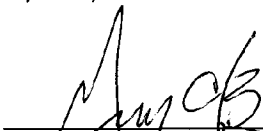
Print Name: Grey C. Burge



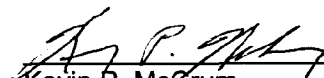
Witness Signature

Print Name: Stephanie M. Ingram

SGG, LLC, a Florida limited liability company



By: Grey C. Burge, As its Managing
Member



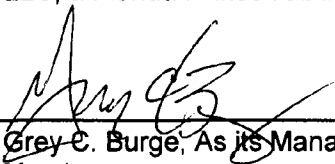
Kevin P. McCrum

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

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 31st of 2010.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

SGG, LLC, a Florida limited liability company


By: Grey C. Burge, As its Managing Member

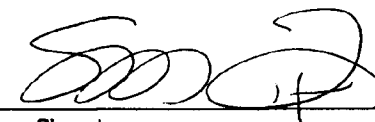
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Edith Garcia

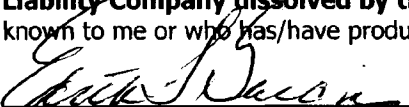
State of **Florida**

County of **Escambia**


Witness Signature

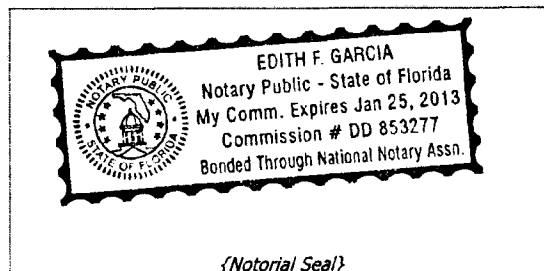
Print Name: Stephanie M. Ingram

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **October 21, 2010**, by **Grey C. Burge, as its sole Managing Member, on behalf of SGG, LLC, a Florida Limited Liability Company dissolved by the Secretary of State on 9/24/2010**, who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

(Printed Name)

My Commission expires: _____



Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(877)309-7212

File No.: 2101-2439526

WARRANTY DEED

This indenture made on **October 21, 2010** A.D., by

SGG, LLC, a Florida Limited Liability Company dissolved by the Secretary of State of the State of Florida on 9/24/2010,

whose address is: **4340 Hickory Shores Boulevard, Gulf Breeze, FL 32563**
hereinafter called the "grantor", to

Kevin P. McCrum

whose address is: **1157 North 10th Avenue, Pensacola, FL 32503**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

The West 57 1/2 feet of the North 112 feet of Lot 4, in Block 10, of the EAST KING TRACT, in the City of Pensacola, Escambia County, Florida, as per map of said City copyrighted by Thomas C. Watson in 1906.

Together with

The East 15 feet and 6 inches of the North 112 feet of Lot 4, and the West 25 feet of the North 112 feet of Lot 5, Block 10, EAST KING TRACT, in the City of Pensacola, Florida, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

The above real property comprises all of the assets of the dissolved Limited Liability Company and this conveyance is being executed in the process of winding up the affairs of the company.

Parcel Identification Number: **000S00-9020-006-010 and 000S00-9020-007-010**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

PROPERTY INFORMATION REPORT

July 15, 2021

Tax Account #: 13-2703-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 57 FT 6 IN OF N 112 FT OF LT 4 BLK 10 ALSO E 15 FT 6 IN OF N 112 FT OF LT 4 AND W 25 FT
OF N 112 LT 5 BLK 10 EAST KING TRACT OR 6649 P 1669 CA 67**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2703-000 (1021-33)

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: OCT 4, 2021

TAX ACCOUNT #: 13-2703-000

CERTIFICATE #: 2018-8108

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	
<u> </u>	<u>X</u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> </u>	<u>X</u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u>X</u>	Homestead for <u>2020</u> tax year.

KEVIN P. MCCRUM
501 E. GADSDEN ST.
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 15th day of July, 2021.

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

July 15, 2021

Tax Account #: 13-2703-000

1. The Grantee(s) of the last deed(s) of record is/are: **KEVIN P. MCCRUM**

By Virtue of Warranty Deed recorded 10/22/2010

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. None

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 13-2703-000

Assessed Value: \$180,937

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
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-2703-000 CERTIFICATE #: 2018-8108

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: July 12, 2001 to and including July 12, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: July 15, 2021