

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000499

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
17-0429-000	2018/8998	06-01-2018	LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9

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
PLEASANT VALLEY CAPITAL LLC - 18
US BANK % PLEASANT VALLEY CAPITAL LLC - 18
PO BOX 645040
CINCINNATI, OH 45264-5040

04-21-2020
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. 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>06/07/2021</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.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-51

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	STEELE CHARLES STEELE MARIE N 103 NORWICH DR GULF BREEZE, FL 32561 214 PANFERIO DR LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9	Certificate #	2018 / 8998
		Date certificate issued	06/01/2018
		Deed application number	2000499
		Account number	17-0429-000

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)
# 2018/8998	06/01/2018	2,874.36	143.72	3,018.08
→Part 2: Total*				3,018.08

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)
# 2019/8486	06/01/2019	3,147.95	6.25	157.40	3,311.60
Part 3: Total*					3,311.60

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)	6,329.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,019.89
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)	9,724.57

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 County, Florida
Signature, Tax Collector or Designee	Date May 7th, 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

Sale List

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2019	\$125,000	\$75,207	\$200,207	\$186,721
2018	\$125,000	\$70,778	\$195,778	\$169,747
2017	\$110,000	\$55,416	\$165,416	\$154,316

Tax Estimator

➤ **File for New Homestead Exemption Online**

2019 Certified Roll Exemptions

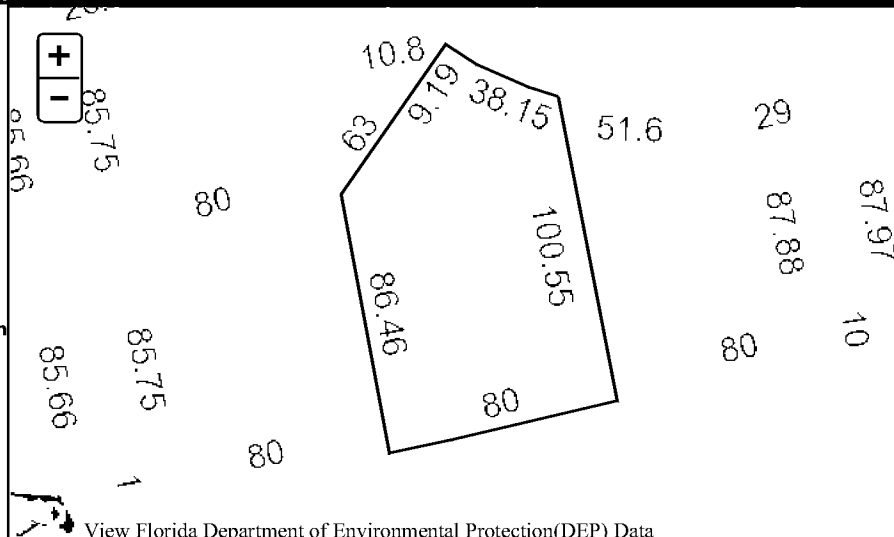
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1984	1999	2	\$60,000	LI	View Instructions
05/1983	1766	195	\$53,000	LI	View Instructions
11/1981	1593	994	\$38,000	LI	View Instructions
04/1981	1538	204	\$48,900	LI	View Instructions

LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9

None

Launch Interactive Map

**Evacuation
& Flood
Information**
Open Report



¹ View Florida Department of Environmental Protection(DEP) Data

Address: 214 PANFERIO DR, Year Built: 1954, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-TILE/STAIN

CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PANEL-CUSTOM
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

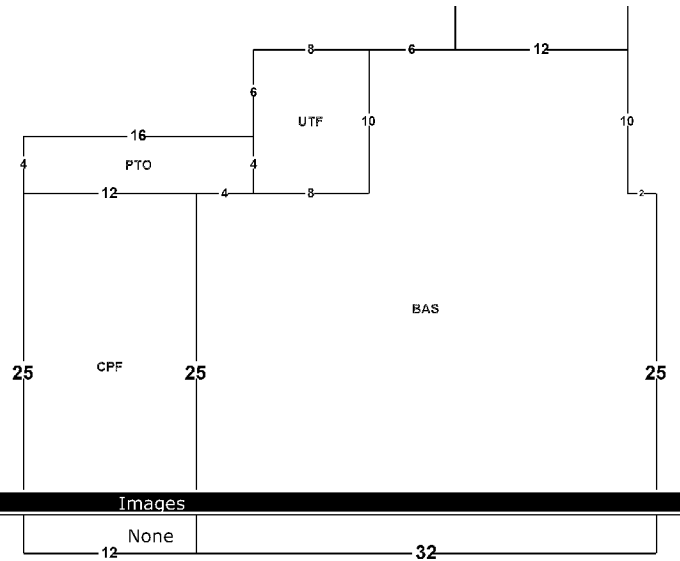
 Areas - 1520 Total SF

BASE AREA - 980

CARPORT FIN - 300

PATIO - 160

UTILITY FIN - 80



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 **PLEASANT VALLEY CAPITAL LLC - 18 US BANK** holder of **Tax Certificate No. 08998**, 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:

LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170429000 (0621-51)

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

CHARLES STEELE and MARIE N STEELE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **7th day of June 2021**.

Dated this 15th day of June 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

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>06/07/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.75

Tax Collector (complete Parts 1-4)

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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.



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	PLEASANT VALLEY CAPITAL LLC - 18 US BANK % PLEASANT VALLEY CAPITAL LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 21, 2020	
Property description	STEELE CHARLES STEELE MARIE N 103 NORWICH DR GULF BREEZE, FL 32561 214 PANFERIO DR 17-0429-000 LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9		Certificate #	2018 / 8998	
			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)	
# 2018/8998	06/01/2018	2,874.36	143.72	3,018.08	
→Part 2: Total*				3,018.08	
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)
# 2019/8486	06/01/2019	3,147.95	6.25	157.40	3,311.60
Part 3: Total*					3,311.60
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)				6,329.68	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				3,019.89	
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)				9,724.57	
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 Date August 26th, 2020		

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

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: 170429000 Certificate Number: 008998 of 2018**

**Payor: FIRST INTERNATIONAL TITLE 234 FOREST PARK CIRCLE PANAMA CITY, FL 32504
Date 10/05/2020**

Clerk's Check # 1003137002
Tax Collector Check # 1

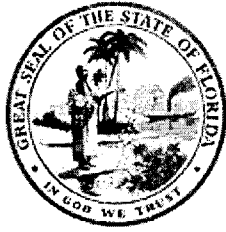
Clerk's Total ~~\$565.07~~
Tax Collector's Total ~~\$11,772.98~~
Postage ~~\$60.00~~
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$12,415.05~~

~~\$565.07~~ **\$10,795.06**
~~\$11,772.98~~
~~\$60.00~~
~~\$12,415.05~~
\$10,812.06

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Whitney Copping



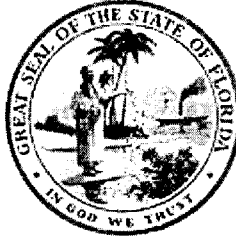
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 170429000 Certificate Number: 008998 of 2018

Redemption	No	Application Date	04/21/2020	Interest Rate	18%
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	06/07/2021	Redemption Date	10/05/2020
Months		14		6	
Tax Collector		\$9,724.57		\$9,724.57	
Tax Collector Interest		\$2,042.16		\$875.21	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$11,772.98		\$10,606.03	T.C.
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$130.00		\$130.00	
Sheriff Fee		\$120.00		\$120.00	-
Legal Advertisement		\$200.00		\$200.00	-
App. Fee Interest		\$98.07		\$42.03	
Total Clerk		\$565.07		\$509.03	C.H.
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$40.00		\$0.00	
Total Redemption Amount		\$12,455.05		\$11,132.06	-120-200
					\$10,812.06
		Repayment Overpayment Refund Amount		\$1,322.99	
Book/Page		8313		506	

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 008998

Redeemed Date 10/05/2020

Name FIRST INTERNATIONAL TITLE 234 FOREST PARK CIRCLE PANAMA CITY, FL 32504

Clerk's Total = TAXDEED	\$565.07	\$10,795.06
Due Tax Collector = TAXDEED	\$11,772.98	
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

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 8313, Page 506, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08998, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 170429000 (0621-51)

DESCRIPTION OF PROPERTY:

LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: CHARLES STEELE and MARIE N STEELE

Dated this 5th day of October 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

for
blue

NOTICE OF LIEN

OR BK 4228 PG0843
Escambia County, Florida
INSTRUMENT 98-461817

REC'D Mar 02, 1998 03:46 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: STEELE CHARLES & MARIE N
214 PANFERIO
PENSACOLA BEACH FL 32561-2187

SANTA ROSA ISLAND MSBU
ACCT.NO. 17 0429 000 000

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-461817

THIS Notice of Lien is hereby filed pursuant to Section 1-14-82 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal year 1996-97 plus a 10% penalty charge against a residential leasehold, more particularly described as:

LT 7 BLK 7 VILLA PRIMERA
PB 2 P 78
OR 1999 P 2 SHEET 9

vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified above for a period of five (5) years from the assessment date, which was 10/01/1997, or until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$227.78. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

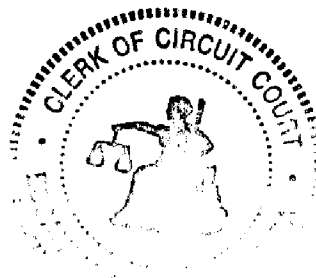
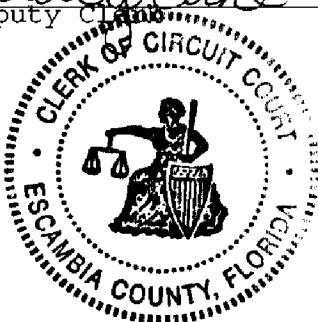
Date: 02/13/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *[Signature]*
Deputy Clerk



600 Due

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 4217 PG0042
Escambia County, Florida
INSTRUMENT 98-452943

RCD Jan 30, 1998 10:13 am
Escambia County, Florida

Re: STEELE CHARLES & MARIE N
214 PANFERIO
PENSACOLA BEACH FL 32561-2187

SANTA ROSA ISLAND MSBU
ACCT.NO. 17 0429 000 000

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-452943

THIS Notice of Lien is hereby filed pursuant to Section 1-14-82 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal year 1995-96 plus a 10% penalty charge against a residential leasehold, more particularly described as:

LT 7 BLK 7 VILLA PRIMERA
PB 2 P 78
OR 1999 P 2 SHEET 9

vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified above for a period of five (5) years from the assessment date, which was 10/01/1996, or until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$185.90. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 01/22/1998

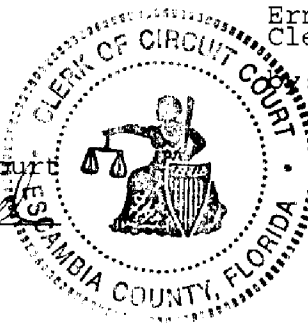
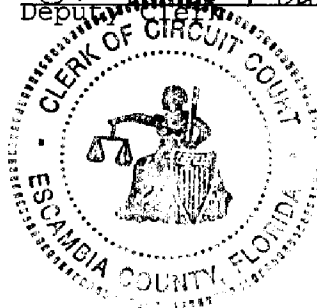
Ernie Lee Magaha
Clerk of the Circuit Court

Ernie Lee Magaha
Clerk of the Circuit Court

by:

Wanda M. McCreary
Deputy Finance Director

Wanda M. McCreary
Wanda M. McCreary
Deputy Finance Director



600
DueOR BK 4216 PG0910
Escambia County, Florida
INSTRUMENT 98-452476

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIARe: STEELE CHARLES & MARIE N
214 PANFERIO
PENSACOLA BEACH FL 32561-2187SANTA ROSA ISLAND MSBU
ACCT.NO. 17 0429 000 000

THIS Notice of Lien is hereby filed pursuant to Section 1-14-82 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal year 1994-95 plus a 10% penalty charge against a residential leasehold, more particularly described as:

LT 7 BLK 7 VILLA PRIMERA
PB 2 P 78
OR 1999 P 2 SHEET 9

RCD Jan 29, 1998 10:02 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-452476

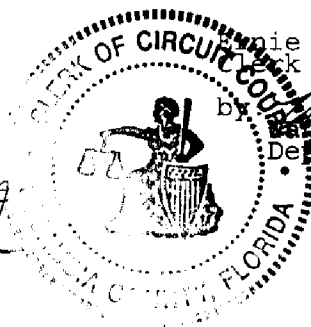
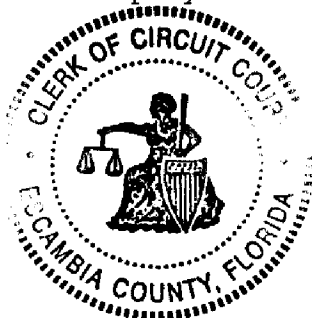
vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified above for a period of five (5) years from the assessment date, which was 10/01/1995, or until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$185.90. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 01/22/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: Patricia Ludd
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: Sandra M. McBrearty
Deputy Finance Director



NOTICE OF LIEN

OR BK 4215 PG1027
Escambia County, Florida
INSTRUMENT 98-451678

RCD Jan 27, 1998 11:35 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: STEELE CHARLES & MARIE N
214 PANFERIO
PENSACOLA BEACH FL 32561-2187

SANTA ROSA ISLAND MSBU
ACCT.NO. 17 0429 000 000

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-451678

THIS Notice of Lien is hereby filed pursuant to Section 1-14-82 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal year 1993-94 plus a 10% penalty charge against a residential leasehold, more particularly described as:

LT 7 BLK 7 VILLA PRIMERA
PB 2 P 78
OR 1999 P 2 SHEET 9

vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified above for a period of five (5) years from the assessment date, which was 10/01/1994, or until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$185.90. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

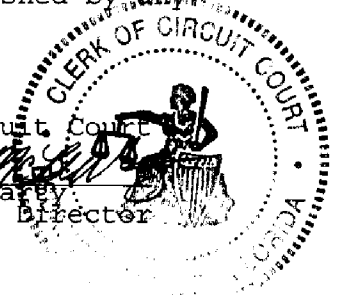
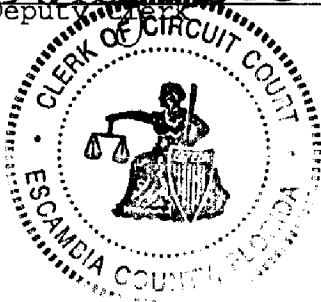
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 01/22/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBreary*
Wanda M. McBreary
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Kelly Cooke*
Deputy



OR BK 4215 PG0936
Escambia County, Florida
INSTRUMENT 98-451590

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: STEELE CHARLES & MARIE N
214 PANFERIO
PENSACOLA BEACH FL 32561-2187

SANTA ROSA ISLAND MSBU
ACCT.NO. 17 0429 000 000

THIS Notice of Lien is hereby filed pursuant to Section 1-14-82 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal year 1992-93 plus a 10% penalty charge against a residential leasehold, more particularly described as:

LT 7 BLK 7 VILLA PRIMERA
PB 2 P 78
OR 1999 P 2 SHEET 9

RCD Jan 27, 1998 10:44 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-451590

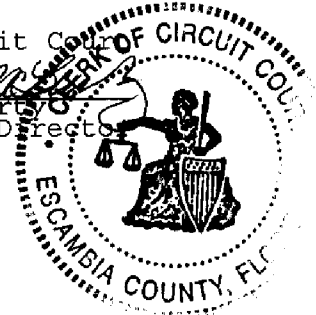
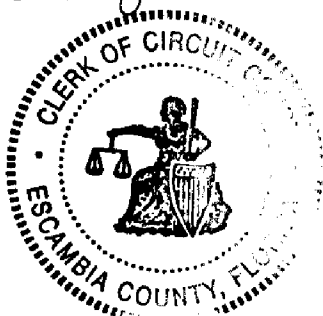
vested in lessee pursuant to that certain document vesting title to the leasehold in the lessee filed in the public records of Escambia County. This claim of lien was included in the list of outstanding and uncollected annual assessments delivered to the Board of County Commissioners and shall remain and constitute a lien against the leasehold identified above for a period of five (5) years from the assessment date, which was 10/01/1993, or until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$185.90. Evidence of discharge and satisfaction of this lien shall be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the leasehold. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 01/22/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



Recorded in Public Records 1/28/2021 9:44 AM OR Book 8453 Page 1804,
Instrument #2021009921, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THIS INSTRUMENT PREPARED BY:

Name: R.R. Rothe RoofingAddress: 2016 N. Palafox St.Pensacola, Florida 32501STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____

Parcel ID Number (PID) PB009

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
LT 7 BLK 7 VILLA PRITERA PB 2 P 78 OR 8376 P 710 SHEET 9
2. GENERAL DESCRIPTION OF IMPROVEMENT: Re-Roof
3. OWNER INFORMATION:
Name and address: Math Penico; 214 Pan Fero Drive Pensacola Beach, FL 32561
Interest in property: _____
Name and address of fee simple titleholder (if other than Owner): _____
4. CONTRACTOR: (name, address and phone number): R.R. Rothe Roofing, 2016 N. Palafox Street
Pensacola, Florida 32501
5. SURETY:
Name, address and phone number: _____
Amount of bond: \$ _____
6. LENDER: (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes. (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement: (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 27th day of January, 20 21 by Math Penico
Who is personally known to me OR who has produced identification drivers license
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

NOTARY PUBLIC STATE OF FLORIDA
Savanna A. Mauer
My Commission GG 235178
PRINT OR STAMP COMMISSIONED NAME OF NOTARY

SIGNATORY'S TITLE/OFFICE

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/6/09

recorded as received

BK: 8436 PG: 1827 Last Page

IN WITNESS WHEREOF, the parties have affixed their hands and seals as of the day and year first above written.

ASSIGNORS:

Emerald Coast Real Estate Development LLC, a Florida Limited Liability Company

By: 2011 Cards, LLC, a Missouri limited liability company
 By: Authorized Member
 By: Brad Donley

WITNESSES:

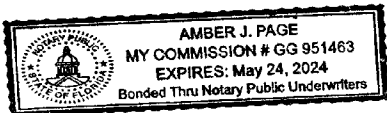
Amber J. Page
 Print Name: Amber J. Page

Angela Owen
 Print Name: ANGELA OWEN

STATE OF FLORIDA

COUNTY OF Bay

THE FOREGOING INSTRUMENT was acknowledged before me by means of (☒) physical presence or () online notarization on this 4 day of January 2021 by Brad Donley, who is personally known to me or who has produced _____ as identification.



Amber J. Page
 Notary Public Signature

Print Name: _____

My Commission Expires: _____

Recorded in Public Records 1/4/2021 11:43 AM OR Book 8436 Page 1826,
Instrument #2021000281, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$2,100.00

Prepared by and return to:
Amber Page, an employee of
First International Title - Panama City
234 Forest Park Circle
Panama City, FL 32405
File #180289-65

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made and entered into this 4 day of January, 2021, by and between Emerald Coast Real Estate Development LLC., a Florida limited liability company, as substitute lessce by assignment, under that certain Lease between Santa Rosa Island Authority, as leasing agent for Escambia County, FL whose address is 3225 McLcod Drive S-100, Las Vegas, NV, 89121 (hereinafter "Assignor") and Matthew Penico and Julie Penico, Husband and Wife, whose address is 306 Ariola Avenue, Pensacola Beach, FL, 32561, (hereinafter "Assignee").

NOW THEREFORE, in consideration of the sum of Ten Dollars and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee all of its right, title and interest in and to a leasehold interest in the following described land located in Escambia County, Florida:
Lot 7, Block 7, VILLA PRIMERA, according to plat thereof as recorded in Plat Book 2, Page 78, of the Public Records of Escambia County, Florida.

SUBJECT, however, to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof; SUBJECT also to all dedications, easements, or restrictions of record, the mention shall not serve to impose or reimpose same; SUBJECT also to all the terms and conditions of the Lease Agreement and subleases and amendments thereto recorded in the public records of Escambia COUNTY, Florida.

ASSIGNOR warrants that they have good right to assign same and that the property has not been previously assigned, encumbered or alienated his/her rights, except as stated herein.

ASSIGNEE, by acceptance hereof, agrees to confirm to the terms and conditions of the existing lease, as the same may have been previously amended, and to comply with the covenants and restrictions of record.

Witnesses:

WITNESSES:

[Signature]
Print Name: Jeane Cruz

[Signature]
Print Name: Melissa Matris

STATE OF FLORIDA

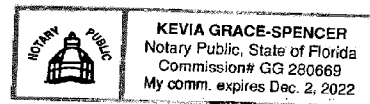
COUNTY OF Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or () online notarization on this 13 day of January, 2021 by Marie Steele, who is personally known to me or who has produced FL ID as identification.

[Signature]
Notary Public Signature

Print Name: Kenia Grace-Spencer

My Commission Expires: 12-02-2022



STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 20____ by _____, who is personally known to me or who has produced _____ as identification.

Notary Public Signature

Print Name: _____

My Commission Expires: _____

BK: 8444 PG: 444

Prepared by and return to:
Amber Page, an employee of
First International Title - Panama City
234 Forest Park Circle
Panama City, FL 32405
File #172659-65

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made and entered into this 13 day of January, 2021, by and between Charles Steele and Marie Steele, husband and wife, as substitute lessee by assignment, under that certain Lease between Santa Rosa Island Authority, as leasing agent for Escambia County, FL whose address is 214 Panferno, Pensacola, FL, 32561 (hereinafter "Assignor") and Emerald Coast Real Estate Development LLC., a Florida limited liability company, whose address is 3225 McLeod Drive S-100, Las Vegas, NV, 89121, (hereinafter "Assignee").

NOW THEREFORE, in consideration of the sum of Ten Dollars and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee all of its right, title and interest in and to a leasehold interest in the following described land located in Escambia County, Florida:

Lot 7, Block 7, VILLA PRIMERA, according to plat thereof as recorded in Plat Book 2, Page 78, of the Public Records of Escambia County, Florida.

SUBJECT, however, to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof; SUBJECT also to all dedications, easements, or restrictions of record, the mention shall not serve to impose or reimpose same; SUBJECT also to all the terms and conditions of the Lease Agreement and subleases and amendments thereto recorded in the public records of Escambia COUNTY, Florida.

ASSIGNOR warrants that they have good right to assign same and that the property has not been previously assigned, encumbered or alienated his/her rights, except as stated herein.

ASSIGNEE, by acceptance hereof, agrees to confirm to the terms and conditions of the existing lease, as the same may have been previously amended, and to comply with the covenants and restrictions of record.

IN WITNESS WHEREOF, the parties have affixed their hands and seals as of the day and year first above written.

ASSIGNORS:

Print Name: Chuck Steele

Marie Steele
Print Name: Marie Steele

Marie Steele

BK: 8444 PG: 443

WITNESSES:

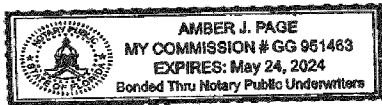
Amber J. Page
 Print Name: **Amber J. Page**

ANGELA OWEN
Angela Owen
 Print Name: _____

STATE OF FLORIDA

COUNTY OF Bay

THE FOREGOING INSTRUMENT was acknowledged before me by means of (☒) physical presence or () online notarization on this 4 day of December 2021 by Chuck Steele, who is personally known to me or who has produced DL LIC as identification.



Amber J. Page
 Notary Public Signature
 Print Name: **Amber J. Page**

My Commission Expires: _____

STATE OF _____
 COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 20__ by _____, who is personally known to me or who has produced _____ as identification.

 Notary Public Signature
 Print Name: _____

My Commission Expires: _____

Recorded in Public Records 1/14/2021 2:32 PM OR Book 8444 Page 442,
Instrument #2021004800, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Prepared by and return to:
Amber Page, an employee of
First International Title - Panama City
234 Forest Park Circle
Panama City, FL 32405
File #172659-65

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made and entered into this 4 day of January, 20 21, by and between Charles Steele and Marie Steele, husband and wife, as substitute lessee by assignment, under that certain Lease between Santa Rosa Island Authority, as leasing agent, for Escambia County, FL whose address is 214 Panferno, Pensacola, FL, 32561 (hereinafter "Assignor") and Emerald Coast Real Estate Development LLC., a Florida limited liability company, whose address is 3225 McLeod Drive S-100, Las Vegas, NV, 89121, (hereinafter, "Assignee").

NOW THEREFORE, in consideration of the sum of Ten Dollars and other good valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee all of its right, title and interest in and to a leasehold interest in the following described land located in Escambia County, Florida:

Lot 7, Block 7, VILLA PRIMERA, according to plat thereof as recorded in Plat Book 2, Page 78, of the Public Records of Escambia County, Florida.

SUBJECT, however, to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof; SUBJECT also to all dedications, easements, or restrictions of record, the mention shall not serve to impose or reimpose same; SUBJECT also to all the terms and conditions of the Lease Agreement and subleases and amendments thereto recorded in the public records of Escambia COUNTY, Florida.

ASSIGNOR warrants that they have good right to assign same and that the property has not been previously assigned, encumbered or alienated his/her rights, except as stated herein.

ASSIGNEE, by acceptance hereof, agrees to confirm to the terms and conditions of the existing lease, as the same may have been previously amended, and to comply with the covenants and restrictions of record.

IN WITNESS WHEREOF, the parties have affixed their hands and seals as of the day and year first above written.

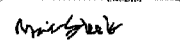
ASSIGNORS:


Print Name: Chuck Steele

Print Name: Marie Steele

BK: 8376 PG: 772 Last Page

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

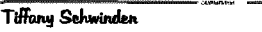

 Marie Steele

Signed, sealed and delivered in our presence:


 Signed on 10/01/2020 12:18:12 -400

1st Witness Signature

Print Name: Marilyn Moran


 Signed on 10/01/2020 12:18:12 -400

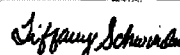
2nd Witness Signature

Print Name: Tiffany Schwinden

State of FLORIDA

County of Seminole

The Foregoing Instrument ~~Was Acknowledged~~ ^{10/01/2020} **edged** before me by means of () physical presence or (X) online notarization on _____, by **Marie Steele** who () is/are personally known to me or who (X) has/have produced the following as identification: Drivers License.


 Signed on 10/01/2020 12:18:12 -400

Notary Public

Printed Name:

My Commission expires:



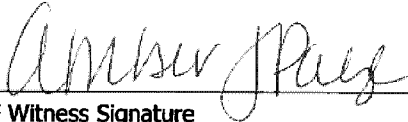
BK: 8376 PG: 771

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



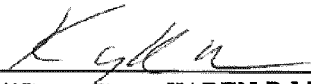
Charles Steele

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Amber J. Page



2nd Witness Signature

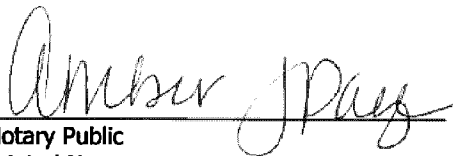
KAREN R MONACO

Print Name: _____

State of FLORIDA

County of BAY

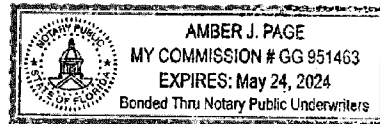
The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on **10/1/2020** by **Charles Steele** who (☐) is/are personally known to me or who (☒) has/have produced the following as identification: drivers license



Notary Public

Printed Name:

My Commission expires:



Recorded in Public Records 10/2/2020 12:05 PM OR Book 8376 Page 770,
Instrument #2020080911, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,330.00

Prepared by and Return to:
Amber Page , an employee of
First International Title, Inc.
234 Forest Park Circle
Panama City, FL 32405
File No.: 172659-65

WARRANTY DEED

This indenture made on October 1, 2020, by **Charles Steele and Marie Steele, husband and wife** whose address is: 214 Panferno, Pensacola, FL 32561 hereinafter called the "grantor",
to **Emerald Coast Real Estate Development LLC., a Florida limited liability company** whose address is: 3225 McLeod Drive S-100, Las Vegas, NV 89121 , 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:

Lot 7, Block 7, VILLA PRIMERA, according to plat thereof as recorded in Plat Book 2, Page 78, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 28-2S-26-1800-007-007

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2019.

PROPERTY INFORMATION REPORT

March 31, 2021

Tax Account #: 17-0429-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 7 BLK 7 VILLA PRIMERA PB 2 P 78 OR 1999 P 2 SHEET 9

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0429-000 (0621-51)

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: JUN 7, 2021

TAX ACCOUNT #: 17-0429-000

CERTIFICATE #: 2018-8998

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

CHARLES STEELE AND MARIE N. STEELE
103 NORWICH DR.
GULF BREEZE, FL 32561

EMERALD COAST REAL ESTATE
DEVELOPMENT, LLC
3225 MCLEOD DRIVE S-100
LAS VEGAS, NV 89121

CHARLES STEELE AND MARIE N. STEELE
MATTHEW PENICO AND JULIE PENICO
EMERALD COAST REAL ESTATE
DEVELOPMENT, LLC
214 PANFERIO DR.
PENSACOLA BEACH, FL 32561

RROCHETTE ROOFING
2016 N. PALAFOX ST.
PENSACOLA, FL 32501

MATTHEW PENICO AND JULIE PENICO
306 ARIOLA AVE.
PENSACOLA, BEACH, FL 32561

SANTA ROSA ISLAND AUTHORITY
1 VIA DE LUNA DR.
PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 30th day of March, 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

March 31, 2021

Tax Account #: 17-0429-000

1. The Grantee(s) of the last deed(s) of record is/are: **MATTHEW PENICO AND JULIE PENICO**

By Virtue of Assignment of Lease recorded 1/4/2021 – OR 8436/1826

2. The land covered by this Report is: **See Attached Exhibit “A” (LEASEHOLD PROPERTY)**

ABSTRACTOR’S NOTE: ASSIGNMENT OF LEASE RECORDED 1/14/2021 FROM CHARLES STEELE AND MARIE STEEL TO EMERALD COAST REAL ESTATE DEVELOPMENT, LLC WAS RECORDED AFTER OUR CURRENT LEASE SO WE HAVE INCLUDED BOTH PARTIES FOR NOTICE.

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Notice of Commencement in favor of RRochette Roofing recorded 1/28/2021 – OR 8453/1804**
 - b. **Lien in favor of Escambia County Florida recorded 1/27/1998 – OR 4215/936**
 - c. **Lien in favor of Escambia County Florida recorded 1/27/1998 – OR 4215/1027**
 - d. **Lien in favor of Escambia County Florida recorded 1/29/1998 – OR 4216/910**
 - e. **Lien in favor of Escambia County Florida recorded 1/30/1998 – OR 4217/42**
 - f. **Lien in favor of Escambia County Florida recorded 3/2/1998 – OR 4228/843**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 17-0429-000

Assessed Value: \$205,393

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): **SANTA ROSA ISLAND AUTHORITY**

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 #: 17-0429-000 CERTIFICATE #: 2018-8998

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: March 30, 2001 to and including March 30, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: March 31, 2021