

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100692

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
01-4774-000	2019/436	06-01-2019	BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT TO H/W N 26 DEG 3 MIN W ALG H/W 89 2/10 FT TO POB PART OF BLK 5 S/D DEED PB 67 P 345 OR 6779 P 753

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

11-16-2021
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>08/01/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT TO H/W N 26 DEG 3 MIN W ALG H/W 89 2/10 FT TO POB PART OF BLK 5 S/D DEED PB 67 P 345 OR 6779 P 753



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

0822-61

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	Nov 16, 2021
Property description	HOWELL SHIRLEY J PO BOX 341 GONZALEZ, FL 32560 7 W 9 1/2 MILE RD 01-4774-000 BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT TO H/W N 2 (Full legal attached.)	Certificate #	2019 / 436
		Date certificate issued	06/01/2019

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)
# 2019/436	06/01/2019	2,440.29	122.01	2,562.30
→ Part 2: Total*				2,562.30

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)
# 2021/355	06/01/2021	2,535.60	6.25	126.78	2,668.63
Part 3: Total*					2,668.63

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)	5,230.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,243.92
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)	7,849.85

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.

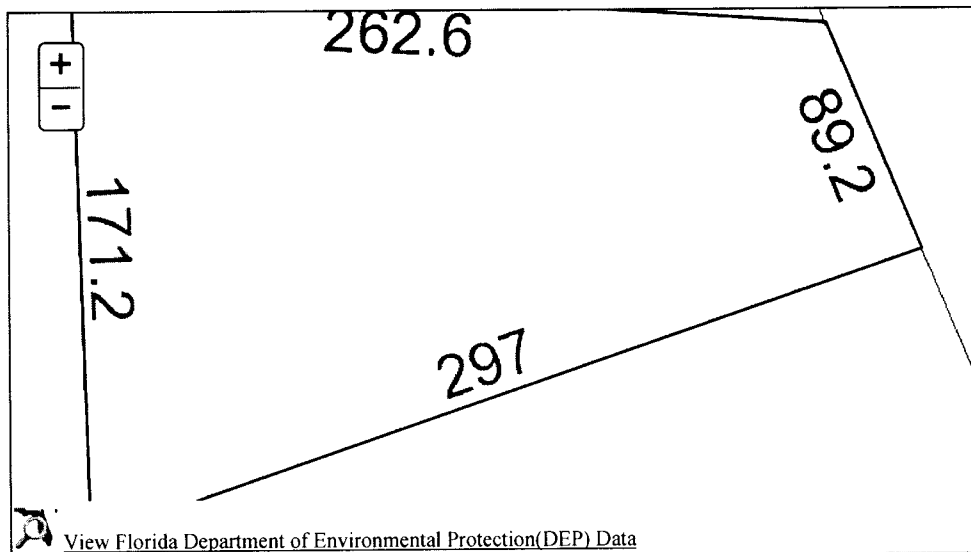
Sign here: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date December 2nd, 2021

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

+ \$6.25

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: 12/08/2021 (tc 1388)



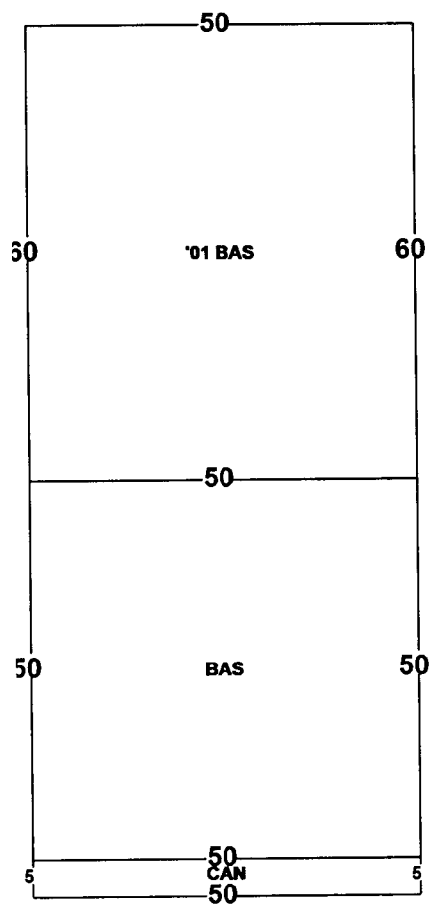
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 7 W 9 1/2 MILE RD, Year Built: 1986, Effective Year: 1986, PA Building ID#: 46240

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-UNIT HEATERS
 INTERIOR WALL-UNFINISHED
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-METAL/MODULAR
 ROOF FRAMING-STEEL TRUSS/FRM
 STORY HEIGHT-12
 STRUCTURAL FRAME-RIGID FRAME



Areas - 5750 Total SF

BASE AREA - 5500

CANOPY - 250

Images



8/19/20



Chris Jones

Escambia County Property Appraiser

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

 Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information

Parcel ID: 081S303201001005
Account: 014774000
Owners: HOWELL SHIRLEY J
Mail: PO BOX 341
 GONZALEZ, FL 32560
Situs: 7 W 9 1/2 MILE RD 32534
Use Code: AUTO REPAIR
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$57,760	\$90,152	\$147,912	\$147,912
2020	\$57,760	\$88,664	\$146,424	\$146,424
2019	\$57,760	\$84,400	\$142,160	\$142,160

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[Download Income & Expense Survey](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/21/2011	6779	753	\$125,000	WD	
01/27/2011	6683	985	\$100	CT	
02/2007	6096	1116	\$382,000	WD	
03/1990	2829	377	\$55,000	WD	
05/1986	2219	210	\$31,000	WD	
05/1986	2219	209	\$22,500	WD	

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

2021 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171
 2/10 FT N 72 DEG 17 MIN E 297 FT TO H/W N 26 DEG 3 MIN
 W...

Extra Features

ASPHALT PAVEMENT
 CHAINLINK FENCE
 CONCRETE WALKS

Parcel

Information

[Launch Interactive Map](#)

Section

Map Id:
 08-15-30-2

Approx. Acreage:
 0.7565

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00436**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT TO H/W N 26 DEG 3 MIN W ALG H/W 89 2/10 FT TO POB PART OF BLK 5 S/D DEED PB 67 P 345 OR 6779 P 753

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 014774000 (0822-61)

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

SHIRLEY J HOWELL

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 August, which is the **1st day of August 2022**.

Dated this 20th day of December 2021.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 3/24/2021 9:07 AM OR Book 8491 Page 773,
Instrument #2021031319, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)	17489 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 426046921				
For Optional Use by Recording Office					
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer PATRICIA H GUNTER					
Residence 572 FILLY CT CANTONMENT, FL 32533-7551					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	03/31/2019	XXX-XX- [REDACTED]	11/30/2020	12/30/2030	29276.10
6672	06/30/2019	XXX-XX- [REDACTED]	11/30/2020	12/30/2030	43558.37
6672	09/30/2019	XXX-XX- [REDACTED]	11/30/2020	12/30/2030	43154.45
6672	12/31/2019	XXX-XX- [REDACTED]	11/30/2020	12/30/2030	41562.06
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 157550.98

This notice was prepared and signed at BALTIMORE, MD, on this,

the 09th day of March, 2021.

Signature <i>Elvin Dean Curry</i> for J. GREGORY	Title REVENUE OFFICER (850) 475-7325
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

Recorded in Public Records 1/11/2022 12:52 PM OR Book 8700 Page 1534,
Instrument #2022003530, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue Warrant

Taxpayer : PATRICIA HOWELL GUNTER
1800 W 9 1/2 Mile Rd
Cantonment FL 32533-7764

Tax : SALES & USE TAX
Business Partner # : 127458
Contract Object # :
FEIN : XXXXXXXXXX
Warrant # : 213.29/2999225
Re: Warrant(s) issued under Chapter(s)
212, 213, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT SALE & USE TAX(ES).

The taxpayer named above in the County of Escambia, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$
PENALTY	\$ 353,287.80
INTEREST	\$
TOTAL	\$ 353,287.80
FEE(S)	\$ 20.00
GRAND TOTAL	\$ 353,307.80

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida,
this 7th day of January, 2022.

Jim Zingale
Executive Director
Department of Revenue, State of Florida

This instrument prepared by:


Authorized Agent

Please bill to:

PENSACOLA SERVICE CENTER
2205 LA VISTA AVE, STE B
PENSACOLA FL 32504

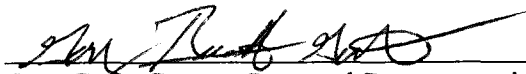


DR-78
R. 04/16

EXHIBIT "A"

Beginning at the Northeast corner of Lot One (1) in Block Five (5), Section 8, Township 1 South, Range 30 West, Escambia County, Florida, according to map of PENSACOLA FARM LAND COMPANY'S SUBDIVISION recorded in Deed Book 67 at Page 345 in the Office of the clerk of Circuit Court; thence West 262.6 feet along the South line of County Road; thence South 5°55' East 171.2 feet; thence North 72°17' East 297 feet to the Pensacola-Flomaton Highway; thence 26°3' West with said Highway 89.2 feet to the point of beginning.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the Decedent, has executed this instrument on this 28th day of April, 2022.



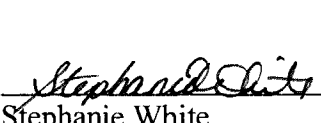
Gary Brett Gunter, Personal Representative
of the Estate of Shirley J. Howell,
deceased

Signed in the presence of:



Norma Jean Dorsey
1108-A North 12th Avenue
Pensacola, FL 32501
Witness to Grantor

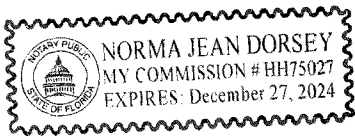
Signed in the presence of:



Stephanie White
1108-A North 12th Avenue
Pensacola, FL 32501
Witness to Grantor

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of physical presence, this 28th day of April, 2022, by Gary Brett Gunter, who has produced Florida Driver License as identification.





Notary Public - State of Florida

Prepared by and return to:

Jason A. Waddell
1108-A North 12th Avenue
Pensacola, FL 32501

The preparer of this certification of distribution represents that:

This has been prepared at the express direction of the Personal Representative solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; title to the property described below has not been examined by the preparer; and that the preparer makes no representation, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATION OF DISTRIBUTION
OF REAL PROPERTY

The undersigned, Gary Brett Gunter, whose address is 28276 Thunder Road, Robertsedale, AL 36537, Personal Representative of the Estate of Shirley J. Howell, hereby acknowledges that title to the real property located in Escambia County, Florida, described as 7 West 9 ½ Mile Road, Pensacola, FL 32534, and more fully described in Exhibit "A" attached hereto, and with Property Appraiser's Parcel Identification Number 081S303201001005 (the "Property"), vested in Patricia Gunter, whose post office address is 1800 West 9 1/2 Mile Road, Cantonment, FL 32533, (the "Beneficiary") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Escambia County, Florida, Probate Division, in File No. 2021 CP 1825 subject to the rights of the Personal Representative under Florida Statutes Sections 733.607 and 733.608 to:

1. take possession and control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
 - (a) for the payment of devisees, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration;
 - (b) to enforce contribution and equalize advancement;
 - (c) for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in Patricia Gunter, free of all rights of the Personal Representative.

2624691

**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.

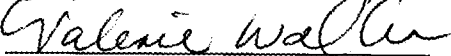
Name of Roadway: **West 9 1/2 Mile Road**

Legal Address of Property: **7 West 9 1/2 Mile Road, Pensacola, Florida 32534**

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

This form completed by: **First American Title Insurance Company
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

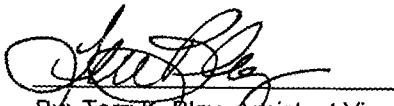

Witness Signature

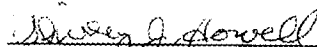
Print Name: Valerie Walker


Witness Signature

Print Name: Rhonda Nall

Wells Fargo Bank National Association,
successor by merger to Wachovia Bank,
National Association, a National Banking
Association


By: Terri K. Blay, Assistant Vice
President


Shirley J. Howell

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS

reconveyances, acceptances, allonges, note endorsements or cancellations, certificates of redemption, assignments of sheriff's certificates, subdivision and other maps, conditions, covenants and restrictions, encumbrances, agreements and other instruments, including instruments which convert an interest in real property to a condominium or otherwise modify the nature or intended use of such property as set forth in any map, lot-line adjustment or other land-use documentation required by any governmental entity; and any consents, waivers, modifications, estoppels, requests, demands, claims for or check endorsements representing insurance proceeds, notices, certificates, statements, memoranda, applications, permits, notices of default, elections to sell or cause to be sold real property securing any extension of credit made by the Bank, notices to a trustee under any deed of trust or under any other document relating to such property or credit, set-aside and other letters and other agreements, instruments and other documents which may be necessary or appropriate in the discretion of a Signing Officer for the purpose of servicing such credit or enforcing the rights of the Bank thereunder or foreclosing on such credit or disposing of such property, including without limitation powers of attorney, bills of sale, deeds, escrow instructions, affidavits, real estate brokerage agreements, listing agreements and other agreements, instruments and other documents which may be necessary or appropriate in the discretion of a Signing Officer for the purpose of administering or disposing of such property.

2. As of the date hereof, the following named person was a duly appointed, qualified and acting officer of the Bank, that his/her correct title appears beside his/her name, and that on said date he/she was duly authorized to act on behalf of the Bank as set forth in the foregoing resolutions:

Name	Title
Terri K. Blay	Assistant Vice President

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bank this 11th day of October, 2010.

[Seal]



Patricia L. Ruedenberg
Assistant Secretary

*** Redacted language portions of the resolution which have been omitted because they are not relevant to the transaction for which this certificate has been requested.***

S:\RUEP01\WFB\Certificates\WFB - Blay Cert - [REDACTED].Doc

SECRETARY'S CERTIFICATE
WELLS FARGO BANK, NATIONAL ASSOCIATION

I, Patricia A. Ruedenberg, hereby certify that I am an Assistant Secretary of Wells Fargo Bank, National Association, a national banking association organized and existing under the laws of the United States of America (the "Bank"), and I hereby further certify as follows:

1. The following is a true and correct extract from resolutions duly adopted by the Board of Directors of the Bank on November 25, 2003, as amended, and no modification, amendment, rescission or revocation of such resolutions has occurred affecting such extract as of the date of this certificate.

RESOLVED, that agreements, instruments, or other documents, including amendments and modifications thereto, relating to or affecting the property or business and affairs of the Bank, whether acting for its own account or in a fiduciary or other representative capacity, may be executed in its name by the persons hereinafter authorized;

FURTHER RESOLVED, that for the purposes of these resolutions, "Executive Officer" shall mean any person specifically designated as an Executive Officer of the Bank by resolution of the Board of Directors, and "Signing Officer" shall mean the Chairman of the Board, the President, any Senior Executive Vice President, any Executive Vice President, any Senior Vice President, the Treasurer, any Vice President, any Assistant Vice President, any person whose title includes the word "Officer" (e.g., Commercial Banking Officer, Personal Banking Officer, Trust Officer), or any other person whose title has been or is hereafter designated by the Board of Directors as a title for an officer of the Bank, and such officers are hereby authorized to sign agreements, instruments and other documents on behalf of the Bank in accordance with the signing authorities conferred in Parts A, B and C of these resolutions;

C. Signing Officers

FURTHER RESOLVED, that any Signing Officer, acting alone, may execute on behalf of the Bank, whether acting for its own account or in a fiduciary or other representative capacity:

* * *

3. [Real Property.] Agreements, instruments, certificates and other documents which establish, evidence, modify or terminate, in whole or in part, the Bank's security interest in real property or in any mineral, well or water rights pertaining to real property, including without limitation any and all deeds, easements, liens, deeds or declarations of trust, mortgages, assignments, acknowledgments of assignment, assumption or subordination or non-disturbance or attornment agreements, cancellations and other terminations of insurance or guaranties, substitution of trustees, releases, satisfactions, discharges,

EXHIBIT "A"

Beginning at the Northeast corner of Lot One (1) in Block Five (5), Section 8, Township 1 South, Range 30 West, Escambia County, Florida, according to map of PENSACOLA FARM LAND COMPANY'S SUBDIVISION recorded in Deed Book 67 at Page 345 in the Office of the clerk of Circuit Court; thence West 262.6 feet along the South line of County Road; thence South 5°55' East 171.2 feet; thence North 72°17' East 297 feet to the Pensacola-Ft. Walton Highway; thence 26°3' West with said Highway 89.2 feet to the point of beginning.

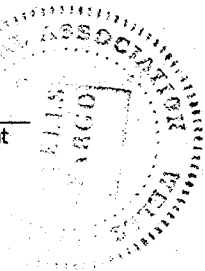
IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper offices thereunto duly authorized, the day and year above first written.

Name: Carol H Baldwin
CAROL H BALDWIN

Name: Terri K Blay
Terri K Blay III

Wells Fargo Bank, National Association,
successor by merger to Wachovia Bank,
National Association, a National Banking
Association

BY: Terri K Blay
Terri K. Blay, Assistant Vice President



STATE OF: Florida
COUNTY OF: Duval

The foregoing instrument was acknowledged before me this 10/21/11 by Terri K. Blay, Assistant Vice President of Wells Fargo Bank, National Association, successor by merger to Wachovia Bank, National Association, a National Banking Association, who is personally known to me or who has produced as identification.

WITNESS my signature and official seal.

My Commission Expires:

Valerie Walker

NOTARY PUBLIC-State of:



PREPARED BY/RETURN TO:

American Home Title of Tampa Bay, Inc.

6703 North Himes Avenue

Tampa, Florida 33614

FILE NO.: AHT060020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 21st day of October, 2011

by: Wells Fargo Bank, National Association, successor by merger to Wachovia Bank,
National Association, a National Banking Association having its principal place of business at
225 Water Street Jacksonville, FL 32202 hereafter called the Grantor, to Shirley J. Howell, a
single woman, whose mailing address is: PO Box 341 Gonzalez,
Florida 32560, hereinafter called the Grantee.

Wherever used herein the terms "grantor" and "grantee" include all the parties in this
instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN)

Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these
presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the
grantee, all that certain land situate in County, Florida, viz:

See Attached Exhibit "A" for a more complete and accurate legal description.

TOGETHER with all tenements, hereditaments, and appurtenances thereto
belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said
land in fee simple; that it has good right and lawful authority to sell and convey said land.;
that it hereby specially warrants the title to said land and will defend the same against the
lawful claims of all persons claiming by, through or under the said grantor.

PROPERTY INFORMATION REPORT

May 12, 2022

Tax Account #:01-4774-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT
TO H/W N 26 DEG 3 MIN W ALG H/W 89 2/10 FT TO POB PART OF BLK 5 S/D DEED PB 67 P 345
OR 8773 P 1328**

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-4774-000(0822-61)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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: AUGUST 1, 2022

TAX ACCOUNT #: 01-4774-000

CERTIFICATE #: 2019-0436

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2021</u> tax year.

**ESTATE OF SHIRLEY J HOWELL
AND PATRICIA GUNTER
PO BOX 341
GONZALEZ, FL 32560**

**ESTATE OF SHIRLEY J HOWELL
AND PATRICIA GUNTER
7 WEST 9 1/2 MILE ROAD
PENSACOLA, FL 32534**

**PATRICIA GUNTER
1800 WEST 9 1/2 MILE ROAD
CANTONMENT, FL 32533**

**PATRICIA H GUNTER
572 FILLY CT
CANTONMENT, FL 32533-7551**

**FLORIDA DEPARTMENT OF REVENUE
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
PENSACOLA, FL 32504**

**DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437**

Certified and delivered to Escambia County Tax Collector, this 12th day of May, 2022.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 12, 2022

Tax Account #: **01-4774-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PATRICIA GUNTER**

By Virtue of Personal Representative's Release and Certification of Distribution of Real Property recorded 4/29/2022 in OR 8773/1328

ABTRACTOR'S NOTE: ESTATE OF SHIRLEY J HOWELL DECEASED REMAINS OPEN SO WE HAVE INCLUDED THE ESTATE NOTIFICATION.

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. **Tax Warrant in favor of Florida Department of Revenue recorded 1/11/2022 OR 8700/1534**
 - b. **Tax Lien in favor of Internal Revenue Service recorded 3/24/2021 OR 8491/773**

4. Taxes:

Taxes for the year(s) 2018-2021 are delinquent.

Tax Account #: 01-4774-000

Assessed Value: \$147,912.00

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 #: 01-4774-000 CERTIFICATE #: 2019-0436

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: May 3, 2002 to and including May 3, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 12, 2022



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 014774000 Certificate Number: 000436 of 2019

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/1/2022	Redemption Date 6/15/2022 
Months	9	7
Tax Collector	\$7,849.85	\$7,849.85
Tax Collector Interest	\$1,059.73	\$824.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$8,915.83	\$8,680.33 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$47.88
Total Clerk	\$517.56	\$503.88 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$43.26	\$43.26
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$9,493.65	\$9,244.47
	Repayment Overpayment Refund Amount	\$249.18

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 # 2019 TD 000436
 Redeemed Date 6/15/2022**

Name BRETT GUNTER WESLEY GUNTER 1800 9 1/2 MILE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$517.56	8864.21
Due Tax Collector = TAXDEED	\$8,915.83	
Postage = TD2	\$43.26	
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

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

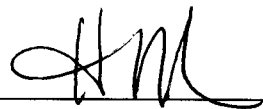
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 014774000 Certificate Number: 000436 of 2019**

**Payor: BRETT GUNTER WESLEY GUNTER 1800 9 1/2 MILE RD CANTONMENT, FL 32533
Date 6/15/2022**

Clerk's Check # 38887
Tax Collector Check # 1

Clerk's Total	\$517.56
Tax Collector's Total	\$8,915.83
Postage	\$43.26
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$9,493.65
	\$8,881.21

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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>

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 8687, Page 1728, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00436, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 014774000 (0822-61)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF LT 1 W 262 6/10 FT S 5 DEG 55 MIN E 171 2/10 FT N 72 DEG 17 MIN E 297 FT
TO H/W N 26 DEG 3 MIN W ALG H/W 89 2/10 FT TO POB PART OF BLK 5 S/D DEED PB 67 P 345
OR 6779 P 753

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SHIRLEY J HOWELL

Dated this 15th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk