512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100692

11-16-2021 Application Date

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida				
780 NW 42 AVE #300 MIAMI, FL 33126,	VICES, INC. AND OCEAN BAN		Collector and make tax deed application thereon:			
	,		The state of the s			
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 curre 	nt taxes, if due and					
 redeem all out 	standing tax certificates plus i	nterest not in my p	possession, and			
 pay all delinqu 	 pay all delinquent and omitted taxes, plus interest covering the property. 					
 pay all Tax Co Sheriffs costs, 		tion report costs, 0	Clerk of the Court costs, charges and fees, and			
Attached is the tax sale which are in my posses	• •	ation is based and	l all other certificates of the same legal description			

Electronic signature on file

MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK

Applicant's signature

JUAN C CAPOTE

780 NW 42 AVE #300 MIAMI, FL 33126

Pai	rt 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 I	nere: Date of sale 08/01/20 Signature, Clerk of Court or Designee)22

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

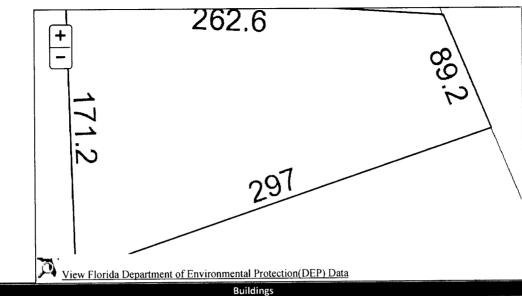
0822-61

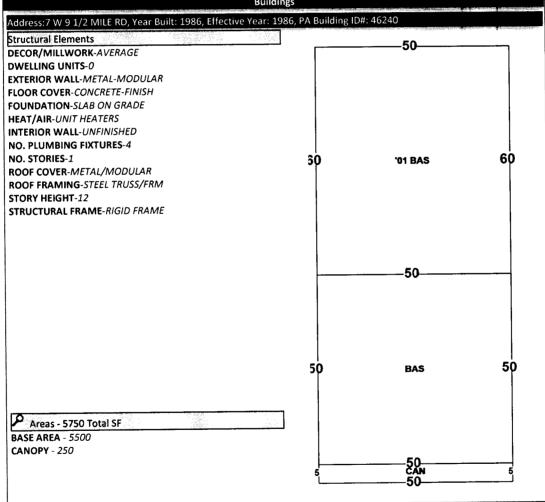
				·				0000
Part 1: Tax Deed	App	lication Infor	mation					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126			Application date		Nov 16, 2021		
Property description	HOWELL SHIRLEY J PO BOX 341 GONZALEZ, FL 32560			Certificate #		2019 / 436		
	01-4 BEG MIN	9 1/2 MILE RD 774-000 6 AT NE COR O E 171 2/10 FT / N 2 (Full legal a	N 72 DEG			Date	certificate issued	06/01/2019
Part 2: Certificate	es Ov	wned by App	licant and	d Filed w	ith Tax Deed	Applic	ation	
Column 1 Certificate Numbe	er	Column Date of Certific	-		olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/436	·	06/01/20)19	1	2,440.29		122.01	2,562.30
				•			→Part 2: Total*	2,562.30
Part 3: Other Cei	rtifica	ates Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	_	Column 2 Date of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F	ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/355	(06/01/2021	<u>.</u>	2,535.60		6.25	126.78	2,668.63
						•	Part 3: Total*	2,668.63
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)	····			
Cost of all cert	ificate	s in applicant's	possessio	n and othe			f by applicant f Parts 2 + 3 above)	5,230.93
2. Delinquent tax	es pai	id by the applica	ınt					0.00
3. Current taxes p	oaid b	y the applicant			,			2,243.92
4. Property inform	nation	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) 7,849.8								
I certify the above in have been paid, and						inform	nation report fee, an	d tax collector's fees
Sign here: Almil	ery	Cassidu	ر			Date	Escambia, Florida December 2nd, 2	
Sign	ature, 1	ex Collector or Desi	gnee					

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.









Real Estate Search

Tangible Property Search

Land

\$57,760

\$57,760

\$57,760

Assessments

Year

2021

2020

2019

Sale List

Total

\$147,912

\$146,424

\$142,160

Printer Friendly Version

Cap Val

\$147,912

\$146,424

\$142,160

General Information

Parcel ID:

0815303201001005

Account: Owners:

HOWELL SHIRLEY J

014774000

PO BOX 341

Mail:

GONZALEZ, FL 32560

Situs:

7 W 9 1/2 MILE RD 32534

Use Code:

AUTO REPAIR P

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

Sales Data

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

2021 Cartified	Roll Evernation	c

None

م

Official Records Sale Date Book Page Value Type (New Window)

10/21/2011 6779 753 \$125,000 WD

C 01/27/2011 6683 985 \$100 CT C 02/2007 6096 1116 \$382,000 WD

03/1990 2829 377 \$55,000 WD

\$31,000 WD 05/1986 2219 210 05/1986 2219 209 \$22,500 WD

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

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

Imprv

\$90,152

\$88,664

\$84,400

Disclaimer

Market Value Breakdown Letter

Tax Estimator

Download Income & Expense Survey

Extra Features

ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE WALKS

Parcel

Information

Section Map Id: 08-1S-30-2

Approx. Acreage:

0.7565

zoned: P HC/LI

Evacuation & Flood Information

Open Report Launch Interactive Map

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021138588 12/22/2021 9:54 AM
OFF REC BK: 8687 PG: 1728 Doc Type: TDN

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.

COMPTRO

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

	1748	Department of	the Treasury - Inter	nal Revenue Service	е
form 668 (Y)(e Rev. February 2004	- I	Notice	ax Lien	en e	
	ESS/SELF EMPLO e: (800) 913-60	OYED AREA #3	erial Number 4260	For Option	al Use by Recording Office
Code, we are have been as a demand for there is a lies property belo additional pe	e giving a notice sessed against the r payment of thi n in favor of the onging to this to	that taxes (including following-named is liability, but it restricted States on axpayer for the amount of the GUNTER	ng interest and per taxpayer. We have emains unpaid. The all property and riq eount of these taxe	alties) e made refore, ghts to	
unless notice on the day f	NT RELEASE INF of the lien is refile following such dat	ORMATION: For each of the date given in e, operate as a certi	ach assessment listed column (e), this notic	e shall,	
in IRC 6325 Kind of Tax (a)	Tax Period Ending (b)	Identifying Numbe	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672 6672 6672 6672	03/31/2019 06/30/2019 09/30/2019 12/31/2019	XXX-XX-	11/30/2020 11/30/2020 11/30/2020 11/30/2020	12/30/2030 12/30/2030 12/30/2030 12/30/2030	29276.10 43558.37 43154.45 41562.06
Place of Filing	CLERK ESCAM	OF CIRCUIT C BIA COUNTY COLA, FL 3259		Total	\$ 157550.98
		signed at	BALTIMORE, MI)	, on this,
Signature	Edwin Ocan	Cerry	Title REVENUE	OFFICER	23-09-2410

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

1800 W 9 1/2 Mile Rd				
Cantonment FL 32533-	7764	Tax		0.0105.70
				S & USE TAX
		Business Partner #	: 12745	i8
		Contract Object #	;	
		FEIN	:	
		Warrant #	: 213.2	9/2999225
		Re: Warrant(s) issue	d under Ch Florida Sta	apter(s) tutes
THE STATE OF FLORIDA				
TO ALL AND SINGULAR, THE CLEF	RKS OF THE CIRC	CUIT COURTS AND		
ALL AND SINGULAR, THE SHERIFF				
WARRANT FOR COLLECTION OF C	ELINQUENT	SALE & USE		TAX(ES).
The taxpayer named above in the Co Florida, in the following amounts:	ounty ofEsca	ambia , is indebted to the E	epartment)	of Revenue, State of
	TAX	\$		
	PENALTY	\$ 353,287.80		
	INTEREST	\$		
	TOTAL	\$ 353,287.80		
	FEE(S)	\$ 20.00		
	X • /	L \$ 353,307.80		
_		***		
For returns due on or before Decemble after January 1, 2000, a floating rate	per 31, 1999, inte of interest applie	rest is due at the rate of 12% p s in accordance with section 21	er annum. I 3.235, Flor	For returns due on or rida Statutes.
Witness my hand and official seal in	this City of	Pensacola , Es	scambia	County, Florida,
this 7th day of January	. 2022 .			



> Jim Zingale Executive Director Department of Revenue, State of Florida

This instrument prepared by:

Please bill to:

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

> DR-78 R. 04/16

BK: 8773 PG: 1330 Last Page

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.

BK: 8773 PG: 1329

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the Decedent, has executed this instrument on this 25 day of April, 2022.

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

deceased

Signed in the presence of:

Signed in the presence of:

Norma Jean Dorsey

1108-A North 12th Avenue Pensacola, FL 32501

Witness to Grantor

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 day of April, 2022, by Gary Brett Gunter, who has produced Florida Driver License as identification.

Recorded in Public Records 4/29/2022 10:26 AM OR Book 8773 Page 1328, Instrument #2022043671, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

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, Robertsdale, 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 by construed as an acknowledgement by the County of the veracity of any disclosure statement.

no way by construed as an acknowledgement by the County of the veracity of any disclo-	sure 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 f	or 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: Valence Wall Witness Signature Print Name: Valerie Walker Print Name: Khanda Man	1//
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 $11^{\rm th}$ day of October, 2010.

[Senl]

Assistant Secretary

** Reducted Engineers parties where resolution which have been omitted because they are not relevant to the transaction for which this certificate his been requested.]

5:\RUEDPO\\WPB\Carriffcations\WPB - Blay Cert - C3 (RiEst).Dos

WELLS

SECRETARY'S CERTIFICATE

WELLS FARGO BANK, NATIONAL ASSOCIATION

I, Patricia A. Ruedenberg, hereby dentify 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:

 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 sectarity 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 B, Township 1 South, Range 30 West, Escamble County, Florida, according to map of PENSACCLA 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 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: CARN HRAINING

Name:

3: Jone R Fair III

STATE OF: Florida COUNTY OF: Duval

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

Association

Perri N. Blay Assistant Vice President

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:

NOTARY PUBLIC-State of:

VALERIE WALKER
MY COMMISSION # EE 094727
EXPIRES: May 16, 2015
Bonded Thru Notery Public Underwriters

Recorded in Public Records 10/27/2011 at 12:13 PM OR Book 6779 Page 753, Instrument #2011075655, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$52.50 Deed Stamps \$875.00

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 Grantee. | Plantage | Portugal | Plantage | Plantage

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 asigns 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, allen, 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, heréditaments, 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)

ABSTRACTOR'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
those persons, firms, and/or agencies having le	tatutes, the following is a list of names and addresses of egal interest in or claim against the above-described ficate is being submitted as proper notification of tax deed
YES NO Notify City of Pensacola, P.O. B Notify Escambia County, 190 G Homestead for 2021 tax year.	overnmental Center, 32502
ESTATE OF SHIRLEY J HOWELL	ESTATE OF SHIRLEY J HOWELL
AND PATRICIA GUNTER	AND PATRICIA GUNTER
PO BOX 341	7 WEST 9 1/2 MILE ROAD
GONZALEZ, FL 32560	PENSACOLA, FL 32534
PATRICIA GUNTER	
1800 WEST 9 1/2 MILE ROAD	PATRICIA H GUNTER
CANTONMENT, FL 32533	572 FILLY CT
<u> </u>	CANTONMENT, FL 32533-7551
FLORIDA DEPARTMENT OF REVENUE	
PENSACOLA SERVICE CENTER	DEPARTMENT OF TREASURY
2205 LA VISTA AVE STE B	INTERNAL REVENUE SERVICE
PENSACOLA, FL 32504	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

ABSTRACTOR'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.

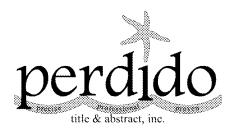
Tax Account #: 01-4774-000 Assessed Value: \$147,912.00

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

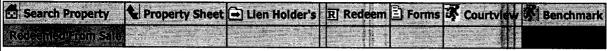
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED I		
SCOTT LUNSFORD, ESCAMBIA COUN	TY TAX COLLECTOR	
TAX ACCOUNT #: 01-4774-00	O CERTIFICATE #:	2019-0436
THIS REPORT IS NOT TITLE INSURAN REPORT IS LIMITED TO THE PERSON INFORMATION REPORT AS THE REC	(S) EXPRESSLY IDENTIFIED B	Y NAME IN THE PROPERTY
The attached Report prepared in accordance listing of the owner(s) of record of the land tax information and a listing and copies of encumbrances recorded in the Official Rectitle to said land as listed on page 2 herein. each document listed. If a copy of any document contacted immediately.	I described herein together with cur all open or unsatisfied leases, mort ord Books of Escambia County, Fl It is the responsibility of the party	rrent and delinquent ad valorem tgages, judgments and lorida that appear to encumber the named above to verify receipt of
This Report is subject to: Current year ta and mineral or any subsurface rights of any encroachments, overlaps, boundary line dis survey and inspection of the premises.	kind or nature; easements, restrict	tions and covenants of record;
This Report does not insure or guarantee the considered a title insurance policy, an opin warranty of title.		· · · · · · · · · · · · · · · · · · ·
Use of the term "Report" herein refers to the	ne Property Information Report and	d the documents attached hereto.
Period Searched: May 3, 2002 to a	nd 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 🗸	Application Date 11/16/2021	Interest Rate 18%
		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 Int	erest	\$1,059.73	\$824.23
Tax Collector Fe	e	\$6.25	\$6.25
Total Tax Collec	tor	\$8,915.83	\$8,680.33
Record TDA Not	tice	\$17.00	\$17.00
Clerk Fee		\$119.00	\$119.00
Sheriff Fee		\$120.00	\$120.00
Legal Advertisen	nent	\$200.00	\$200.00
App. Fee Interest		\$61.56	\$47.88
Total Clerk		\$517.56	\$503.88 CH
	·		
Release TDA No (Recording)	tice	\$10.00	\$10.00
Release TDA No Fee)	tice (Prep	\$7.00	\$7.00
Postage		\$43.26	\$43.26
Researcher Copie	es	\$0.00	\$0.00
Total Redemptio	n 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 8864.21 Due Tax Collector = TAXDEED \$8.915.83 Postage = TD2 ResearcherCopies = TD6\$0.00 Release TDA Notice (Recording) = RECORD2 \$10.00 Release TDA Notice (Prep Fee) = TD4 \$7.00

• For Office Use Only

Date **Docket** Desc **Amount Owed Amount Due** Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS

CLERK OF THE CIRCUIT COURT 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

Postage

Researcher Copies

Tax Collector's Total

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022061598 6/15/2022 4:03 PM OFF REC BK: 8805 PG: 644 Doc Type: RTD

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.

OMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk