

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100571

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
02-2139-215	2019/769	06-01-2019	UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS OR 5979 P 533

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-19-2021
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)	\$31,487.50
Sign here: _____ Date of sale <u>07/05/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

0772.07

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154		Application date	Jul 19, 2021	
Property description	FIKES WILLIAM C II 3301 KINGSWOOD CT C PENSACOLA, FL 32514 3301 KINGSWOOD CT C 02-2139-215 UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS OR 5979 P 533		Certificate #	2019 / 769	
			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)	
# 2019/769	06/01/2019	1,038.02	51.90	1,089.92	
→ Part 2: Total*				1,089.92	
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)
# 2021/642	06/01/2021	625.53	6.25	31.28	663.06
# 2020/836	06/01/2020	620.98	6.25	31.05	658.28
Part 3: Total*					1,321.34
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)					2,411.26
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					2,786.26
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: <i>Shirley Rich, CFCA</i> Signature, Tax Collector or Designee			Escambia, Florida Date July 28th, 2021		

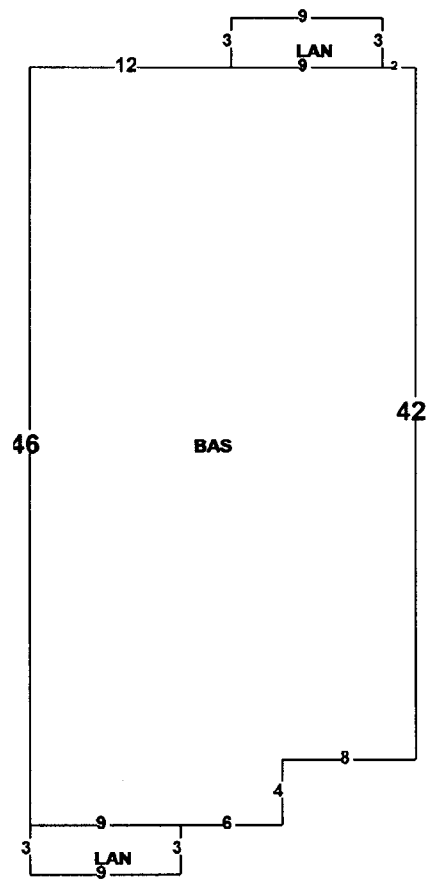
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Buildings

Address: 3301 KINGSWOOD CT C, Year Built: 1975, Effective Year: 1975, PA Building ID#: 50528

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1080 Total SF

BASE AREA - 1026

LANAI - 54

Images

None

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 08/10/2021 (tc 2939)



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	171S301260003005	Year	Land	Imprv	Total	Cap Val
Account:	022139215	2020	\$0	\$67,716	\$67,716	\$62,975
Owners:	FIKES WILLIAM C II	2019	\$0	\$61,560	\$61,560	\$61,560
Mail:	3301 KINGSWOOD CT C PENSACOLA, FL 32514	2018	\$0	\$61,868	\$61,868	\$52,250
Situs:	3301 KINGSWOOD CT C 32514	Disclaimer				
Use Code:	CONDO-RES UNIT	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
09/21/2018	7975	1133	\$65,000	WD		Legal Description UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS OR 7975 P 1133	
08/2006	5979	533	\$109,000	WD			
08/2005	5703	693	\$85,000	WD			
03/2005	5588	242	\$100	CJ			
12/2003	5306	1325	\$53,500	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information

Section
Map Id:
17-1S-30-2

Approx. Acreage:
5.1609

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA** holder of **Tax Certificate No. 00769**, 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:

**UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS
OR 5979 P 533**

SECTION 17, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022139215 (0722-07)

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

WILLIAM C FIKES II

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** Tuesday in the month of July, which is the **5th day of July 2022**.

Dated this 8th day of September 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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 022139215 Certificate Number: 000769 of 2019

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 7/5/2022	Redemption Date 3/31/2022 
Months	12	8
Tax Collector	\$2,786.26	\$2,786.26
Tax Collector Interest	\$501.53	\$334.35
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,294.04	\$3,126.86 <i>RC</i>
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	\$82.08	\$54.72
Total Clerk	\$538.08	\$510.72 <i>DC H</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,909.12	\$3,654.58
	Repayment Overpayment Refund Amount	\$254.54 - 120 - 200 = \$ 3,334.58 <i>\$ 48.64 over payment</i>
Book/Page	8613	1545

Notes

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 000769

Redeemed Date 3/31/2022

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$538.08	3,366.22
Due Tax Collector = TAXDEED	\$3,294.04	
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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
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 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

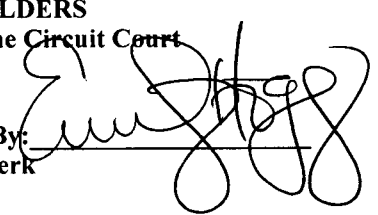
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 022139215 Certificate Number: 000769 of 2019**

**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504 Date
 3/31/2022**

Clerk's Check #	11307	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$3,294.04
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,909.12

\$3,383.22

**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 8613, Page 1545, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00769, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 022139215 (0722-07)

DESCRIPTION OF PROPERTY:

UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS
OR 5979 P 533

SECTION 17, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILLIAM C FIKES II

Dated this 31st day of March 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Filing # 117111580 E-Filed 11/23/2020 11:08:05 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
STATE OF FLORIDA,

Plaintiff,

vs.

CASE NO: 2019 MM 003303 A

DIVISION: IV

William Charles Fikes II
3301 Kingswood Ct
Pensacola, FL 32514

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on October 29, 2019. Upon the evidence presented, the Court assessed a \$50.00 Hearing Fee, \$35.00 Cost of Supervision Fee and a \$25.00 Urinalysis Fee. Total of \$110.00 is due to **Escambia County Community Corrections**. Accordingly, pursuant to the provisions of §960.292, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the **Escambia County Community Corrections**, in the amount of \$110.00 which shall accrue interest at the rate of 5.37% per annum.

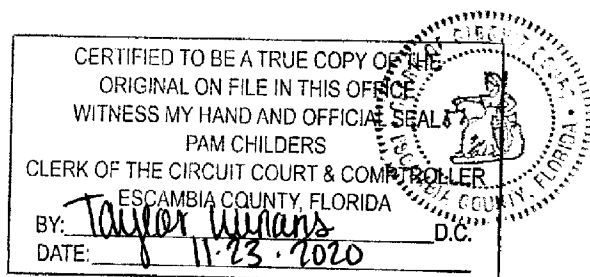
ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida.

Barry E. Denny

eSigned by COUNTY COURT JUDGE BARRY EARL DICKSON JR. in 2019 MM 003303 A
on 11/23/2020 09:15:46 -K0452L

cc: **Community Corrections Accounting**
Defendant



John "Jay" A. Fraiser, Jr.
Florida Bar No. 110741
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
850.696.1888 (Direct)
850.477.0982 (Fax)
eservice@moorheadlaw.com
jfraiser@moorheadlaw.com
Attorneys for Plaintiff

Filing # 111754359 E-Filed 08/13/2020 02:34:08 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

KINGSWOOD I CONDOMINIUM
ASSOCIATION, INC., a Florida not-for-profit
corporation,

Plaintiff,

v.

CASE NO.: 2020 CA 001056

WILLIAM C. FIKES, II,

Defendant.

NOTICE OF LIS PENDENS

TO: Defendant, WILLIAM C. FIKES, and all others whom it may concern:

YOU ARE NOTIFIED OF THE FOLLOWING:

(A) The Plaintiff, KINGSWOOD I CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, has instituted an action against you in the Circuit Court in and for Escambia County, Florida seeking lien foreclosure and damages with respect to the property described below.

(B) The case number of the action is as shown in the caption.

(C) The property that is the subject matter of this action is in Escambia County, Florida, and is described as follows:

Unit #5-C, Phase I, KINGSWOOD I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium of KINGSWOOD I, a Condominium, dated September 7, 1983 and recorded in Official Records Book 1812, Page 1, of the public records of Escambia County, Florida, as amended by First Amendment dated February 6, 1984 and recorded in Official Records Book 1875, Page 759, of the public records of said County, together with all of its appurtenances according to the Declaration and the Condominium Act.

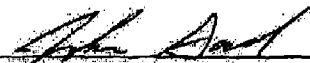
Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

DATED on August 13, 2020.

/s/ John "Jay" A. Fraiser, Jr.

EXECUTED this 21st day of May, 2020.

**KINGSWOOD I CONDOMINIUM
ASSOCIATION, INC.**, a Florida not-for-
profit corporation


By: Jon Scull
Its: Property Manager and Authorized Agent

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 21st day of May, 2020, by Jon Scull as the Property Manager and Authorized Agent for Kingswood I Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.



Angie Sandusky
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG221480
Expires 5/23/2022


(Signature of Notary Public)
Notary Public, State of Florida
Print Name: Angie Sandusky
My Commission Expires: 5/23/22

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 701924700003587108 and U.S. Mail to William C. Fikes, II, 3301 Kingswood Court, Unit C, Pensacola, FL 32514, on this 21st day of May, 2020.


John "Jay" A. Fraiser, Jr.
Anna-Marie Forshee
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
Attorneys for Kingswood Condominium
Association, Inc.

Prepared By:
John "Jay" A. Fraiser, Esq.
127 Palafox Place, Suite 200
Pensacola, FL 32502-5813
RPBZ-1357-008

CLAIM OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

This is a claim of lien for unpaid assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is c/o Capitol Association Management, LLC, 6901-A N. 9th Avenue, #191, Pensacola, FL 32504, incident to the collection of the assessments and enforcement of this lien, which is granted by §718.116, Florida Statutes, and the Declaration of Covenants, Conditions and Restrictions of Kingswood I Condominium, dated September 7, 1983, and recorded on September 16, 1983, in Official Records Book 1812, Page 0001 of the public records of Escambia County, Florida, and all supplements and amendments thereto, for the following described property:

Unit #5-C, Phase I, KINGSWOOD I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium of KINGSWOOD I, a Condominium, dated September 7, 1983 and recorded in Official Records Book 1812, Page 1, of the public records of Escambia County, Florida, as amended by First Amendment dated February 6, 1984 and recorded in Official Records Book 1875, Page 759, of the public records of said County, together with all of its appurtenances according to the Declaration and the Condominium Act.

The property address is 3301 Kingswood Court, Unit C, Pensacola, FL 32514. The record title owner of the property is William C. Fikes, II, whose mailing address is 3301 Kingswood Court, Unit C, Pensacola, FL 32514.

This Claim of Lien is to secure the payment of assessments against the owner or owners by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Amount Due	\$2,591.87
Attorney's Fees	\$250.00
Mailing Costs	<u>\$6.90</u>
Total Due:	\$2,848.77

In addition, pursuant to the Association's governing documents and Florida Statutes, the foregoing assessments will bear an interest at the rate of 18% per annum, from the date each assessment became due, administrative late fees, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

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

Name of Roadway: Kingswood Court

Legal Address of Property: 3301 Kingswood Court Unit 5C

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

This form completed by: Harper Title Company, LLC

Name
2107 Airport Blvd
Address
Pensacola, FL 32504
City, State, Zip Code

AS TO SELLER(S):

William C Fikes II
Seller's Name: William C Fikes II

Robert Coombs
Witness' Name: Robert Coombs

Seller's Name: _____

Witness' Name: _____

AS TO BUYER(S):

Jacob Chambers
Buyer's Name: Jacob Chambers

Robert Coombs
Witness' Name: Robert Coombs

Ryan Keeslar
Buyer's Name: Ryan Keeslar

Robert Coombs
Witness' Name: Robert Coombs

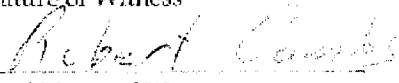
THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

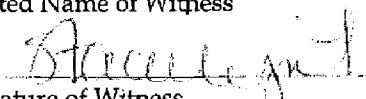
Signed, sealed and delivered
in the presence of:



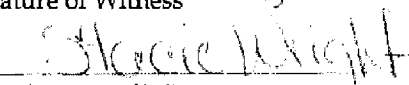
Signature of Witness



Printed Name of Witness



Signature of Witness



Printed Name of Witness

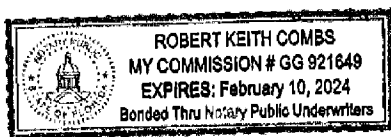


William C Fikes II

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of March, 2020 by William C Fikes II who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, Florida 32504
File No: 2022-1393
Consideration: \$60,000.00

WARRANTY DEED

THIS WARRANTY DEED made effective the April 29, 2022, by **William C Fikes II**, a single man, whose mailing address is 3301 Kingswood Court Unit 5C, Pensacola, FL 32514, (herein "Grantor") (whether singular or plural), to **Momentum Investment Group, LLC and Keeslar Elite Properties of Florida LLC**, whose mailing address is 5811 Ibis Road, Milton, FL 32583, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Unit #5-C, Phase I, Kingswood I, a Condominium, according to the Declaration of Condominium of Kingswood I, a Condominium, dated September 7, 1983 and recorded in Official Records Book 1812, Page 1, of the public records of Escambia County, Florida, as amended by First Amendment dated February 6, 1984 and recorded in Official Records Book 1875, Page 759, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 171S301260003005

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS** the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

BK: 7975 PG: 1134 Last Page

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sonya Parks
Witness #1 Signature

Sonya Parks
Witness #1 Printed Name

DHRUVKUMAR R. PATEL
Witness #2 Signature

DHRUVKUMAR R. PATEL
Witness #2 Printed Name

Alston R. Eskins
Alston R. Eskins

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 2nd day of September, 2018 by Alston R. Eskins, a married woman who is personally known to me or have produced NORTH CAROLINA DRIVER'S LICENSE as identification.

SEAL

My Commission Expires:

SEPTEMBER 06, 2021



Dhruvkumar R. Patel
Notary Public
Printed Notary Name

File No.: 18029968

Recorded in Public Records 10/1/2018 1:11 PM OR Book 7975 Page 1133.
Instrument #2018078185, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$455.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brandi Parkerson
Surety Land Title of Florida, LLC
358 W Nine Mile Road Ste D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number: 171S301260003005
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of September, 2018 by William A. Eskins, IV and Alston R. Eskins, husband and wife, whose post office address is 4229 Cricket Hollon Crt, Casselberry, FL 32707 herein called the grantors, to William C. Fikes, II* and Melanie Fikes, husband and wife, whose post office address is 3301 Kingswood Ct, Pensacola, FL 32514, hereinafter called the Grantee: * a single man

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

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Unit #5-C, Phase I, KINGSWOOD I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium of KINGSWOOD I, a Condominium, dated September 7, 1983 and recorded in Official Records Book 1812, Page 1, of the public records of Escambia County, Florida, as amended by First Amendment dated February 6, 1984 and recorded in Official Records Book 1875, Page 759, of the public records of said County, together with all of its appurtenances according to the Declaration and the Condominium Act.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

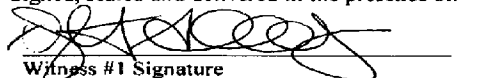
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

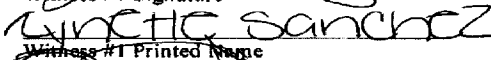
TO HAVE AND TO HOLD, the same in fee simple forever.

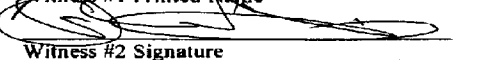
AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

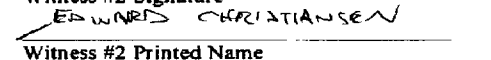
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

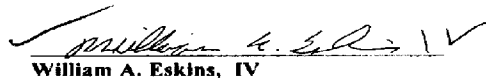
Signed, sealed and delivered in the presence of:


Witness #1 Signature


Witness #1 Printed Name


Witness #2 Signature


Witness #2 Printed Name


William A. Eskins, IV

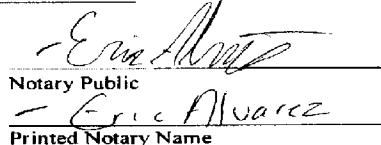
STATE OF FL
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 20th day of September, 2018 by William A. Eskins, IV, a married man who is personally known to me or have produced FLDL as identification.

SEAL



Eric Alvarez
State of Florida
My Commission Expires 02/06/2022
Commission No. GG 183287


Notary Public
Printed Notary Name

My Commission Expires:

02/06/2022

File No.: 1802996B

PROPERTY INFORMATION REPORT

April 28, 2022

Tax Account #:02-2139-215

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS
OR 5979 P 533**

SECTION 17, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2139-215(0722-07)

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: JULY 5, 2022

TAX ACCOUNT #: 02-2139-215

CERTIFICATE #: 2019-769

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.

WILLIAM C. FIKES, II AKA WILLIAM CHARLES FIKES II
& MOMENTUM INVESTMENT GROUP, LLC
& KEESLAR ELITE PROPERTIES OF FLORIDA LLC
3301 KINGSWOOD CT C
PENSACOLA, FL 32514

MOMENTUM INVESTMENT GROUP, LLC
& KEESLAR ELITE PROPERTIES OF FLORIDA LLC
5811 IBIS RD
MILTON, FL 32583

KEESLAR ELITE PROPERTIES OF FLORIDA LLC
146 SHORELINE DR
MARY ESTHER, FL 32569

KINGSWOOD I CONDOMINIUM ASSOCIATION, INC.
908 GARDENGATE CIRCLE
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 28th day of April, 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

April 28, 2022

Tax Account #: **02-2139-215**

1. The Grantee(s) of the last deed(s) of record is/are: **MOMENTUM INVESTMENT GROUP, LLC AND KEESLAR ELITE PROPERTIES OF FLORIDA LLC**

By Virtue of Warranty Deed recorded 3/31/2022 in OR 8752/1675

ABTRACTOR'S NOTE: FORECLOSURE CASE AGAINST THE PREVIOUS RECORD OWNER WILLIAM C. FIKES II - CASE NO. 2020-CA-001056, IN FAVOR OF KINGSWOOD I CONDOMINIUM ASSOCIATION, INC., APPEARS TO STILL BE OPEN

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. **Lien in favor of Kingswood I Condominium Association, Inc. recorded 6/16/2020 – OR 8313/1982, together with Lis Pendens recorded 8/14/2020 – OR 8350/516**
 - b. **Civil Lien in favor of the State of FL/Escambia County recorded 11/23/2020 – OR 8410/1087**
4. Taxes:

Taxes for the year(s) 2021 are delinquent.

Tax Account #: 02-2139-215

Assessed Value: \$63,856.00

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): **KINGSWOOD I CONDOMINIUM ASSOCIATION, INC.**

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 #: 02-2139-215 CERTIFICATE #: 2019-769

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: April 26, 2002 to and including April 26, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: April 28, 2022