512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100571

To: Tax Collector of Ex	SCAMBIA COUNTY	_, Florida	
I, TLGFY, LLC CAPITAL ONE, PO BOX 54347 NEW ORLEANS, LA 70154 hold the listed tax certificate	1,	e 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
 pay all delinquen pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus t and omitted taxes, plus in ctor's fees, property informa applicable.	nterest covering thation report costs, C	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possessio		cation is based and	I all other certificates of the same legal description
Electronic signature on fil TLGFY, LLC CAPITAL O PO BOX 54347 NEW ORLEANS, LA 70	NE, N.A., AS COLLATER		<u>07-19-2021</u> Application Date
Appli	cant's signature		

Par	t 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 f	nere: Date of sale 07/05/20 Signature, Clerk of Court or Designee	022

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

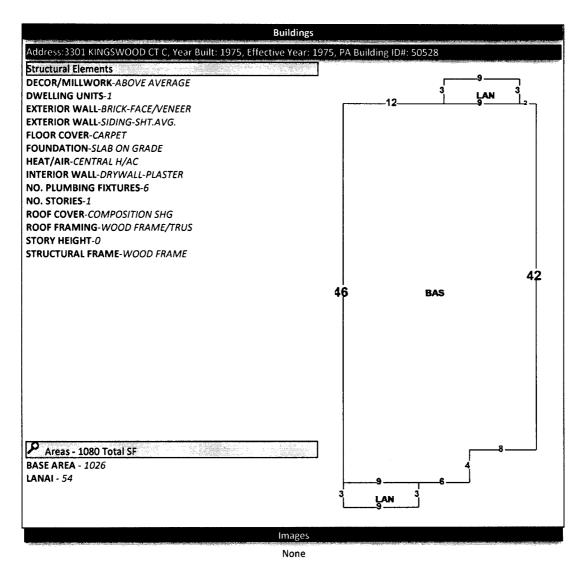
Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

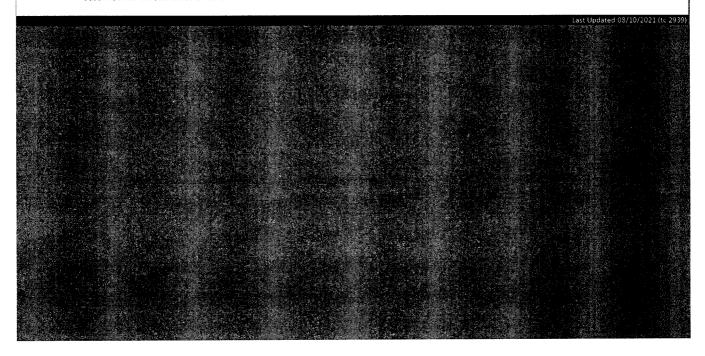
072.07

								2·01
Part 1: Tax Deed	Applica	ation Inform	nation					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154				Арр	lication date	Jul 19, 2021	
Property description	FIKES WILLIAM C II 3301 KINGSWOOD CT C PENSACOLA, FL 32514				Certificate #		2019 / 769	
Part 2: Certificate	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					e certificate issued	06/01 <i>/</i> 2019	
Column 1	CS OWII	Column			olumn 3		Column 4	Column 5: Total
Certificate Numbe	er [Date of Certific	_		unt of Certificate		Interest	(Column 3 + Column 4)
# 2019/769		06/01/20	19		1,038.02		51.90	1,089.92
							→Part 2: Total*	1,089.92
Part 3: Other Cer	rtificate	s Redeeme	d by Ap	olicant (C	ther than Co	unty		
Column 1 Certificate Number	Date	lumn 2 of Other cate Sale	Face A	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee		-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/642	06/0	01/2021		625.53		6.25	31.28	663.06
# 2020/836	06/0	01/2020		620.98		6.25	31.05	658.28
					-		Part 3: Total*	1,321.34
Part 4: Tax Colle	ector Ce	ertified Am	ounts (Li	nes 1-7)				
1. Cost of all certi	ificates in	n applicant's	possession	n and other			ed by applicant of Parts 2 + 3 above)	2,411.26
2. Delinquent taxe	es paid b	y the applica	nt					0.00
3. Current taxes p	oaid by th	ne applicant						0.00
4. Property inform	nation rep	port fee						200.00
5. Tax deed appli	cation fe	е						175.00
6. Interest accrue	d by tax	collector und	er s.197.5	42, F.S. (s	ee Tax Collecto	r Insti	ructions, page 2)	0.00
7.						To	tal Paid (Lines 1-6)	2,786.26
I certify the above in have been paid, and						infor	mation report fee, an	d tax collector's fees
I.D.	1/0.	():	. / /	1000	7		Escambia, Florid	a
Sign here: Signa	ature Tax	Collector or Desig		FCA	-	[Date <u>July 28th, 2</u>	021

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



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

Sale List

<u>Back</u>

Nav. Mode
Account O Parcel ID

Printer Friendly Version

General Inforr	nation
Parcel ID:	171\$301260003005
Account:	022139215
Owners:	FIKES WILLIAM C II
Mail:	3301 KINGSWOOD CT C PENSACOLA, FL 32514
Situs:	3301 KINGSWOOD CT C 32514
Use Code:	CONDO-RES UNIT 🔑
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
1 ' '	courtesy of Scott Lunsford nty Tax Collector

Assessr	ments				
Year	r Land Imprv		Total	<u>Cap Val</u>	
2020	\$0	\$67,716	\$67,716	\$62,975	
2019	\$0	\$61,560	\$61,560	\$61,560	
2018	\$0	\$61,868	\$61,868	\$52,250	
		Disclaime	er		
	Market \	Value Break	down Lette	r	
		Tax Estima	tor		
Fil	e for New H	lomestead I	Exemption	Online	
	Rep	oort Storm D	amage		

Sales Data	NAME OF TAXABLE PARTY.				
Sale Date	Book	Page	Value	Туре	Official Records (New Window)
09/21/2018	7975	1133	\$65,000	WD	C _o
08/2006	5979	533	\$109,000	WD	C _o
08/2005	5703	693	\$85,000	WD	Γ,
03/2005	5588	242	\$100	CJ	D _o
12/2003	5306	1325	\$53,500	WD	Γ,

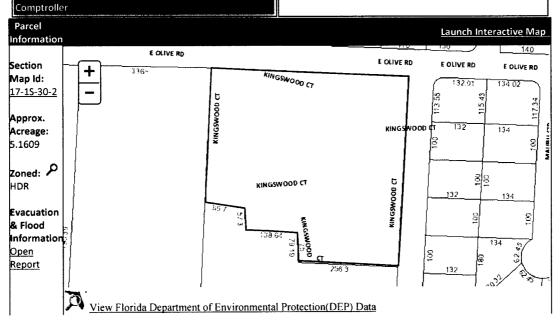
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and 2020 Certified Roll Exemptions HOMESTEAD EXEMPTION

Legal Description

UNIT 5-C KINGSWOOD I CONDOMINIUM PHASE I ALSO 1/60 INT IN COMMON ELEMENTS OR 7975 P 1133

Extra Features

None



Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021099156 9/8/2021 3:38 PM OFF REC BK: 8613 PG: 1545 Doc Type: TDN

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.

COMPTAG

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily

Emily Hogg Deputy Clerk Search Property & Property Sheet 🖨 Lien Holder's 🐞 Sold To 🗵 Redeem 🖹 Forms 🥳 Courtyley 🐼 Benchmark



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator Account: 022139215 Certificate Number: 000769 of 2019

7/10/2021

Redemption No V Ap	plication Date 7/19/2021	Interest Rate 18%
	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
		,
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
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
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**



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 000769

Redeemed Date 3/31/2022

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$53,8,68 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	Date Docket Desc		Amount Owed Amount Due		Payee Name	
EINANCIAL SUMMARY 1 ENGL. 2 COMPANY						
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: 022139215 Certificate Number: 000769 of 2019

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

Clarkle Charlet	11307	Clerk's Total	\$538:08 2	311
Clerk's Check #	11307		\	· حاصا <i>ل</i>
Tax Collector Check #	1	Tax Collector's Total	\$3 294.04	
		Postage	\$60.00	
	antina egunta antina talka era praesinta era en esta era en esta en esta en esta en esta en esta en esta en es	Researcher Copies	\$0.00	
The second secon	volumeters that a constitution of the constitu	Recording	\$10.00	
	маттер (в мен и не дава дополно в дополн	Prep Fee	\$7.00	
		Total Received	\$3 ,909.12	
Commence of the control of the contr			11 - 00 -	

\$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

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Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022032894 3/31/2022 4:52 PM
OFF REC BK: 8753 PG: 1217 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 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.

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 11/23/2020 1:42 PM OR Book 8410 Page 1087, Instrument #2020101656, Pam Childers Clerk of the Circuit Court Escambia County, FL

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,

CASE NO:

2019 MM 003303 A

VS.

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.

. ..

cc: Community Corrections Accounting Defendant

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: THE ESCAMBIA COUNTY, FLORIDA BY: WHITE BY: 1020

Order: QuickView_Gtr Gte
Doc: FLESCA:8410-01087~12033

BK: 8350 PG: 517 Last Page

100

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

Order: QuickView_Gtr Gte
Doc: FLESCA:8350-00516~12033

Requested By: codycampbell, Printed: 4/28/2022 10:52 AM

Recorded in Public Records 8/14/2020 12:06 PM OR Book 8350 Page 516, Instrument #2020066928, Pam Childers Clerk of the Circuit Court Escambia County, FL

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.

Order: QuickView_Gtr Gte
Doc: FLESCA:8350-00516~12033

BK: 8313 PG: 1983 Last Page

EXECUTED this day of _______, 2020.

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

By: Jon Scull

Its: Property Manager and Authorized Agent

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowled	edged before me by means of [] physical
presence or [] online notarization, this	day of NOW, by Jon
Scull as the Property Manager and Authori	
Association, Inc., a Florida not-for-profit corporation	oration, on behalf of the corporation, who is
personally known to me.	Down Whith
Angle Sandusky NOTARY PUBLIC	(Signature of Natary Public)
STATE OF FLORIDA	Notary Public, State of Florida
Comm# GG221480	Print Name: Pridit Santiff
Expires 5/23/2022	My Commission Expires: 5 338

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified Mail, Return Receipt # 1019 1000 125 100 and U.S. Mail to William C. Fikes, II, 3301 Kingswood Court, Unit C, Pensacola, FL 32514, on this

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.

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Order: QuickView_Gtr Gte
Doc: FLESCA:8313-01982~12033

Recorded in Public Records 6/16/2020 2:23 PM OR Book 8313 Page 1982, Instrument #2020048270, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

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 I, of the public records of Escalabila 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 appuricuances 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.

1

Order: QuickView_Gtr Gte Page 1 of 2 Requested By: codycampbell, Printed: 4/28/2022 10:51 AM Doc: FLESCA:8313-01982~12033

BK: 8752 PG: 1677 Last Page

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 accep	ted (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 I					
Seller's Name:	Witness' Name:				
AS TO BUYER(S): Buyer's Name: Jacob Chambers	Witness Name: Action				
Buyer's Name: Ryan Keeslar	Witness' Name: Mac Coul				
THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS	·				

Order: QuickView_Gtr Gte
Doc: FLESCA:8752-01675~12033

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

Willia Charle Inc

State of Florida County of Escambia

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

[Seal]

ROBERT KEITH COMBS
MY COMMISSION # GG 921649
EXPIRES: February 10, 2024
Bonded Thru Notary Public Underwriters

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.

Order: QuickView_Gtr Gte
Doc: FLESCA:8752-01675~12033

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:

Witness #1 Signature

Witness #L-Printed Names

Warre

Witness #2 Printed Name

STATE OF MAKE WAKE

The foregoing instrument was acknowledged before me this 2 day of September, 2018 by Alston R. Eskins, a married woman who is personally known to me or have produced to the Take Lova Double as identification.

SEAL

My Commission Evolute

File No.: 1802996B

File No.: 1802996B

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: 1718301260003005 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 XWHAME And And And And Wife, whose post office address is 3301 Kingswood C1, 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. sealed and delivered in the presence of: mullion 4. 22 \ \ William A. Eskins, IV Witness #2 Signature EDWARD CHRISTIANSEN Witness #2 Printed Name STATE OF FL COUNTY OF Seminolz 19th 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 FLOL as identification. Eric Alvarez SEAL State of Florida My Commission Expires 02/06/2022 Commission No. GG 183287 My Commission Expires: 02/06/1022

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 S	SALE DATE:	JULY 5, 2022 02-2139-215			
TAX ACCOU	U NT #:				
CERTIFICA'	TE #:	2019-769			
persons, firm referenced ta YES NO	s, and/or agencies having legal int	atutes, the following is a list of names and addresses of those terest in or claim against the above-described property. The above-ded as proper notification of tax deed sale.			
	Notify City of Pensacola, P.O. E				
	Notify Escambia County, 190 G				
	Homestead for <u>2021</u> tax year.				
WILLIAM C	. FIKES, II AKA WILLIAM CH	ARLES FIKES II			

WILLIAM C. FIKES, II AKA WILLIAM CHARLES FIKES I & 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

ABSTRACTOR'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 LUNSFO	RD, ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT	#: 02-2139-215	CERTIFICATE #:	2019-	769
REPORT IS LIMI	NOT TITLE INSURANCE. TH TED TO THE PERSON(S) EXP REPORT AS THE RECIPIENT(PRESSLY IDENTIFIED E	BY NAME IN TI	HE PROPERTY
listing of the owne tax information an encumbrances reco title to said land as	ort prepared in accordance with the er(s) of record of the land described a listing and copies of all open orded in the Official Record Books listed on page 2 herein. It is the ted. If a copy of any document listely.	ed herein together with cu or unsatisfied leases, mor ks of Escambia County, F e responsibility of the party	rrent and delinque tgages, judgmen lorida that appear y named above to	uent ad valorem ts and or to encumber the overify receipt of
and mineral or any encroachments, ov	bject to: Current year taxes; taxes subsurface rights of any kind or verlaps, boundary line disputes, a tion of the premises.	nature; easements, restric	tions and coven	ants of record;
	not insure or guarantee the validit nsurance policy, an opinion of tit			
Use of the term "R	Report" herein refers to the Prope	erty Information Report an	d the documents	attached hereto.
Period Searched:	April 26, 2002 to and inclu	nding April 26, 2022	_ Abstractor: _	Cody Campbell
BY				

Michael A. Campbell, As President

Dated: April 28, 2022