

CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100340

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
02-3279-400	2019/910	06-01-2019	BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/ 100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) WLY R/W LI CSX RAILROAD FOR POB CONT WLY ALG N LI 143 87/100 FT SLY AT INTERIOR ANGLE RIGHT 76 DEG 32 MIN 52 SEC 129 41/100 FT CONT SLY AT INTERIOR ANGLE TO RIGHT 155 DEG 25 MIN 40 SEC 101 07/100 FT TO PT ON NLY LI OF OLIVE RD (STATE OF FL DEPART OF TRANSPORTATION MAINTENANCE CLAIM) ELY ALG NLY LI AT INTERIOR ANGLE TO RIGHT 96 DEG 56 MIN 06 SEC 74 21/100 FT CONT ELY ALG SD LI AT INTERIOR ANGLE TO RIGHT 180 DEG 19 MIN 15 SEC 78 12/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) OF WLY R/W LI CSX RAILROAD NLY AT INTERIOR ANGLE TO RIGHT 88 DEG 52 MIN 27 SEC 149 83/100 FT TO POB PORT OF LT 42 W OF CSX RAILROAD DEED BK 2 P 90 OR 7822 P 1087

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
CITRUS CAPITAL HOLDINGS, LLC

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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.

BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/ 100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) WLY R/W LI CSX RAILROAD FOR POB CONT WLY ALG N LI 143 87/100 FT SLY AT INTERIOR ANGLE RIGHT 76 DEG 32 MIN 52 SEC 129 41/100 FT CONT SLY AT INTERIOR ANGLE TO RIGHT 155 DEG 25 MIN 40 SEC 101 07/100 FT TO PT ON NLY LI OF OLIVE RD (STATE OF FL DEPART OF TRANSPORTATION MAINTENANCE CLAIM) ELY ALG NLY LI AT INTERIOR ANGLE TO RIGHT 96 DEG 56 MIN 06 SEC 74 21/100 FT CONT ELY ALG SD LI AT INTERIOR ANGLE TO RIGHT 180 DEG 19 MIN 15 SEC 78 12/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) OF WLY R/W LI CSX RAILROAD NLY AT INTERIOR ANGLE TO RIGHT 88 DEG 52 MIN 27 SEC 149 83/100 FT TO POB PORT OF LT 42 W OF CSX RAILROAD DEED BK 2 P 90 OR 7822 P 1087



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

0222-39

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	MATA ARACELI 1/2 INT ACOSTA ALMA 1/2 INT 4664 SHELL RD MILTON, FL 32583 82 E OLIVE RD 02-3279-400 BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/ 100 FT TO PT 100 (Full legal attached.)	Certificate #	2019 / 910
		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)
# 2019/910	06/01/2019	784.64	39.23	823.87
→ Part 2: Total*				823.87

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)
# 2020/997	06/01/2020	876.29	6.25	43.81	926.35
Part 3: Total*					926.35

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)	1,750.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	788.76
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)	2,913.98

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: <u>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 27th, 2021</u>

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



Chris Jones

Escambia County Property Appraiser

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

[←](#) Nav. Mode
 ☒ Account
 ☐ Reference
 [→](#)

[Printer Friendly Version](#)

General Information Reference: 2115301101009042 Account: 023279400 Owners: MATA ARACELI 1/2 INT ACOSTA ALMA 1/2 INT Mail: 4664 SHELL RD MILTON, FL 32583 Situs: 82 E OLIVE RD 32534 Use Code: WAREHOUSE, DISTRIBUT Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$47,025</td> <td>\$0</td> <td>\$47,025</td> <td>\$47,025</td> </tr> <tr> <td>2019</td> <td>\$47,025</td> <td>\$0</td> <td>\$47,025</td> <td>\$47,025</td> </tr> <tr> <td>2018</td> <td>\$47,025</td> <td>\$960</td> <td>\$47,985</td> <td>\$47,985</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator Report Storm Damage Download Income & Expense Survey	Year	Land	Imprv	Total	Cap Val	2020	\$47,025	\$0	\$47,025	\$47,025	2019	\$47,025	\$0	\$47,025	\$47,025	2018	\$47,025	\$960	\$47,985	\$47,985										
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Sales Data MLS Listing #583827 <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/12/2017</td> <td>7822</td> <td>1087</td> <td>\$69,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/12/2017</td> <td>7822</td> <td>1083</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>05/10/2017</td> <td>7822</td> <td>1085</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/2004</td> <td>5448</td> <td>114</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/12/2017	7822	1087	\$69,000	WD		12/12/2017	7822	1083	\$100	QC		05/10/2017	7822	1085	\$100	QC		06/2004	5448	114	\$100	WD		2020 Certified Roll Exemptions None Legal Description BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/ 100 FT TO PT 100 FT W (AS... Extra Features None
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Parcel Information Section 8 Map Id: 21-15-30-2 Approx. Acreage: 0.6854 Zoned: HC/LI Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection (DEP) Data	

Buildings	
Address: 82 E OLIVE RD, Year Built: 1965, Effective Year: 1965, PA Building ID#: 53580	
<div>Structural Elements</div> <div>DECOR/MILLWORK-NONE</div> <div>DWELLING UNITS-0</div> <div>EXTERIOR WALL-STUCCO OV BLOCK</div> <div>EXTERIOR WALL-CONCRETE BLOCK</div> <div>FLOOR COVER-CONCRETE-FINISH</div> <div>FOUNDATION-SLAB ON GRADE</div> <div>HEAT/AIR-NONE</div> <div>INTERIOR WALL-EXPOSED BLK/BRK</div> <div>NO. STORIES-1</div> <div>ROOF COVER-BLT UP MTL/GYP</div> <div>ROOF FRAMING-STEEL TRUSS/FRM</div> <div>STORY HEIGHT-0</div> <div>STRUCTURAL FRAME-MASONRY PIL/STL</div>	
<div>Areas - 2962 Total SF</div> <div>BASE AREA - 1120</div> <div>OPEN PORCH FIN - 60</div> <div>OPEN PORCH UNF - 1782</div>	

Images



11/19/20

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: 05/03/2021 (tc.35193)

LEGAL DESCRIPTION

BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) WLY R/W LI CSX RAILROAD FOR POB CONT WLY ALG N LI 143 87/100 FT SLY AT INTERIOR ANGLE RIGHT 76 DEG 32 MIN 52 SEC 129 41/100 FT CONT SLY AT INTERIOR ANGLE TO RIGHT 155 DEG 25 MIN 40 SEC 101 07/100 FT TO PT ON NLY LI OF OLIVE RD (STATE OF FL DEPART OF TRANSPORTATION MAINTENANCE CLAIM) ELY ALG NLY LI AT INTERIOR ANGLE TO RIGHT 96 DEG 56 MIN 06 SEC 74 21/100 FT CONT ELY ALG SD LI AT INTERIOR ANGLE TO RIGHT 180 DEG 19 MIN 15 SEC 78 12/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) OF WLY R/W LI CSX RAILROAD NLY AT INTERIOR ANGLE TO RIGHT 88 DEG 52 MIN 27 SEC 149 83/100 FT TO POB PORT OF LT 42 W OF CSX RAILROAD DEED BK 2 P 90 OR 7822 P 1087

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 00910**, 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:

(see attached)

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 023279400 (0222-39)

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

ARACELI MATA 1/2 INT and ALMA ACOSTA 1/2 INT

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 February, which is the **7th day of February 2022**.

Dated this 14th day of May 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

Exhibit "A" - Legal Description

That portion of Lot 42 West of the CSX Railroad (formally Louisville and Nashville Railroad) of the subdivision of Section 21, Township 1 South, Range 30 West, Escambia County, Florida as recorded in Deed Book 2 at page 90 of the Public Records of said County described as follows:

Commence at the intersection of the Westerly right-of-way line of said CSX Railroad and the North line of said Lot 42; thence Westerly along said North line of Lot 42 for 117.78 feet to a point 100.00 feet West (as measured at right angle) of said Westerly right-of-way line of the CSX Railroad for the Point of Beginning; thence continue Westerly along said North line for 143.87 feet; thence Southerly at an interior angle to the right of 76 degrees 32 minutes 52 seconds for 129.41 feet; thence continue Southerly at an interior angle to the right of 155 degrees 25 minutes 40 seconds for 101.07 feet to a point on the Northerly line of Olive Road (State of Florida Department of Transportation maintenance claim); thence Easterly along said Northerly line at an interior angle to the right of 96 degrees 56 minutes 06 seconds for 74.21 feet; thence continue Easterly along said line at an interior angle to the right of 180 degrees 19 minutes 15 seconds for 78.12 feet to a point 100.00 feet West (as measured at right angle) of the Westerly right-of-way line of said CSX Railroad; thence Northerly at an interior angle to the right of 88 degrees 52 minutes 27 seconds for 149.83 feet to the Point of Beginning.

Recorded in Public Records 12/13/2017 9:50 AM OR Book 7822 Page 1083,
Instrument #2017096702, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Rec
Doc .70

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 21 1S 30 1101 009 042

QUIT CLAIM DEED (INDIVIDUAL)

This QUIT CLAIM DEED, dated **December 11, 2017** by **Arnold F. Pearson, Jr. and Fern P. Pearson, husband and wife** whose post office address is **267 Cottage View Dr Pensacola, FL 32507**, hereinafter called the GRANTOR, to **James B. Holland**, a married man whose post office address is **823 E. Johnson Ave Pensacola, FL 32514**, hereinafter called the GRANTEE:
(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall 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 GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in **Escambia County, Florida**, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

The purpose of this deed is to convey any and all interest in the described property by virtue of mortgage dated March 14, 1994 and recorded in O. R. Book 3579 Page 639, Public Records of Escambia County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness
1. Print Name: Karen S. McClammy
2. Witness
2. Print Name: Barbara Roseley

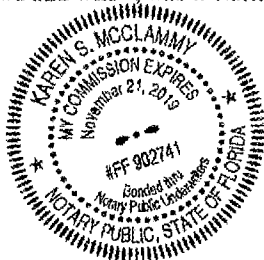
Arnold F. Pearson, Jr.

Fern P. Pearson

STATE OF **FLORIDA**
COUNTY OF **Escambia**

THE FOREGOING INSTRUMENT was sworn and subscribed before me this **December 12, 2017** by **Arnold F. Pearson, Jr. and Fern P. Pearson, husband and wife**, who is either personally known to me or who produced a driver's license as identification.

(SEAL)



Notary Public
Print Name:
My Commission Expires:

OR Bk3579 Pg0640
INSTRUMENT 00129456

The mortgagor S covenant _____ that _____ they _____ will keep perfect and unimpaired the security hereby given; that _____ t heY _____ will keep the improvements upon said mortgaged property insured for a sum not less than \$39,000.00

_____ dollars, in an insurance company, or insurance companies, to be approved by the mortgagee _____, loss, if any, payable to the mortgagee _____ as her interest may appear, until such note _____ be fully paid; that _____ the Y _____ will pay all taxes, assessments and charges which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagee _____ may procure and maintain such insurance, and pay such taxes, assessments and charges; and the lien hereby created shall extend to all such sums expended, with interest at the rate of _____ per cent, per annum.

The mortgagor S agree _____ that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately forecloseable, for all sums secured hereby, if the said indebtedness, or any part thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note _____, or if the mortgagor S shall omit the doing of anything herein required to be done for the protection of the mortgagee _____, and all costs and expenses, including attorney's fee incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same rightfully begun, _____ t heY _____ will pay all cost and expenses of the said suit, including an attorney's fee, to the attorney of the complainant foreclosing, which costs and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF _____ WE _____ have hereunto set our hands _____ and seals _____ this 31st day of March A.D. 1994.

Signed, sealed and delivered in the presence of

Patty White
PATTY WHITE
Paul H. Welch
PAUL H. WELCH

Arnold F. Pearson, Jr. SEAL.
ARNOLD F. PEARSON, JR.

Fern P. Pearson SEAL.
FERN P. PEARSON

_____ SEAL.

Doris Peakman SEAL.
DORIS PEAKMAN

State of Florida

ESCAMBIA County

Before the subscriber personally appeared ARNOLD F. PEARSON JR and FERN P. PEARSON

his wife, known to me, and known to me to be the individuals _____ described by said names _____ in and who executed the foregoing instrument, and acknowledged that _____ t heY _____ executed the same for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of March A.D. 1994

OFFICIAL NOTARY SEAL
PATRICIA A WHITE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC339307
MY COMMISSION EXP. JAN. 2, 1998

Patricia A White
Notary Public.

My Commission expires 1-2-98

Instrument 00129456

Filed and recorded in the
public records
MAY 19 1994
at 10:57 A.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

OR Bk3579 Pg0639

INSTRUMENT 00129456

State of Florida

ESCAMBIA

County

MORTGAGE DEED

Form 129
Printed and For Sale By
Mayes Printing Co.
Pensacola, Fla.
16383

Know all Men by these Presents, That ~~ARNOLD F. PEARSON, JR. AND FERN P. PEARSON~~ ^{D.P.}

~~DORIS PEAKMON~~ DORIS PEAKMON A WIDOW

for and in consideration of the sum of thirty nine thousand dollars

DOLLARS, to in hand paid by

~~DORIS PEAKMON, A WIDOW~~ ^{D.P.} ARNOLD F. PEARSON, JR AND FERN P. PEARSON HUSBAND AND WIFE

the receipt whereof is hereby acknowledged, have granted bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said DORIS PEAKMON heirs, and assigns,

forever, the following described real estate, situate, lying and being in the PENSACOLA County of ESCAMBIA, State of Florida, to-wit:

That portion of Lot 42 West of the CSX Railroad (formally Louisville and Nashville Railroad) of the subdivision of Section 21, Township 1 South, Range 30 West, Escambia County Florida as recorded in Deed Book 2 at page 90 of the Public Records of said County described as follows:

Commence at the intersection of the westerly right-of-way line of said CSX Railroad and the North line of said Lot 42; thence westerly along said north line of Lot 42 for 117.78 feet to a point 100.00 feet west (as measured at right angle) of said westerly right-of-way line of the CSX Railroad for the Point Of Beginning; thence continue westerly along said north line for 143.87 feet; thence southerly at an interior angle to the right of 76 32'52" for 129.41 feet; thence continue southerly at an interior angle to the right of 155 25'40" for 101.07 feet to a point on the northerly line of Olive Road (State of Florida Department of Transportation maintenance claim); thence easterly along said northerly line at an interior angle to the right of 96 56'06" for 74.21 feet; thence continue easterly along said line at an interior angle to the right of 180 19'15" for 78.12 feet to a point 100.00 feet west (as measured at right angle) of the westerly right-of-way line of said CSX Railroad; thence northerly at an interior angle to the right of 88 52'27" for 149.83 feet to the Point of Beginning. Containing 0.66 acres, more or less.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

And they the said mortgagors, for them and their heirs, do they covenant with the said mortgagee, her heirs and assigns, that they are well seized of said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said mortgagor shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee her heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is, a mortgage to secure the payment of one promissory note of dated March 14, 1994

for the sum of \$39,000.00 (thirty nine thousand no 100) Dollars

made by the said ARNOLD F. PEARSON, JR AND FERN P. PEARSON

payable to the order of the said DORIS PEAKMON the said mortgagee

, payable at \$300.00 per month for 5 years with a balloon balance automatically renewable. The first payment being due and payable the 1st of the month upon possession of property

after date, with interest from date of occupancy until paid, at the rate of 7.5 per cent

per annum, the said interest payable at 823 East Johnson Avenue, 5-19-94

Pensacola, Florida 32514

Received \$ 136.50 in

payment of Documentary Stamps

Cert. # 59-2043328-27-01 and

\$ 86.29 in payment of

Class "C" Intangible Personal

Property Tax.

Joe A. Flowers, Comptroller

Escambia County, Florida

By M. J. Turner D.C.

This instrument was prepared by:

FERN P. PEARSON

5410 EMPIRE DRIVE

Address PENSACOLA, FL 32505

Exhibit "A" - Legal Description

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Recorded in Public Records 12/13/2017 9:50 AM OR Book 7822 Page 1087,
Instrument #2017096704, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$483.00

3

Sales Price: \$69,000.00
Rec
Doc 483.00
Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 21 IS 30 1101 009 042

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **December 11, 2017** by **Jacqueline K Holland, a married woman**, whose post office address is **823 E. Johnson Ave Pensacola, Florida 32514** hereinafter called the GRANTOR, to **Araceli Mata, a married woman and Alma Acosta, a married woman** whose post office address is **4664 Shell Road Milton, Florida 32583** hereinafter called the GRANTEE; (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

Legal Description is attached and made a part hereof in Exhibit "A"

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

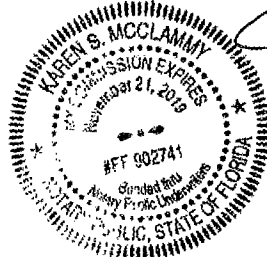
1. Witness: [Signature]
1. Witness Print Name: Karen McClammy
2. Witness: [Signature]
2. Witness Print Name: Barbara Ambain

[Signature]
Jacqueline K Holland

STATE OF **FLORIDA**
COUNTY OF **Escambia**

THE FOREGOING INSTRUMENT was acknowledged before me this **December 12, 2017** by **Jacqueline K Holland, a married woman** who is either personally known to me or who produced a driver's license as identification.

(SEAL)



[Signature]
Notary Public
Print Name:
My Commission Expires:

.WD12-wol/S - 17-100201

PROPERTY INFORMATION REPORT

November 5, 2021

Tax Account #:02-3279-400

LEGAL DESCRIPTION EXHIBIT "A"

BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) WLY R/W LI CSX RAILROAD FOR POB CONT WLY ALG N LI 143 87/100 FT SLY AT INTERIOR ANGLE RIGHT 76 DEG 32 MIN 52 SEC 129 41/100 FT CONT SLY AT INTERIOR ANGLE TO RIGHT 155 DEG 25 MIN 40 SEC 101 07/100 FT TO PT ON NLY LI OF OLIVE RD (STATE OF FL DEPART OF TRANSPORTATION MAINTENANCE CLAIM) ELY ALG NLY LI AT INTERIOR ANGLE TO RIGHT 96 DEG 56 MIN 06 SEC 74 21/100 FT CONT ELY ALG SD LI AT INTERIOR ANGLE TO RIGHT 180 DEG 19 MIN 15 SEC 78 12/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) OF WLY R/W LI CSX RAILROAD NLY AT INTERIOR ANGLE TO RIGHT 88 DEG 52 MIN 27 SEC 149 83/100 FT TO POB PORT OF LT 42 W OF CSX RAILROAD DEED BK 2 P 90 OR 7822 P 1087

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-3279-400(0222-39)

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: FEB 7, 2022

TAX ACCOUNT #: 02-3279-400

CERTIFICATE #: 2019-910

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**ARACELI MATA AND
ALMA ACOSTA
4664 SHELL RD.
MILTON, FL 32583**

**ARNOLD F. PEARSON JR.
AND FERN P. PEARSON
823 EAST JOHNSON AVE.
PENSACOLA, FL 32514**

**ARNOLD F. PEARSON JR.
AND FERN P. PEARSON
267 COTTAGE VIEW DR.
PENSACOLA, FL 32507**

**ARACELI MATA AND
ALMA ACOSTA
82 E. OLIVE RD.
PENSACOLA, FL 32534**

**ARNOLD F. PEARSON JR.
AND FERN P. PEARSON
5410 EMPIRE DR.
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 5th day of November, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 5, 2021

Tax Account #: **02-3279-400**

1. The Grantee(s) of the last deed(s) of record is/are: **ARACELI MATA AND ALMA ACOSTA**
By Virtue of Warranty Deed recorded 12/13/2017 in OR 7822/1087
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. **Mortgage in favor of Arnold F. Pearson, Jr. and Fern P. Pearson recorded 5/19/1994 – OR 3579/639. ABTRACTOR’S NOTE: WE FIND NO CANCELLATION OF MORTGAGE BUT A QUIT CLAIM DEED RECORDED 12/13/2017 – UNSURE IF THIS ACTUALLY CANCELS THE MORTGAGE SO WE INCLUDED THE MORTGAGORS FOR NOTICE.**
4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.
Tax Account #: 02-3279-400
Assessed Value: \$47,025.00
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-3279-400 CERTIFICATE #: 2019-910

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: November 4, 2001 to and including November 4, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 5, 2021




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

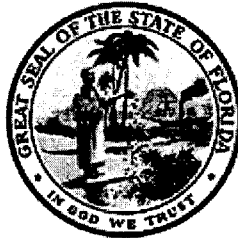
Tax Deed - Redemption Calculator

Account: 023279400 Certificate Number: 000910 of 2019

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="12/14/2021"/> 
Months	10	8
Tax Collector	<input type="text" value="\$2,913.98"/>	<input type="text" value="\$2,913.98"/>
Tax Collector Interest	\$437.10	\$349.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,357.33	<input type="text" value="\$3,269.91"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$70.05	\$56.04
Total Clerk	\$537.05	<input type="text" value="\$523.04"/> CL
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$61.30"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,972.68	\$3,809.95
	Repayment Overpayment Refund Amount	\$162.73
Book/Page	<input type="text" value="8531"/>	<input type="text" value="507"/>

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 000910

Redeemed Date 12/14/2021

Name ARACELI MATA 4664 SHELL RD MILTON, FL 32583

Clerk's Total = TAXDEED	\$517.05 \$ 3472.95
Due Tax Collector = TAXDEED	\$3,357.33
Postage = TD2	\$61.30
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

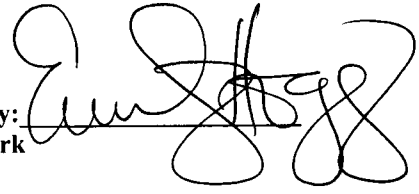
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 023279400 Certificate Number: 000910 of 2019**

Payor: ARACELI MATA 4664 SHELL RD MILTON, FL 32583 Date 12/14/2021

Clerk's Check #	1	Clerk's Total	\$537.05 \$3472.75
Tax Collector Check #	1	Tax Collector's Total	\$3,357.33
		Postage	\$61.30
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,972.68

\$3,489.95

**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>**

LEGAL DESCRIPTION

BEG INTER OF WLY R/W LI CSX RAILROAD AND N LI OF LT 42 WLY ALG N LI LT 42 117 78/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) WLY R/W LI CSX RAILROAD FOR POB CONT WLY ALG N LI 143 87/100 FT SLY AT INTERIOR ANGLE RIGHT 76 DEG 32 MIN 52 SEC 129 41/100 FT CONT SLY AT INTERIOR ANGLE TO RIGHT 155 DEG 25 MIN 40 SEC 101 07/100 FT TO PT ON NLY LI OF OLIVE RD (STATE OF FL DEPART OF TRANSPORTATION MAINTENANCE CLAIM) ELY ALG NLY LI AT INTERIOR ANGLE TO RIGHT 96 DEG 56 MIN 06 SEC 74 21/100 FT CONT ELY ALG SD LI AT INTERIOR ANGLE TO RIGHT 180 DEG 19 MIN 15 SEC 78 12/100 FT TO PT 100 FT W (AS MEASURED AT RIGHT ANGLE) OF WLY R/W LI CSX RAILROAD NLY AT INTERIOR ANGLE TO RIGHT 88 DEG 52 MIN 27 SEC 149 83/100 FT TO POB PORT OF LT 42 W OF CSX RAILROAD DEED BK 2 P 90 OR 7822 P 1087

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 8531, Page 507, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00910, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 023279400 (0222-39)

(see attached)

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ARACELI MATA 1/2 INT and ALMA ACOSTA 1/2 INT

Dated this 14th day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk