

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100322

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
04-0486-000	2019/1554	06-01-2019	BEG AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT FOR POB S 79 DEG E 330 FT N 11 DEG E 150 FT N 79 DEG W 330 FT S 11 DEG W 150 FT TO POB LESS E 50 FT FOR RD R/W OR 198 P 60 OR 1270 P 593 OR 3678 P 171 OR 4818 P 590

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

04-16-2021
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	48,749
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 AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT FOR POB S 79 DEG E 330 FT N 11 DEG E 150 FT N 79 DEG W 330 FT S 11 DEG W 150 FT TO POB LESS E 50 FT FOR RD R/W OR 198 P 60 OR 1270 P 593 OR 3678 P 171 OR 4818 P 590



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

0222-54

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	ARNOLD TERESSA 1/3 INT ARNOLD JOHNNY L JR 1/3 INT 6271 FERGUSON DR PENSACOLA, FL 32503 6271 FERGUSON DR 04-0486-000 BEG AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT FOR POB S 79 D (Full legal attached.)	Certificate #	2019 / 1554
		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)
# 2019/1554	06/01/2019	1,221.67	61.08	1,282.75
→ Part 2: Total*				1,282.75

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)
# 2020/1668	06/01/2020	1,227.18	6.25	61.36	1,294.79
Part 3: Total*					1,294.79

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)	2,577.54
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,146.09
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)	4,098.63

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: Condice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

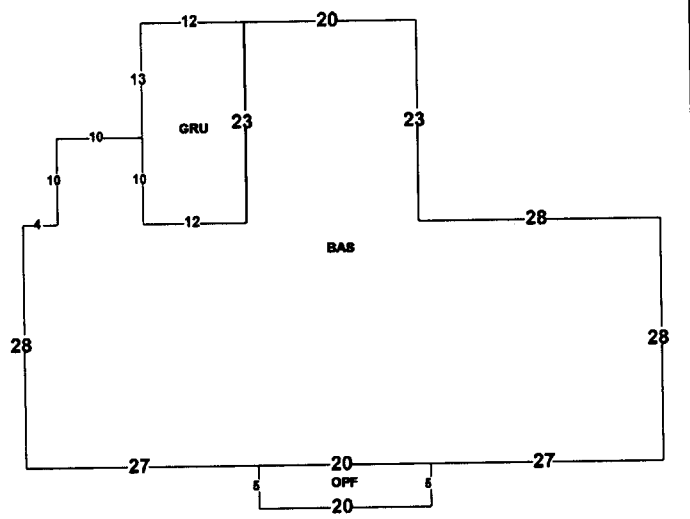
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 3008 Total SF

BASE AREA - 2632
GARAGE UNFIN - 276
OPEN PORCH FIN - 100



Images



10/7/19

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 04/29/2011 (cc 5525)



Sale List

Address: 6271 FERGUSON DR, Year Built: 1981, Effective Year: 1981, PA Building ID#: 64341

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01554**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT FOR POB S 79 DEG E 330 FT N 11 DEG E 150 FT N 79 DEG W 330 FT S 11 DEG W 150 FT TO POB LESS E 50 FT FOR RD R/W OR 198 P 60 OR 1270 P 593 OR 3678 P 171 OR 4818 P 590

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040486000 (0222-54)

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

TERESSA ARNOLD 1/3 INT and JOHNNY L ARNOLD JR 1/3 INT and JANICE MOORER 1/3 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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

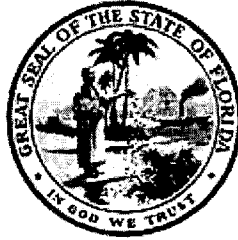
Tax Deed - Redemption Calculator

Account: 040486000 Certificate Number: 001554 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="05/26/2021"/>
Months	10	1
Tax Collector	<input type="text" value="\$4,098.63"/>	<input type="text" value="\$4,098.63"/>
Tax Collector Interest	\$614.79	\$61.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,719.67	<input type="text" value="\$4,166.36"/> 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	\$7.01
Total Clerk	\$537.05	<input type="text" value="\$474.01"/> 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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,333.72	\$4,657.37
	Repayment Overpayment Refund Amount	\$676.35
Book/Page	<input type="text" value="8531"/>	<input type="text" value="601"/>

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 001554
 Redeemed Date 05/26/2021**

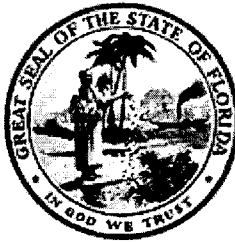
Name JOHNNY ARNOLD 374 GETTYSBURG DR PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$587.05	4320.37
Due Tax Collector = TAXDEED	\$4,719.67	
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
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

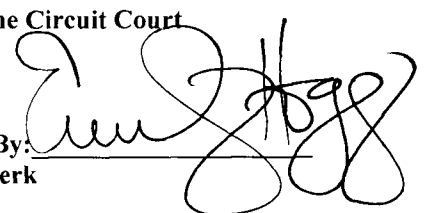
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 040486000 Certificate Number: 001554 of 2019**

Payor: JOHNNY ARNOLD 374 GETTYSBURG DR PENSACOLA FL 32503 Date 05/26/2021

Clerk's Check #	1	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$4,719.67
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,333.72

\$4337.31

**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 8531, Page 601, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01554, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 040486000 (0222-54)

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT
FOR POB S 79 DEG E 330 FT N 11 DEG E 150 FT N 79 DEG W 330 FT S 11 DEG W 150 FT TO
POB LESS E 50 FT FOR RD R/W OR 198 P 60 OR 1270 P 593 OR 3678 P 171 OR 4818 P 590**

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TERESSA ARNOLD 1/3 INT and JOHNNY L ARNOLD JR 1/3 INT and
JANICE MOORER 1/3 INT

Dated this 26th day of May 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

OR BK 4443 PG0600
Escambia County, Florida
INSTRUMENT 99-634276

RCD Jul 27, 1999 08:22 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-634276

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: ARNOLD ELLA MAE EST OF
6271 FERGUSON DR
PENSACOLA FL 32503

ACCT.NO. 04 0486 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF SEC 28 N
11 DEG 10 MIN E 266 FT S
79 DEG E 1518 FT N 11 DEG
E 396 FT FOR POB S 79 DEG
E 330 FT N 11 DEG E 150 FT
N 79 DEG W 330 FT S 11 DEG
PROP.NO. 35 1S 30 7114 000 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 68, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

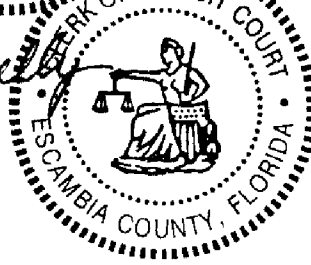
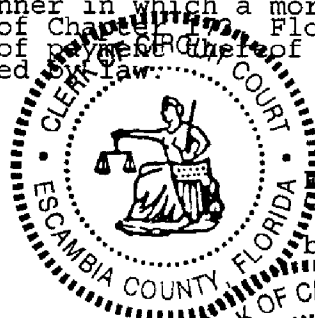
Ernie Lee Magaha
Clerk of the Circuit Court

by: *Garganne B. Donnelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Wanda M. McBrearty*

Wanda M. McBrearty
Deputy Finance Director



OR BK 4314 PG0664
Escambia County, Florida
INSTRUMENT 98-527778

RCD Oct 02, 1998 12:29 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-527778

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: ARNOLD JOHNNIE L AND
ELLA MAE
6271 FERGUSON DR
PENSACOLA FL 32503

ACCT.NO. 04 0486 000 000

AMOUNT \$211.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

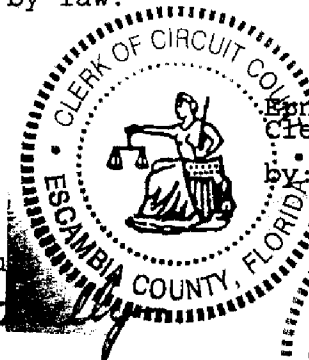
BEG AT SE COR OF SEC 28 N
11 DEG 10 MIN E 266 FT S
79 DEG E 1518 FT N 11 DEG
E 396 FT FOR POB S 79 DEG
E 330 FT N 11 DEG E 150 FT
N 79 DEG W 330 FT S 11 DEG
PROP.NO. 35 1S 30 7114 000 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$211.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

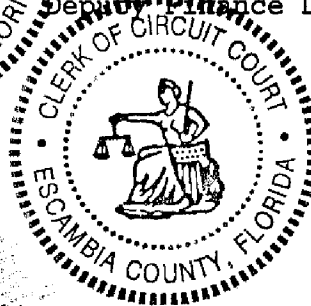
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Sandra M. McBrearty
Deputy Finance Director



MARRIAGE AFFIDAVIT

3155N 721

STATE OF FloridaCOUNTY OF Escambia

Before the undersigned authority, a Notary Public in and for said State and County, personally appeared Ella M. Arnold

who being first duly sworn, deposes and says as follows:

That Ella M. Arnold and Johnnie Lee Arnold, Sr. were husband and wife at the time title to the property described in Official Record Book 1270, Page 593, was acquired and that they remained continuously married, and ~~and were up to the date of death of Johnnie Lee Arnold, Sr.~~

I, therefore, have personal knowledge of the matters and things contained in this affidavit.

Ella M. Arnold
(Affiant) Ella M. Arnold

(Affiant)

STATE OF FloridaCOUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14 day of April, 1992, by Ella M. Arnold

who is personally known to me or who has produced Personal Knowledge of Customer as identification and who did take an oath.

(Notary Seal)

Notary Public

My Commission expires:

May 23, 1994

This instrument prepared by:

Southland Title of Pensacola, Inc.
1120 North 12th Ave.
Pensacola, Florida 32501
File #

Personally
Known

4.00 Rec
4.50 Rec
1.65 Sum
10.15

State of Florida
Escambia County

WARRANTY DEED

This instrument was prepared by
Willie Mae Boley, P. O. Box 941, Pensacola FL 32504

1270 PAGE 593

T. T. Wentworth, Jr.
Pensacola, Florida

PREPPER - LITHO

Know All Men by These Presents: That I, Willie Mae Boley, a widow

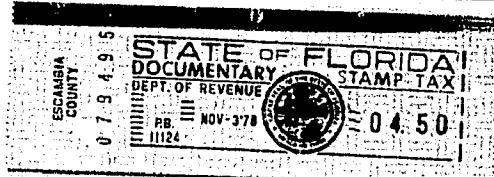
for and in consideration of One dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Johonia L. Arnold and Ella Mae Arnold, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property,

situate, lying and being in the County of Escambia State of Florida
to-wit: Begin at Southeast corner of Section 28, Township 1 South, Range 30 West, North
11 degrees 10 minutes East 266 feet, South 79 degrees East 1518 feet, North 11 degrees
East 396 feet for point of beginning, South 79 degrees East 330 feet, North 11 degrees
East 150 feet, North 79 degrees West 330 feet, South 11 degrees West 150 feet to point
of beginning, less the East 50 feet for road, lying and being in Section 35, Township
1 South, Range 30 West.



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
NOV 1 10 23 AM '78
JULIA FLOWERS, CLERK
ESCAMBIA COUNTY

911518

To have and to hold, unto the said grantee their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining, free from all exemptions and right of homestead, except taxes for 1964 and later years.

And I covenant that I am well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that I, my heirs, executors and administrators, the said grantees their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all
persons lawfully claiming the same, shall and will forever warrant and defend.

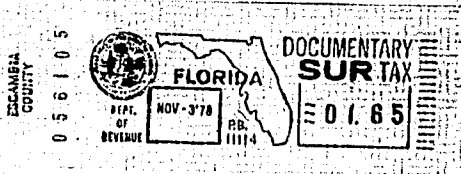
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th
day of October A. D. 1978

Signed, sealed and delivered in the presence of

Glenn M. Falcone
Reena Quinn

Willie Mae Boley (SEAL)
(SEAL)

State of Florida
Orange
County



Before the subscriber personally appeared Willie Mae Boley, a widow

known to me, and known to me to be the individual described by said name in and who executed
the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set
forth.

Given under my hand and official seal this 27th day of October 1978



Clara Williams
Notary Public, State of Florida
My commission expires April 25, 1982

PROPERTY INFORMATION REPORT

November 17, 2021

Tax Account #:04-0486-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF SEC 28 N 11 DEG 10 MIN E 266 FT S 79 DEG E 1518 FT N 11 DEG E 396 FT
FOR POB S 79 DEG E 330 FT N 11 DEG E 150 FT N 79 DEG W 330 FT S 11 DEG W 150 FT TO POB
LESS E 50 FT FOR RD R/W OR 198 P 60 OR 1270 P 593 OR 3678 P 171 OR 4818 P 590**

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0486-000(0222-54)

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 #: 04-0486-000

CERTIFICATE #: 2019-1554

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

ELLA MAE ARNOLD AND
ESTATE OF ELLA MAE ARNOLD
TERESSA ARNOLD
JOHNNY L. ARNOLD JR.
JANICE M. MOORER
6271 FERGUSON DR.
PENSACOLA, FL 32503

JANICE M. MOORER
6267C FERGUSON DR.
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2021

Tax Account #: **04-0486-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ELLA MAE ARNOLD**

By Virtue of Warranty Deed recorded 11/1/1978 in OR 1270/593 and Death Certificate recorded OR 3155/722 and Continuous Marriage Affidavit OR3155/721. Abstractor's Note: We find no probate or proof of Death recorded in Escambia County Florida for Ella Mae Arnold but we do find a Will Recorded in OR 4818/590 for Nellie Mae Bell, Ella Mae Arnold's mother that list the children of Ella Mae Arnold at that time as Teresa E. Arnold, Janice M. Moore, Johnny Arnold Jr., and Michael Eugene Arnold. We also find a Petition for Summary Administration for Michael E. Arnold that list his heirs as Teresa E. Arnold, Janice M. Moorer and Johnnie L. Arnold, Jr. so we have included all for notification.

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. MSBU Lien for Fire Tax in favor of Escambia County recorded 10/2/1998 – OR 4314/664**
- b. MSBU Lien for Fire Tax in favor of Escambia County recorded 7/27/1999 – OR 4443/600**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 04-0486-000

Assessed Value: \$97,498.00

Exemptions: HOMESTEAD

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 #: 04-0486-000 CERTIFICATE #: 2019-1554

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: January 2, 1964 to and including November 15, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 17, 2021