### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2100296

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
1,			
CITRUS CAPITAL HOLI CITRUS CAPITAL HOLI PO BOX 54226 NEW ORLEANS, LA 7	DINGS FBO SEC PTY		
hold the listed tax certif	ficate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
05-4000-000	2019/2461	06-01-2019	LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063
I agree to:			
<ul> <li>pay any curre</li> </ul>	ent taxes, if due and		
<ul> <li>redeem all out</li> </ul>	utstanding tax certificates plus i	nterest not in my ¡	possession, and
<ul> <li>pay all deling</li> </ul>	uent and omitted taxes, plus ir	terest covering th	e property.
<ul> <li>pay all Tax C</li> <li>Sheriff's costs</li> </ul>	ollector's fees, property informa s, if applicable.	tion report costs, 0	Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my posse		ation is based and	all other certificates of the same legal description
Electronic signature of CITRUS CAPITAL Ho			
CITRUS CAPITAL HO	OLDINGS, ELC OLDINGS FBO SEC PTY		
PO BOX 54226 NEW ORLEANS, LA	70154 4226		
			<u>04-16-2021</u> Application Date
<i>,</i>	Applicant's signature		

Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	36,330
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	nere: Date of sale 03/07/20 Signature, Clerk of Court or Designee	022

## 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.



## **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

0322-12

								032213
Part 1: Tax Deed	i Applic	ation infor	mation	. ** 	en e			
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	perty KITT GEORGE S cription 5402 TOMLINSON DR PENSACOLA, FL 32526				Certificate #		2019 / 2461	
	5402 TOMLINSON DR   05-4000-000   LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004   P 1063			Date certificate issued		06/01 <i>/</i> 2019		
Part 2: Certificat	es Own	ed by App	licant an	d Filed w	ith Tax Deed	Appl	cation	
Column 1 Certificate Numbe	er I	Column Date of Certific			olumn 3 ount of Certificate		Column 4 interest	Column 5: Total (Column 3 + Column 4)
# 2019/2461		06/01/20	019		649.59		32.48	682.07
							→Part 2: Total*	682.07
Part 3: Other Cer	rtificate	s Redeeme	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Date	lumn 2 of Other icate Sale	Face A	Column 3 ce Amount of her Certificate  Column 4 Tax Collector's F		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
Part 4: Tax Colle	ector Ce	ortified Am	ounte /l i	nee 1.7\	/s		Part 3: Total*	0.00
Cost of all certi					r certificates red	eeme	d by applicant of Parts 2 + 3 above)	682.07
2. Delinquent taxe	es paid b	y the applica	int					0.00
3. Current taxes p	oaid by th	e applicant						585.99
Property information report fee						200.00		
5. Tax deed appli	cation fee	e			-			175.00
6. Interest accrue	d by tax	collector und	er s.197.5	42, F.S. (se	ee Tax Collector	r Instn	uctions, page 2)	0.00
7.						Tot	tal Paid (Lines 1-6)	1,643.06
certify the above in nave been paid, and	formation that the	n is true and property info	the tax cer ermation st	tificates, ir atement is	nterest, property attached.	inforr	nation report fee, and	d tax collector's fees
Sign here: Cand	ture, Tax C	Sector or Desig	Sonee .			D	<u>Escambia,</u> Florida ate <u>April 27th, 2</u> 0	
				. <u> </u>	·			-

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



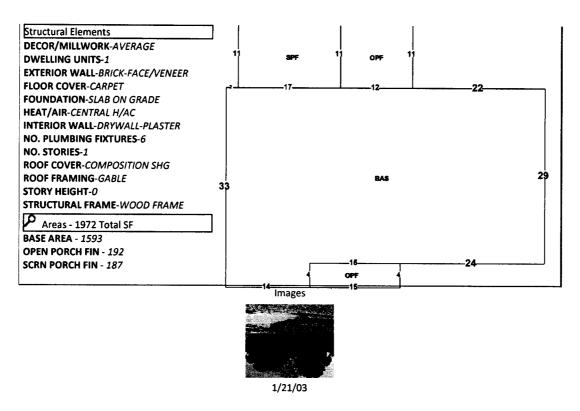
**Real Estate Search** 

**Tangible Property Search** 

Sale List

Nav. Mode	Account	int O Refe	rence	•				Printer Frier	idly Version
General Informa	tion				Assessr	ments			
Reference:		041000020	04		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	054000	0000			2020	\$16,000	\$75,887	\$91,887	\$72,66
Owners:	KITT G	EORGE S			2019	\$10,000	\$70,828	\$80,828	\$71,02
Mail:		OMLINSOI			2018	\$10,000	\$66,735	\$76,735 	\$69,70
Situs:	5402 T	OMLINSO	N DR 3	2526			Disclaim	er	
Use Code:	SINGL	E FAMILY R	ESID 🗸	0		Market \	Value Break	kdown Lett	er
Taxing Authority:		TY MSTU					Tax Estima	ator	
Tax Inquiry:		Tax Inquiry		<u>ow</u>	<b> </b>				0-1
Tax Inquiry link of Escambia Count			nsford		File	e for New H	lomestead	Exemption	Online
							oort Storm	<u>Damage</u>	
Sales Data					11	ertified Roll			
Sale Date Boo	ok Page	Value	Туре	Official Records (New Window)	HOME	STEAD EXEM	PTION,VETER	ANS	
10/2006 600	1063	\$100	WD	₽.	Legal [	Description			
03/2001 468	32 168	\$72,500	WD	Ľ,			R LAKE S/D PE	3 5 P 43 OR 6	004 P 106
11/1987 24	31 545	\$100	WD	C <sub>o</sub>					
01/1973 69	8 850	\$21,300	WD	Ē.	Extra	eatures			
Official Records	Inquiry o	ourtesy of	Pam C			LSHED			
Parcel Information	Ly Clerk 0	i the Circu	it cour	t and comparent.				Launch Inte	eractive N
Section Map Id: 13-25-30-2  Approx. Acreage: 0.1932  Zoned: MDR  Evacuation & Flood Information Open Report	+ -	80		87.	3		89	/00/	/ ク,
	View F	Ilorida Der		8 / L		on(DEP) Dat			

Address:5402 TOMLINSON DR, Year Built: 1968, Effective Year: 1968, PA Building ID#: 75966



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:04/29/2021 (tc.2796)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021054186 5/17/2021 4:20 PM
OFF REC BK: 8532 PG: 901 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 02461, 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:

LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 054000000 (0322-13)

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

#### **GEORGE S KITT**

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 March, which is the 7th day of March 2022.

Dated this 17th 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.

COUNTY TORK

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021099652 9/9/2021 3:39 PM
OFF REC BK: 8614 PG: 988 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 8532, Page 901, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02461, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 054000000 (0322-13)

**DESCRIPTION OF PROPERTY:** 

LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: GEORGE S KITT

Dated this 9th day of September 2021.

COMPIRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Deputy Clerk



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

Tax Deed - Redemption Calculator
Account: 054000000 Certificate Number: 002461 of 2019

Redemption No V	Application Date 04/16/2021	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/07/2022	Redemption Date 09/09/2021
Months	11	5
Tax Collector	\$1,643.06	\$1,643.06
Tax Collector Interest	\$271.10	\$123.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,920.41	\$1,772.54 T.C.
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$77.06	\$35.03
Total Clerk	\$544.06	\$502.03 C.H.
Release TDA Notice (Record	ling) \$10.00	\$10.00
Release TDA Notice (Prep F	ee) \$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,541.47	\$2,291.57-120-200
	Repayment Overpayment Refund Amount	\$1,971.57
Book/Page	8532	901

#### **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 002461

**Redeemed Date** 09/09/2021

Name GEORGE KITT 5402 TOMLINSON RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$54.06

\$1,920.41

\$60.00

\$10.00

\$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: 054000000 Certificate Number: 002461 of 2019** 

Payor: GEORGE KITT 5402 TOMLINSON RD PENSACOLA, FL 32526 Date 09/09/2021

Clerk's Check #

1

Tax Collector Check # 1

Clerk's Total

Tax Collector's Total

\$1, 20.41

1,954.57

Postage

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

\$7.00

Total Received

\$2,541.47

\$1,971.57

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

Recorded in Public Records 04/20/2006 at 09:18 AM OR Book 5887 Page 501, Instrument #2006039471, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 03/24/2006 at 08:35 AM OR Book 5867 Page 1652, Instrument #2006029566, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2005-SC-4703 DIVISION: V

HSBC BANK NEVADA, N.A., f/k/a Household Bank (SB), N.A., Plaintiff.

VS.

GEORGE S KITT,

Defendant.

#### FINAL JUDGMENT

This cause came before the Court on Plaintiff's Motion for Judgment on the Pleadings and the Court finding that the Defendant is indebted to the Plaintiff, for the sum of \$1,212.45, it is:

ADJUDGED that the Plaintiff, HSBC BANK NEVADA, N.A., F/K/A HOUSEFFOLD BANK (SB), N.A., recover from the Defendant, GEORGE S KITT, the sum of \$1,212.45, together with \$630.00 as a reasonable fee for the Plaintiff's attorney pursuant to the Affidavit as to the Reasonable Attorney's Fee filed in this cause, and cost herein taxed at \$175.00; all of which shall bear interest at the rate of nine percent (9%) a year, and in addition, pre-judgment interest of \$0.00, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 2 lat day

ORCHANIA

f <u>Manch</u>, 2006.

JUDGE

Date:

Copies to:
Jessica R. Black
BRAY & LUNSFORD, P.A.
Attorney for Plaintiff
P. O. Box 53197
Jacksonville, FL 32201

George S Kitt Defendant 5245 Flax Road Pensacola, FL 32504-8427 SSN: 264-98-2510

PLAINTIFF'S ADDRESS: HSBC Bank Nevada, N.A., f/k/a Household Bank (SB), N.A. 1111 Town Center Drive Las Vegas, NV 89128 Certified to be a true copy of the original on file in this office Witness my hand and official seal ERNIE LEE MAGAHA

Clerk of the Circuit Court Escambia County, Florida By:

\_\_D.C.

Case: 2005 SC 004703

Order: QuickView\_Gtr Gte
Doc: FLESCA:5887-00501~12033

Page 1 of 1

Requested By: codycampbell, Printed: 12/6/2021 3:33 PM

BK: 7520 PG: 887 Last Page

#### EXHIBIT "A" LEGAL DESCRIPTION

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID COUNTY.

Order: QuickView\_Gtr Gte
Doc: FLESCA:7520-00885~12033

Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date and year set forth above.

Signed, sealed and delivered In the presence of:

SEORGE & KITT

MORTGAGOR:

Mirama N.McKinnon

MORTGAGEE:

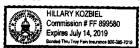
NANCY C. HARDIN, as trustee of the HARDIN REVOCABLE LIVING TRUST

Winds D Ackenhousen

Miranda N. McKinnon

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this u day of May, 2016 by George S. Kitt, who personally appeared before me and who produced drivers licenses as identification.



STATE OF FLORIDA COUNTY OF ESCAMBIA NOTARY PUBLIC-STATE OF FLORIDA

The foregoing instrument was acknowledged before me this day of June, 2014 by Nancy C. Hardin, as trustee of the Hardin Revocable Living Trust, who personally appeared before me and who is personally known to me or who produced drivers license as identification.



NOTARY PUBLIC-STATIOF FLORIDA

Order: QuickView\_Gtr Gte
Doc: FLESCA:7520-00885~12033

Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

Recorded in Public Records 05/09/2016 at 11:31 AM OR Book 7520 Page 885, Instrument #2016034032, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: Richard H. Turner, Esquire 801 W. Romana Street, Unit C Pensacola, FL 32502

#### MORTGAGE AND NOTE MODIFICATION AGREEMENT

THIS AGREEMENT, made and entered into as of this day of May, 2016, and effective this same date, by and between NANCY C. HARDIN, AS TRUSTEE OF THE HARDIN REVOCABLE LIVING TRUST whose address is 1584 Allen Court, Asheboro, North Carolina 27205, hereinafter referred to as "Mortgagee" or "Payee", and GEORGE S. KITT, whose address 5402 Tomlinson Drive, Pensacola, Florida 32526 hereinafter referred to as "Mortgagor" or "Maker".

#### WITNESSETH:

WHEREAS, Mortgagor did make and deliver to Mortgage that certain Mortgage Note and Mortgage Deed dated March 30, 2006, recorded in Official Records Book 5882, Pages 485-488, and a corrective Mortgage Deed dated March 30, 2006 and recorded in Official Records Book 6004, Pages 1066-1069 of the Public Records of Escambia County, Florida, (hereinafter referred to as "Mortgage" individually), securing a Promissory Note of same date in the original principal sum of \$105,000.00, (hereinafter referred to a "Promissory Note"); and

WHEREAS, the Mortgage encumber the land legally described in said Mortgage together with all improvements thereon; and

WHEREAS, Mortgagee and Mortgagor have consented to a modification of several terms of the Note and Mortgage;

**NOW THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. RECITAL. The recitals contained herein are true and correct and are incorporated herein by this reference.
- MORTGAGE VALIDITY. The Mortgage herein described constitutes a valid mortgage lien against the property described therein in favor of the Mortgagee.
- 3. PRIOR LOAN DOCUMENTS. Except as herein modified, all the documents described and referred to in the foregoing recital shall remain in full force and effect, as shall all other documents executed at the time of the execution of the Mortgage and Promissory Note.
- 4. AFFIRMATION OF DEBT. The Parties hereto affirm, agree, and acknowledge that the current unpaid principal loan balance owing to the Mortgagee pursuant to the Promissory Note as of May 6, 2016 is \$87,469.43. All payments due under said Promissory Note are paid through and including the payment made on April 1, 2016.
- 5. MODIFICATION OF TERMS. The Mortgage and Promissory Note are hereby modified to include the following terms:
- a) The collateral for this loan is the same -real property located at 5402 Tomlinson Drive, Pensacola, Florida 32526. The legal description is attached hereto as Exhibit "A" hereto.
- b) The next scheduled payment shall be due on May 15, 2016, and continuing on the same day of each month thereafter.
- c) The interest rate shall be modified to four percent (4.00%) and the monthly payment shall be Six Hundred Forty-Seven dollars and no/100 (\$647.00).
  - d) The note shall mature on April 15, 2031.
- e) Mortgagee shall be responsible for the preparation and recordation of all documents necessary for this modification.
- 6. FURTHER ASSURANCES. Mortgagor hereby certifies that it is the owner of the Subject Property described in the Mortgage, and that there are no other liens or encumbrances or claims against it other than the lien of that Mortgage (except the lien of real property taxes); and in consideration of these premises, the undersigned does hereby acknowledge, covenant and agree that the Mortgage, as herein modified, secures payment of the indebtedness to the Mortgagee, and that the Mortgage and Assignment is binding upon the undersigned Mortgagor, its successors and assigns, and is a first mortgage on the real property described therein, as modified herein, for the total indebtedness of the Mortgagor.

Order: QuickView\_Gtr Gte Page 1 of 3 Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

Doc: FLESCA:7520-00885~12033

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

#### **MORTGAGE NOTE**

(Individual Balloon)

\$105,000.00

March 30, 2006

FOR VALUE RECEIVED, the undersigned hereinafter George S. Kitt promises to pay to Larry K. Hardin and Nancy C. Hardin, Trustees of the Larry K. and Nancy C. Hardin Living Trust, the principal sum of 105,000.00 Dollars and no/100 (\$105,000.00) with interest thereon at the rate of 9.00 percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 5652 Esperanto Drive, Pensacola, FL 32526, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in 119 consecutive monthly installments of \$809.93, including principal and interest commencing on 5/1/2006 and continuing on the First day of each month thereafter until balloon date, on which date a BALLOON PAYMENT IN THE AMOUNT OF \$101,469.43 together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal.

Late charges shall accrue at the rate of 5% for any payment not received before 10 days late. There shall be a prepayment penalty of 5% if paid in full within 3 years from date.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 30 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

Maker's Address: 5402 Tomlinson Drive, Pensacola, FL 32526

Doc: FLESCA:6004-01066~12033

Order: QuickView\_Gtr Gte

Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

6004 PG: 1068

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,469.43 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signed, sealed and delivered in our

Print Name: THUP J.

Witness Signature

Print Name:

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 3/30/2006, by George S. Kitt, a single man who is/are personally known to me or has/have produced a valid driver's license as

identification.

**NOTARY PUBLIC** 

Notary Print Name My Commission Expires:

DEBORAH A. TIMBIE Comm# DD039886 Expires 2/25/2009 nded thru (800)432-425 Fionda Notary Asan., Inc

> Page 3 of 4 3384 - 1142745

Order: QuickView\_Gtr Gte Doc: FLESCA:6004-01066~12033 Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

BK: 6004 PG: 1067

**And the Mortgagor** covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

**Provided always**, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less that full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**Mortgagee may require,** subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within 30 days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Page 2 of 4 3384 - 1142745

Order: QuickView\_Gtr Gte
Doc: FLESCA:6004-01066~12033

Recorded in Public Records 10/04/2006 at 10:05 AM OR Book 6004 Page 1066, Instrument #2006100513, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50

> Ernie Lee Magaha **CLERK OF THE CIRCUIT COURT** ESCAMBIA COUNTY FLORIDA INST# 2006036975 04/12/2006 at 10:41 AM OFF REC BK: 5882 PG: 435 - 488 Doc Type: MTG RECORDING: \$35.50

MTG Stamps \$367.50 Int. Tax \$210.00

Prepared by Deborah Timbie, an employee of Esquire Title Research of Pensacola, LLC 17 West Government Street Pensacola, Florida 32502 (850)429-9949

Return to: Mortgagee

RERECORDED TO CORRECT SIGNATURE PAGES

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,469.43 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

#### MORTGAGE DEED

(Individual Balloon)

THIS MORTGAGE DEED, executed on 3/30/2006, by

George S. Kitt, a single man

whose address is: 5402 Tomlinson Drive, Pensacola, FL 32526 hereinafter called the "Mortgagor", to

Larry K. Hardin, Trustee Nancy C. Hardin, Trustees of the Hardin Living Trust

whose address is: 5652 Esperanto Drive, Pensacola, FL 32526 hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID COUNTY.

To have and to hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

> Page 1 of 4 3384 - 1142745

Order: QuickView\_Gtr Gte Doc: FLESCA:6004-01066~12033 Requested By: codycampbell, Printed: 12/6/2021 3:32 PM

BK: 5882 PG: 488 Last Page

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$ TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

#### **MORTGAGE NOTE**

(Individual Balloon)

\$105,000.00

March 30, 2006

FOR VALUE RECEIVED, the undersigned hereinafter George S. Kitt promises to pay to Larry K. Hardin and Nancy C. Hardin, Trustees of the Larry K. and Nancy C. Hardin Living Trust, the principal sum of 105,000.00 Dollars and no/100 (\$105,000.00) with interest thereon at the rate of 9.00percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 5652 Esperanto Drive, Pensacola, FL 32526, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in 119 consecutive monthly installments of \$809.93, including principal and interest commencing on 5/1/2006 and continuing on the First day of each month thereafter until balloon date, on which date a BALLOON PAYMENT IN THE AMOUNT OF \$101,469.43 together with any unpaid interest and all other sums due under this note, shall be paid in full. Said installment when so paid shall be applied first to the Interest then accrued and the balance thereof to the reduction of the principal.

Late charges shall accrue at the rate of 5% for any payment not received before 10 days late. There shall be a prepayment penalty of 5% if paid in full within 3 years from date.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within **30** days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

Maker's Address: 5402 Tomlinson Drive, Pensacola, FL 32526

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Order: QuickView\_Gtr Gte Page 4 of 4 Requested By: codycampbell, Printed: 12/6/2021 3:31 PM

BK:	5882	PG:	487

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

Larry K. Hardin and Nancy C. Hardin, Trustees of the Hardin Living Trust

Larry K. Hardin, Trustee

Nancy C. Hardin, Trustee

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: 1/10618

Vitness Signature

Print Name: PHILP I. FIREMER TR

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 30, 2006, by Larry K. Hardin, Trustee and Nancy C. Hardin, Trustee, of the Hardin Living Trust who is/are

personally known to me or has/have produced a valid driver's ligense as identification.

NOTARY PUBLIC

Notary Print Name
My Commission Expires: \_

Try Commission Expires:



Page 2 of 2 3384 - 1142745

Order: QuickView\_Gtr Gte
Doc: FLESCA:5882-00485~12033

**And the Mortgagor** covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

**Provided always**, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the certain promissory note attached as Exhibit "A" hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less that full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

**Mortgagee may require,** subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

**If any sum** of money herein referred to be not promptly paid within **30** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Page 2 of 4 3384 - 1142745

Order: QuickView\_Gtr Gte
Doc: FLESCA:5882-00485~12033

Recorded in Public Records 04/12/2006 at 10:41 AM OR Book 5882 Page 485, Instrument #2006036975, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50 MTG Stamps \$367.50 Int. Tax \$210.00

Prepared by Deborah Timbie, an employee of Esquire Title Research of Pensacola, LLC 17 West Government Street Pensacola, Florida 32502 (850)429-9949

Return to: Mortgagee

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$101,469.43 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

#### **MORTGAGE DEED**

(Individual Balloon)

THIS MORTGAGE DEED, executed on 3/30/2006, by

George S. Kitt, a single man

whose address is: **5402 Tomlinson Drive**, **Pensacola**, **FL 32526** hereinafter called the "Mortgagor", to

Larry K. Hardin, Trustee Nancy C. Hardin, Trustees of the Hardin Living Trust

whose address is: **5652 Esperanto Drive**, **Pensacola**, **FL 32526** hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

**Witnesseth**, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID COUNTY.

**To have and to hold**, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

Page 1 of 4 3384 - 1142745

Order: QuickView\_Gtr Gte Page 1 of 4 Requested By: codycampbell, Printed: 12/6/2021 3:31 PM

BK: 6004 PG: 1065 Last Page

1142745

## RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way by construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Tomlinson Drive
Legal Address of Property: 5402 Tomlinson Drive, Pensacola, Florida 32526
The County ( ) has accepted ( ) has not accepted the abutting roadway for maintenance.
This form completed by: Esquire Title Research of Pensacola, LLC 17 West Government Street Pensacola, Florida 32502
Signed sealed and delivered in our presence:  Witness Signature  Print Name: TIMBIE  Print Name: PHUP J. PTSCHERTE
Hardin Living Trust  Larry K. Hardin, Trustee  Vance C. Hardin

George S. Kitt

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Nancy C /Hardin, Trustee

Effective: 4/15/95

BK: 6004 PG: 1064

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

Larry K. Hardin and Nancy C. Hardin, Trustees of the Hardin Living Trust

Jarry K. Dawen

Nancy C. Hardin, Trustee

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: JTIMBIE

Witness Signature

Print Name: PHILIP I. FTACHER TR

State of Florida

County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 30, 2006, by Larry K. Hardin, Trustee and Nancy C. Hardin, Trustee, of the Hardin Living Trust who is/are

personally known to me or has/have produced a valid driver's ligense as identification.

NOTARY PUBLIC

Notary Print Name

My Commission Expires: \_

DEBORAH A. TIMBIE

Commit DD0398598

Expires 2/25/2009

Bonded thru (800)432-4254

Fionda Notary Assn., inc

Page 2 of 2 3384 - 1142745 Recorded in Public Records 10/04/2006 at 10:05 AM OR Book 6004 Page 1063, Instrument #2006100512, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2008036974 04/12/2006 at 10:41 AM
OFF REC BK: 5882 PG: 482 - 484 Doc Type: TD
RECORDING: \$27.00
Deed Stamps \$910.00

Prepared by Deborah Timbie, an employee of Esquire Title Research of Pensacola, LLC 17 West Government Street Pensacola, Florida 32502 (850)429-9949

Return to: Grantee

File No.: 3384-1142745 RE RECORDED TO CORRECT SIGNATURE PAGES

#### TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on March 30, 2006, between

#### Larry K. Hardin, Trustee and Nancy C. Hardin, Trustee, of the Hardin Living Trust

whose mailing address is: 5652 Esperanto Drive, Pensacola, FL 32526, party of the first part, and

#### George S. Kitt, a single man

whose mailing address is: 5402 Tomlinson Drive , Pensacola, FL 32526 party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Escambia** County, **Florida**, to-wit:

LOT 2, BLOCK 4, CHARBAR LAKE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 43 OF THE PUBLIC RECORDS OF SAID COUNTY.

Parcel Identification Number: 132S30-4100-002-004

**SUBJECT** to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Larry K. Hardin, Trustee & Nancy C. Hardin, Trustee, has/have full power to sell, transfer, mortgage said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

Page 1 of 2 3384 - 1142745

#### PROPERTY INFORMATION REPORT

December 20, 2021 Tax Account #:05-4000-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 2 BLK 4 CHARBAR LAKE S/D PB 5 P 43 OR 6004 P 1063

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 05-4000-000(0322-13)

#### 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: MAR 7, 2022 **TAX ACCOUNT #:** 05-4000-000 **CERTIFICATE #:** 2019-2461 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 abovereferenced tax sale certificate is being submitted as proper notification of tax deed sale. YES Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 tax year. GEORGE S. KITT AKA GEORGE SAM KITT GEORGE S. KITT **5402 TOMLINSON DR 5245 FLAX RD** PENSACOLA, FL 32526 PENSACOLA, FL 32504-8427 LARRY K. HARDIN AND NANCY C. HARDIN HSBC BANK NEVADA, N.A. TRUSTEES OF THE HARDIN LIVING TRUST 111 TOWN CENTER DRIVE LAS VEGAS, NV 89128 5652 ESPERANTO DR PENSACOLA, FL 32526 NANCY C. HARDIN AS TRUSTEE OF THE HARDIN REVOCABLE LIVING TRUST **1584 ALLEN COURT ASHEBORO, NC 27205** 

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 2021.

PERDIDO TITLE & ABSTRACT, INC.

MINIMI

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** 

December 20, 2021

Tax Account #: 05-4000-000

1. The Grantee(s) of the last deed(s) of record is/are: **GEORGE S. KITT** 

By Virtue of Trustee's Deed recorded 10/4/2006 in OR 6004/1063

- 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 Larry K. Hardin, and Nancy C. Hardin, Trustees of the Hardin Living Trust, recorded 4/12/2006 OR 5882/485, as re-recorded 10/4/2006 OR 6004/1066, together with Mortgage and Note Modification Agreement recorded 5/9/2016 OR 7520/885.
  - b. Judgment in favor of HSBC BANK NEVADA, N.A., f/k/a Household Bank (SB), N.A. recorded 4/20/2006 OR 5887/501
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-4000-000 Assessed Value: \$72,660.00

**Exemptions: HOMESTEAD EXEMPTION, VETERANS** 

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 R	EPORT IS ISSUED TO:						
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR					
TAX ACCOUNT #:	05-4000-000	CERTIFICATE #:	2019-2461				
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN THE PROPE	ERTY			
listing of the owner(s tax information and a encumbrances record title to said land as list each document listed.	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 "Rep	ort" herein refers to the Propert	y Information Report and	the documents attached h	ereto.			
Period Searched: De	ecember 6, 2001 to and includ	ing December 6, 2021	Abstractor: Cody C	Campbell			
BY							

Michael A. Campbell,

As President

Dated: December 20, 2021