



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

0322-16

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	VASQUEZ CYNTHIA LORENA 219 EMERALD AVE PENSACOLA, FL 32505 219 EMERALD AVE 06-0416-000 LT 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 3389 P 784 OR 4310 P1035	Certificate #	2019 / 2706
		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)
# 2019/2706	06/01/2019	590.42	29.52	619.94
			→Part 2: Total*	619.94

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)
# /					
Part 3: Total*					0.00

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)	619.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	994.94

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><i>Candice Lewis</i></u> Signature, Tax Collector or Designee	Escambia, Florida 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

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>03/07/2022</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100220

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
06-0416-000	2019/2706	06-01-2019	LT 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 3389 P 784 OR 4310 P1035

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode Account Reference →

[Printer Friendly Version](#)

General Information Reference: 1625302400013016 Account: 060416000 Owners: VASQUEZ CYNTHIA LORENA Mail: 219 EMERALD AVE PENSACOLA, FL 32505 Situs: 219 EMERALD AVE 32505 Use Code: SINGLE FAMILY RESID 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>\$4,500</td> <td>\$27,207</td> <td>\$31,707</td> <td>\$29,002</td> </tr> <tr> <td>2019</td> <td>\$4,500</td> <td>\$21,866</td> <td>\$26,366</td> <td>\$26,366</td> </tr> <tr> <td>2018</td> <td>\$4,500</td> <td>\$20,103</td> <td>\$24,603</td> <td>\$24,603</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$4,500	\$27,207	\$31,707	\$29,002	2019	\$4,500	\$21,866	\$26,366	\$26,366	2018	\$4,500	\$20,103	\$24,603	\$24,603
Year	Land	Imprv	Total	Cap Val																	
2020	\$4,500	\$27,207	\$31,707	\$29,002																	
2019	\$4,500	\$21,866	\$26,366	\$26,366																	
2018	\$4,500	\$20,103	\$24,603	\$24,603																	

Sales Data <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>09/07/2018</td> <td>7964</td> <td>549</td> <td>\$26,500</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1998</td> <td>4310</td> <td>1035</td> <td>\$8,000</td> <td>QC</td> <td></td> </tr> <tr> <td>06/1993</td> <td>3389</td> <td>784</td> <td>\$22,000</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)	09/07/2018	7964	549	\$26,500	WD		09/1998	4310	1035	\$8,000	QC		06/1993	3389	784	\$22,000	WD		2020 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
09/07/2018	7964	549	\$26,500	WD																					
09/1998	4310	1035	\$8,000	QC																					
06/1993	3389	784	\$22,000	WD																					
	Legal Description LT 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 7964 P 549																								
	Extra Features None																								

Parcel Information [Launch Interactive Map](#)

Section Map Id:
16-2S-30-1

Approx. Acreage:
0.1982

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Address: 219 EMERALD AVE, Year Built: 1955, Effective Year: 1955, PA Building ID#: 78266

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 02706**, 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 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 3389 P 784 OR 4310 P 1035

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060416000 (0322-16)

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

CYNTHIA LORENA VASQUEZ

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 903, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02706, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **060416000 (0322-16)**

DESCRIPTION OF PROPERTY:

**LT 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 3389 P 784 OR
4310 P 1035**

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CYNTHIA LORENA VASQUEZ

Dated this 1st day of December 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 060416000 Certificate Number: 002706 of 2019**

Payor: CYNTHIA LORENA VASQUEZ P.O. BOX 40182 HOUSTON, TX 77040 Date 12/01/2021

Clerk's Check #	1	Clerk's Total	\$544.06	\$1,323.62
Tax Collector Check #	1	Tax Collector's Total	\$1,165.36	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,786.42	
			\$1,340.62	

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 002706
 Redeemed Date 12/01/2021**

Name CYNTHIA LORENA VASQUEZ P.O. BOX 40182 HOUSTON, TX 77040

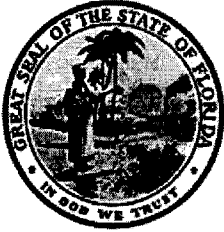
Clerk's Total = TAXDEED	\$544.06	X \$1,323.62
Due Tax Collector = TAXDEED	\$1,165.36	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 060416000 Certificate Number: 002706 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/16/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="03/07/2022"/>	Redemption Date	<input type="text" value="12/01/2021"/>
Months		11		8	
Tax Collector		<input type="text" value="\$994.94"/>		<input type="text" value="\$994.94"/>	
Tax Collector Interest		\$164.17		\$119.39	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,165.36		\$1,120.58 <i>T.C.</i>	
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		\$77.06		\$56.04	
Total Clerk		\$544.06		\$523.04 <i>C.H.</i>	
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		\$1,786.42		\$1,660.62 <i>-120-200</i>	
		Repayment Overpayment Refund Amount		\$125.80 <i>\$1,340.62</i>	
Book/Page		<input type="text" value="8532"/>		<input type="text" value="903"/>	



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 #: 06-0416-000 CERTIFICATE #: 2019-2706

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: December 10, 2001 to and including December 10, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: December 20, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

December 20, 2021

Tax Account #: **06-0416-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CYNTHIA LORENA VASQUEZ**
By Virtue of Warranty Deed recorded 9/10/2018 in OR 7964/549

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:
NONE

4. Taxes:
Taxes for the year(s) NONE are delinquent.
Tax Account #: 06-0416-000
Assessed Value: \$123,456.78
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.

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 #: _____ **06-0416-000** _____
CERTIFICATE #: _____ **2019-2706** _____

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. |

CYNTHIA LORENA VASQUEZ
219 EMERALD AVE
PENSACOLA, FL 32505

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

December 20, 2021

Tax Account #:06-0416-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 BLK P OR 3389 P 784 RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 4310 P 1035

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0416-000(0322-16)

Recorded in Public Records 9/10/2018 9:22 AM OR Book 7964 Page 549,
Instrument #2018072338, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$185.50

Prepared by:
William E. Farrington II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-53100

General Warranty Deed

Made this September 7, 2018 A.D. By **Dennis P. Allen**, whose post office address is: 1320 East Johnson Avenue, Pensacola, Florida 32514, hereinafter called the grantor, to **Cynthia Lorena Vasquez**, whose post office address is: 219 Emerald Avenue, Pensacola, Florida 32505, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Lot 13, Block P, The Re-Subdivision of a portion of Oakcrest, Unit #3, according to the plat thereof, as recorded in Plat Book 3, Page 89, of the Public Records of Escambia County, Florida.

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) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 162S30-2400-013-016

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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

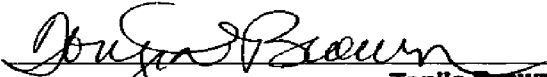
Signed, sealed and delivered in our presence:



Witness Printed Name **Angela E. Bonds**



Dennis P. Allen
Address: 1320 East Johnson Avenue, Pensacola, Florida 32514




Witness Printed Name **Tonjia Brown**

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 7th day of September, 2018, by Dennis P. Allen, who is/are personally known to me or who has produced *Drewer J. Allen* as identification.





Notary Public
Print Name: **Tonjia Brown**
My Commission Expires: _____

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 7964 PG: 550 Last Page

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

NAME OF ROADWAY: 219 Emerald Avenue

LEGAL ADDRESS OF PROPERTY: 219 Emerald Avenue, Pensacola, Florida 32505

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

This form completed by: Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
307 South Palafox Street
Pensacola, Florida 32502

AS TO SELLER(S):

Dennis P. Allen
Dennis P. Allen

WITNESSES TO SELLER(S):

Angela E. Bonds
Printed Name: Angela E. Bonds

Tanjia Brown
Printed Name: Tanjia Brown

AS TO BUYER(S):

Cynthia Lorena Vasquez
Cynthia Lorena Vasquez

WITNESSES TO BUYER(S):

Printed Name: _____

Printed Name: _____

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95