



# 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

0822-24

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Jul 23, 2021
Property description	ROUNDHOUSE PROPERTIES LLC PO BOX 340 GULF BREEZE, FL 32562 3888 BARRANCAS AVE 08-0113-000 LT 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 2S R 30 CA 205	Certificate #	2019 / 3744
		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)
# 2019/3744	06/01/2019	1,049.36	52.47	1,101.83
→Part 2: Total*				1,101.83

## 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)
# 2021/3163	06/01/2021	1,112.95	6.25	55.65	1,174.85
# 2020/4071	06/01/2020	1,081.50	6.25	54.08	1,141.83
Part 3: Total*					2,316.68

## 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)	3,418.51
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)	3,793.51

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: Shirley Rich, CFCA  
Signature, Tax Collector or Designee

Escambia, Florida

Date August 5th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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.	<b>Total Paid (Lines 8-13)</b>
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/01/2022</u>	

#### INSTRUCTIONS

#### PLUS \$6.25

##### **Tax Collector (complete Parts 1-4)**

##### **Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### **Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Total. Add the amounts in Columns 3, 4 and 5

##### **Part 4: Tax Collector Certified Amounts (Lines 1-7)**

Line 1, enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

##### **Clerk of Court (complete Part 5)**

**Line 13:** Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100632

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077  
NEW ORLEANS, LA 70154-4077,

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
08-0113-000	2019/3744	06-01-2019	LT 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 2S R 30 CA 205

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

TLOA OF FLORIDA LLC  
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO  
BOX 54077  
NEW ORLEANS, LA 70154-4077

07-23-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)
← Nav. Mode
 Account
 Parcel ID
→
[Printer Friendly Version](#)

General Information	
Parcel ID:	502S305000019002
Account:	080113000
Owners:	ROUNDHOUSE PROPERTIES LLC
Mail:	PO BOX 340 GULF BREEZE, FL 32562
Situs:	3888 BARRANCAS AVE 32507
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$22,500	\$55,958	\$78,458	\$69,591
2020	\$14,250	\$49,015	\$63,265	\$63,265
2019	\$14,250	\$46,391	\$60,641	\$60,641

**Disclaimer****Market Value Breakdown Letter****Tax Estimator****File for New Homestead Exemption Online****Report Storm Damage**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/27/2017	7688	1428	\$70,000	WD	
05/22/2012	6860	610	\$100	OT	
05/17/2012	6860	612	\$25,000	WD	
05/17/2012	6060	612	\$25,000	WD	
02/01/2011	6685	1551	\$25,000	CJ	
12/20/2010	6671	1219	\$100	CJ	
09/1999	4473	1551	\$100	QC	
06/1983	1779	347	\$12,900	WD	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

2021 Certified Roll Exemptions	
None	
Legal Description	
LT 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 25 R 30 CA 205	
Extra Features	
None	

Parcel Information		<a href="#">Launch Interactive Map</a>
<b>Section</b>		
<b>Map Id:</b>	CA205	
<b>Approx. Acreage:</b>	0.1723	
<b>Zoned:</b>		
Com		
<b>Evacuation &amp; Flood Information</b>		

Open  
Report



150  
150  
150

150  
150  
50  
50



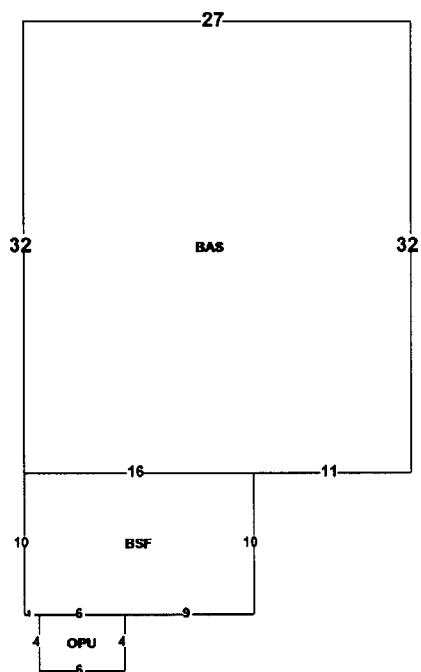
[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

Address: 3888 BARRANCAS AVE, Year Built: 1950, Effective Year: 1975, PA Building ID#: 86595

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



#### Areas - 1048 Total SF

BASE AREA - 864  
BASE SEMI FIN - 160  
OPEN PORCH UNF - 24

### Images



8/23/17

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.

**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



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**

**Tax Certificate Redeemed From Sale**

**Account: 080113000 Certificate Number: 003744 of 2019**

**Payor: TIMOTHY MCEVOY PO BOX 340 GULF BREEZE FL 32562 Date 12/28/2021**

Clerk's Check #	119406595	Clerk's Total	\$544.92	\$4254.47
Tax Collector Check #	1	Tax Collector's Total	\$4,539.49	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$5,161.41	
				\$4271.47

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**Case # 2019 TD 003744**

**Redeemed Date 12/28/2021**

**Name TIMOTHY MCEVOY PO BOX 340 GULF BREEZE FL 32562**

Clerk's Total = TAXDEED	\$544.92	\$ 4254.47
Due Tax Collector = TAXDEED	\$4,539.49	
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
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					



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

**Tax Deed - Redemption Calculator**

Account: 080113000 Certificate Number: 003744 of 2019

Redemption  No  Application Date 07/23/2021 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <span style="border: 1px solid black; padding: 2px;">08/01/2022</span>	Redemption Date <span style="border: 1px solid black; padding: 2px;">12/28/2021</span> 
Months	13	5
Tax Collector	<span style="border: 1px solid black; padding: 2px;">\$3,793.51</span>	<span style="border: 1px solid black; padding: 2px;">\$3,793.51</span>
Tax Collector Interest	<span style="border: 1px solid black; padding: 2px;">\$739.73</span>	<span style="border: 1px solid black; padding: 2px;">\$284.51</span>
Tax Collector Fee	<span style="border: 1px solid black; padding: 2px;">\$6.25</span>	<span style="border: 1px solid black; padding: 2px;">\$6.25</span>
Total Tax Collector	<span style="border: 1px solid black; padding: 2px;">\$4,539.49</span>	<span style="border: 1px solid black; padding: 2px;">\$4,084.27</span>
Record TDA Notice	<span style="border: 1px solid black; padding: 2px;">\$17.00</span>	<span style="border: 1px solid black; padding: 2px;">\$17.00</span>
Clerk Fee	<span style="border: 1px solid black; padding: 2px;">\$119.00</span>	<span style="border: 1px solid black; padding: 2px;">\$119.00</span>
Sheriff Fee	<span style="border: 1px solid black; padding: 2px;">\$120.00</span>	<span style="border: 1px solid black; padding: 2px;">\$120.00</span>
Legal Advertisement	<span style="border: 1px solid black; padding: 2px;">\$200.00</span>	<span style="border: 1px solid black; padding: 2px;">\$200.00</span>
App. Fee Interest	<span style="border: 1px solid black; padding: 2px;">\$88.92</span>	<span style="border: 1px solid black; padding: 2px;">\$34.20</span>
Total Clerk	<span style="border: 1px solid black; padding: 2px;">\$544.92</span>	<span style="border: 1px solid black; padding: 2px;">\$490.20</span> <i>CH</i>
Release TDA Notice (Recording)	<span style="border: 1px solid black; padding: 2px;">\$10.00</span>	<span style="border: 1px solid black; padding: 2px;">\$10.00</span>
Release TDA Notice (Prep Fee)	<span style="border: 1px solid black; padding: 2px;">\$7.00</span>	<span style="border: 1px solid black; padding: 2px;">\$7.00</span>
Postage	<span style="border: 1px solid black; padding: 2px;">\$60.00</span>	<span style="border: 1px solid black; padding: 2px;">\$0.00</span>
Researcher Copies	<span style="border: 1px solid black; padding: 2px;">\$0.00</span>	<span style="border: 1px solid black; padding: 2px;">\$0.00</span>
Total Redemption Amount	<span style="border: 1px solid black; padding: 2px;">\$5,161.41</span>	<span style="border: 1px solid black; padding: 2px;">\$4,591.47</span>
	Repayment Overpayment Refund Amount	<span style="border: 1px solid black; padding: 2px;">\$569.94</span>
Book/Page	<span style="border: 1px solid black; padding: 2px;"></span>	<span style="border: 1px solid black; padding: 2px;"></span>

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITAL ONE BANK** holder of Tax Certificate No. 03744, 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 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 2S R 30 CA 205**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 080113000 (0822-24)**

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

**ROUNDHOUSE PROPERTIES LLC**

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 August, which is the **1st day of August 2022**.

Dated this 20th day of December 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 8687, Page 1554, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03744, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 080113000 (0822-24)

### DESCRIPTION OF PROPERTY:

**LT 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 2S R 30 CA 205**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: ROUNDHOUSE PROPERTIES LLC

Dated this 29th day of December 2021.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



## 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 #: 08-0113-000 CERTIFICATE #: 2019-3744

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: May 13, 2002 to and including May 13, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: May 18, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

May 18, 2022  
Tax Account #: **08-0113-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROUNDHOUSE PROPERTIES, LLC**

**By Virtue of Warranty Deed recorded 3/30/2017 in OR 7688/1428**

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. **Code Enforcement Lien in favor of Escambia County recorded 8/26/2019 OR 8152/1959**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 08-0113-000**

**Assessed Value: \$69,591.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

**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:** AUGUST 1, 2022

**TAX ACCOUNT #:** 08-0113-000

**CERTIFICATE #:** 2019-3744

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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

**ROUNDHOUSE PROPERTIES LLC**  
PO BOX 340  
GULF BREEZE, FL 32562

**ESCAMBIA COUNTY CODE ENFORCEMENT**  
3363 W PARK PL  
PENSACOLA, FL 32505

**ROUNDHOUSE PROPERTIES, LLC**  
7490 ROLLING HILLS ROAD  
PENSACOLA, FL 32505

**ROUNDHOUSE PROPERTIES LLC**  
3888 BARRANCAS AVE  
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of May, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**May 18, 2022**  
**Tax Account #:08-0113-000**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**LT 19 BLK 2 AERO VISTA PB 1 P 31/53 OR 7688 P 1428 SEC 50/51 T 2S R 30 CA 205**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-0113-000(0822-24)**

Prepared by and return to:

**Matthew C. Hoffman**  
Carver Darden Koretzky Tessier Finn Blossman & Areaux, LLC  
301 W. Romana St., Suite A  
Pensacola, FL 32502  
850-266-2300  
File Number: 4893.43416

[Space Above This Line For Recording Data]

## **Warranty Deed**

**This Warranty Deed** made this 27th day of March, 2017 between **Richard Fontaine**, a single man, whose post office address is **1115 Dunmire Street, Pensacola, FL 32504** ("Grantor"), and **Roundhouse Properties, LLC**, a Florida limited liability company, whose post office address is **PO Box 340, Gulf Breeze, FL 32562** ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS** (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lot 19 Block 2, Aero Vista, a Subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, State of Florida, according to the Plat thereof prepared by Frank Jarrett in March 1931, and recorded in Plat Book 1, Page(s) 31, of the Public Records of said County.**

The above-described property is not the homestead of Grantor; nor is it contiguous to the homestead of Grantor, under the laws and constitution of the State of Florida.

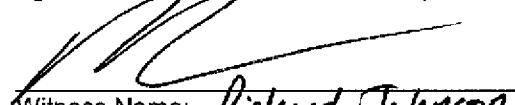
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

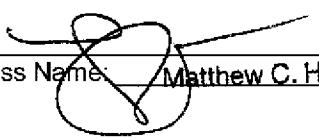
And subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

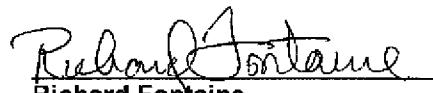
Signed, sealed and delivered in our presence:



Witness Name: Richard Johnson



Witness Name: Matthew C. Hoffman



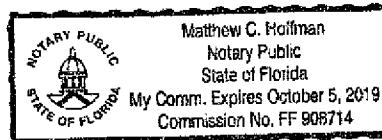
Richard Fontaine (Seal)  
Richard Fontaine

State of Florida

County of Escambia

The foregoing Warranty Deed was sworn to, subscribed and acknowledged before me this 27 <sup>th</sup> day of March, 2017 by Richard Fontaine, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Matthew C. Hoffman

My Commission  
Expires: \_\_\_\_\_

## Residential Sales Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to Escambia 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 from maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: BARRANCAS AVENUE

Legal Address of Property: 3888 Barrancas Avenue Pensacola, FL 32507

The County (  ) has accepted, or (  ) has not accepted the abutting roadway for maintenance.  
*within City limits*

This form completed by:

Matthew C. Hoffman  
Carver Darden Koretzky Tessier Finn Blossman & Areaux, LLC  
801 W. Romana St., Suite A  
Pensacola, FL 32502

Signed, sealed and delivered in our presence:

Witness Name: Richard Johnson

Witness Name: Matthew C. Hoffman

Witness Name: Corey Snyder

Witness Name: Matthew C. Hoffman

**SELLER:**

Richard Fontaine (Seal)  
Richard Fontaine

**BUYER:**

Roundhouse Properties, LLC, a Florida limited liability company

By: TJ McEvoy (Seal)  
Timothy J. McEvoy, its Manager

Recorded in Public Records 8/26/2019 2:46 PM OR Book 8152 Page 1959,  
Instrument #2019074559, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 8/26/2019 2:18 PM OR Book 8152 Page 1745,  
Instrument #2019074486, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,  
VS.

CASE NO: CE1902788Z  
LOCATION: 2148 W DELANO ST  
PR#: 092S301100000098

ROUNDHOUSE, PROPERTIES  
LLC  
PO BOX 340  
GULF BREEZE, FL 32562

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, T. M. H. McEvoy  
George  
as well as evidence submitted and after consideration of the appropriate sections of George  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation Buchanan  
of the following Code of Ordinance(s) has occurred and continues.

42-196 (a) Nuisance Conditions  
 42-196 (b) Trash and Debris  
 42-196 (c) Inoperable Vehicle(s); Described

42-196 (d) Overgrowth

BK: 8152 PG: 1960

BK: 8152 PG: 1746

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  (p)  
 (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Chapter 3 Commercial in residential and non-permitted use

LDC Chapter 2 Article 3 Land Disturbance without permits

LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

LDC Sec 4-7.9 Outdoor Storage

Other LDC 3-2-11 HC LT

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that the **RESPONDENT** shall have until 10-24,  
2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

BK: 8152 PG: 1961

BK: 8152 PG: 1747

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Immediately cease burning and refrain from future burning

Remove all refuse and dispose of legally and refrain from future littering

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Obtain necessary permits or cease operations

Acquire proper permits or remove sign(s)

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

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**BK: 8152 PG: 1962****BK: 8152 PG: 1748**

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$30<sup>00</sup> per day, commencing Oct. 27, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235<sup>00</sup> are awarded in favor of Escambia County as the prevailing party against ROUNDHOUSE, PROPERTIES LLC.

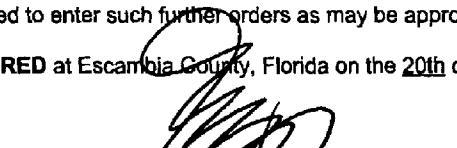
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**BK: 8152 PG: 1963 Last Page****BK: 8152 PG: 1749 Last Page**

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 20th day of August, 2019.

  
Gregory Farra  
Special Magistrate  
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *Albrey Coppage* D.C.  
DATE: *08/26/2019*