

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100398

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
09-0526-014	2019/4240	06-01-2019	N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 OR 7110 P 1657 LESS DB 563 P 59 COUNTY RD R/W LESS OR 6667 P 384 KRAMER

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
KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040

04-22-2021
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</u> Signature, Clerk of Court or Designee	

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.

N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 OR 7110 P 1657
LESS DB 563 P 59 COUNTY RD R/W LESS OR 6667 P 384 KRAMER



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

0522.55

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	FILLINGIM LINDA F 753 EL CAMINO DR CANTONMENT, FL 32533 8591 ASHLAND AVE 09-0526-014 N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 O (Full legal attached.)	Certificate #	2019 / 4240
		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)
# 2019/4240	06/01/2019	2,223.85	111.19	2,335.04
→Part 2: Total*				2,335.04

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)	2,335.04
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)	2,710.04

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>Shirley Dick, CFCA</u> Signature Tax Collector or Designee	Escambia, Florida Date <u>May 7th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Chris Jones

Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information Parcel ID: 121S311100022008 Account: 090526014 Owners: FILLINGIM LINDA F Mail: 753 EL CAMINO DR CANTONMENT, FL 32533 Situs: 8623 ASHLAND AVE 32534 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>\$15,000</td> <td>\$46,594</td> <td>\$61,594</td> <td>\$61,594</td> </tr> <tr> <td>2019</td> <td>\$15,000</td> <td>\$45,861</td> <td>\$60,861</td> <td>\$60,861</td> </tr> <tr> <td>2018</td> <td>\$96,500</td> <td>\$65,370</td> <td>\$161,870</td> <td>\$154,520</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2020	\$15,000	\$46,594	\$61,594	\$61,594	2019	\$15,000	\$45,861	\$60,861	\$60,861	2018	\$96,500	\$65,370	\$161,870	\$154,520
Year	Land	Imprv	Total	Cap Val																		
2020	\$15,000	\$46,594	\$61,594	\$61,594																		
2019	\$15,000	\$45,861	\$60,861	\$60,861																		
2018	\$96,500	\$65,370	\$161,870	\$154,520																		

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>12/06/2013</td> <td>7110</td> <td>1657</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/28/2013</td> <td>7021</td> <td>451</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/23/2011</td> <td>6702</td> <td>509</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/02/2010</td> <td>6667</td> <td>383</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/06/2013	7110	1657	\$100	QC		03/28/2013	7021	451	\$100	QC		03/23/2011	6702	509	\$100	WD		12/02/2010	6667	383	\$100	WD		2020 Certified Roll Exemptions None Legal Description N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 OR 7110 P 1657... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
12/06/2013	7110	1657	\$100	QC																											
03/28/2013	7021	451	\$100	QC																											
03/23/2011	6702	509	\$100	WD																											
12/02/2010	6667	383	\$100	WD																											

Parcel Information Section Map Id: 12-15-31-2 Approx. Acreage: 0.2055 Zoned: MDR Evacuation & Flood Information Open Report	 43.82 85.7 85.79 107.37	Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data Buildings		

Address: 8623 ASHLAND AVE, Year Built: 1948, Effective Year: 1948, PA Building ID#: 94399

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

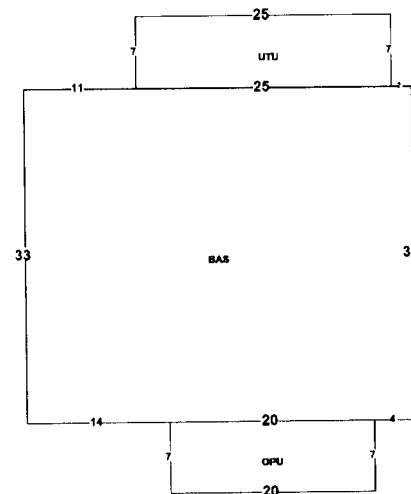
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1569 Total SF

BASE AREA - 1254

OPEN PORCH UNF - 140

UTILITY UNF - 175



Images



10/23/18

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/12/2021 (tc.3641)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 04240**, 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:

N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 OR 7110 P 1657 LESS DB 563 P 59 COUNTY RD R/W LESS OR 6667 P 384 KRAMER

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090526014 (0522-55)

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

LINDA F FILLINGIM

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 May, which is the **2nd day of May 2022**.

Dated this 25th 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

BK: 8266 PG: 638

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

Ashland Avenue, L.L.C., a Florida limited liability company

[Signature]
 Witness Signature
Lindsey mahoney
 [.....]
 Print name below signature

By: [Signature]
 James Homyak, Manager

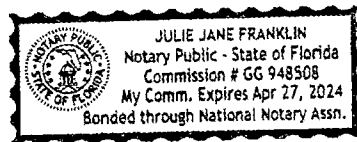
[Signature]
 Witness Signature
Julie Jane Franklin
 [.....]
 Print name below signature

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 17th day of March, 2020, by **James Homyak, Manager of Ashland Avenue, L.L.C., a Florida limited liability company**, on behalf of the company. He is personally known to me or has produced D.L. as identification.

[Signature]
 TYPED NAME: Julie Jane Franklin



NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4-27-2024

BK: 8266 PG: 639 Last Page**Exhibit "A"**

1. Taxes and assessments for the year 2020 and subsequent years which are not yet due and payable.
2. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book 19, Page 96, of the Public Records of Escambia County, Florida.
3. Restrictive covenants, conditions, easements, stipulations, reservations, associations and other provisions, as contained in instrument recorded in Official Records Book 7858, Page 1713, amended in Official Records Book 8246, Page 1453, of the Public Records of Escambia County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Residential Sales Infrastructure Maintenance Disclosure recorded in Official Records Book 8246, Page 1438, of the Public Records of Escambia County, Florida.

Recorded in Public Records 7/12/2019 1:56 PM OR Book 8128 Page 914,
Instrument #2019060749, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Page 1 of 1

Recorded in Public Records 01/08/2013 at 02:38 PM OR Book 6958 Page 1465,
Instrument #2013001311, Pam Childers Clerk of the Circuit Court Escambia
County, FL

85402429.001/D450F/10/23/2012/

IN THE COUNTY COURT IN THE
1ST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIACOUNTY, FLORIDA

NCEP, LLC ASSIGNEE OF HSBC BANK NEVADA NA SEARS SOLUT GOLD MASTERCARD

Plaintiff,
vs. CASE NUMBER: 2012 SC 003025

LINDA J. FILLINGIM

Defendant(s).

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
FLORIDA

2013 JAN 15 PM 3:10

CIVIL DIVISION

Recording Space See Fla.R.J. Adm 2.520

SMALL CLAIMS DEFAULT FINAL JUDGMENT AGAINST THE DEFENDANT

THIS ACTION, came onto be heard on the 17 day of October, 2012 and was heard after entry of default against the Defendant(s) and; IT IS ADJUDGED, that the Plaintiff, NCEP, LLC ASSIGNEE OF HSBC BANK NEVADA NA SEARS SOLUT GOLD MASTERCARD, hereby recovers from the Defendant(s), LINDA J. FILLINGIM, the principal sum of \$935.64, with court costs in the sum of \$225.00, and attorney's fees in the amount of \$106.66, and pre-judgment interest in the amount of \$106.66 all which shall bear interest at the rate provided by Florida Statute 55.03, per year from the date hereof until paid in full for all of which let execution issue. It is further ordered and adjudged that the Judgment Debtor shall complete under oath Florida Small Claims Rules Form 7.343 Fact Information Sheet including all required attachments, and serve it on the judgment creditor's Attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor (s) to complete the fact information form including all attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED, in Chambers, ESCAMBIACOUNTY, Florida, this 7 day ofJanuary, 2013

COUNTY JUDGE

Plaintiff's Address: 3715 DAVINCI COURT, SUITE 200, NORCROSS GA 30092

Conformed Copies of Judgment being sent to both Parties (Fact information Sheet Only Being Sent to the Defendant):
Law Offices of Erskine & Fleisher Attorney for Plaintiff, 55 Weston Road, Suite 300, Fort Lauderdale, Florida 33326 (
Defendant at: 3182 BENT OAK RD, PENSACOLA, FL 32526-2805

I certify that a copy of the above judgment and the above referenced fact information sheet was mailed to the Defendant
and only a copy of the Judgment to the Plaintiff's Counsel.

Hon. Pam Childers, Clerk of Court

By: Pam Childers

Deputy Clerk

85402429.001/D450F/10/23/2012

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: [Signature] D.C.
DATE: 7-9-2019

Case: 2012 SC 003025

00038265133

Pkt: CC1036 Pg#: 1

Recorded in Public Records 12/10/2010 at 02:13 PM OR Book 6667 Page 384,
Instrument #2010080326, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

WARRANTY DEED

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That LINDA F. FILLINGIM, a divorced and unremarried woman, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto my son, CHAD KRAMER, and his wife, SHELLY L. KRAMER, whose address is 753 El Camino Drive, Cantonment, Florida, 32533, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

ONLY LESS OUT ON CERTIFICATE
LEGAL INCLUDES ONLY A PORTION OF
PROPERTY SUBDIVIDED INTO ASHLAND
HEIGHTS PHASE TWO

A PORTION OF LOT 13, ALL IN BLOCK 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE GO SOUTH 89 DEGREES 33 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ASHLAND AVENUE (50 FOOT R/W); THENCE CONTINUE SOUTH 89 DEGREES 33 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 265.21 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE GO SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 165.24 FEET; THENCE GO SOUTH 89 DEGREES 33 MINUTES 43 SECONDS WEST A DISTANCE OF 263.62 FEET; THENCE GO NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST A DISTANCE OF 165.24 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE GO NORTH 89 DEGREES 33 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 263.62 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.00 ACRE, MORE OR LESS.

TOGETHER WITH:

A 15 FOOT WIDE INGRESS AND EGRESS EASEMENT ALONG THE NORTH 15 FEET OF THE NORTH 165.24 FEET OF THE EAST 290.21 FEET OF LOT 13, BLOCK 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.09 ACRES MORE OR LESS. LESS ANY PORTION LYING WITHIN RIGHT OF WAY.

PROPERTY IDENTIFICATION NO.: 121S11100013008

Subject to taxes for the current year and easements, restrictions, and reservations of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor covenants with the Grantees that the Grantor is lawfully seized of the above land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of December, 2010.

Signed, sealed and delivered
in the presence of

S. A. RODDENBERY, JR.

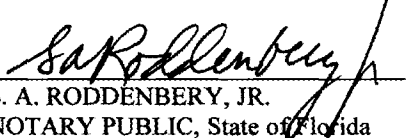
Melinda L. Broome
MELINDA L. BROOME

Linda F. Fillingim
LINDA F. FILLINGIM

BK: 6667 PG: 385 Last Page

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 2 day of December, 2010, by LINDA F. FILLINGIM, a divorced and unremarried woman, (X) who is personally known to me or () who has a produced Florida Driver License as identification.


S. A. RODDENBERY, JR.
NOTARY PUBLIC, State of Florida
My Commission No.: DD688679
My Commission Expires: 10/21/2011

Prepared by:

S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(850) 944-3001



**Recorded in Public Records 3/19/2020 11:03 AM OR Book 8266 Page 637,
Instrument #2020024051, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$6,132.00**

②

Prepared by and return to:
Jennifer M. Heise-Cruz
DHI Title of Florida, Inc.
4220 Race Track Road, Ste. 800
St. Johns, FL 32259

File Number: 196-203400229
Sales Price: \$876,000.00
Documentary Stamps: \$6,132.00

(Space Above This Line For Recording Data)

WITHOUT A SURVEY OVERLAY WE CAN
NOT TELL WHICH LOTS ARE AFFECTED.
BEFORE WE RUN DR HORTON TO IDENTIFY
THOSE LOT OWNER PLEASE PROVIDE A
SURVEY OR OVERLAY SHOWING WHICH
LOTS ARE AFFECTED.

GENERAL WARRANTY DEED

This General Warranty Deed made and entered into this 18th day of **March, 2020**, by **Ashland Avenue, L.L.C.**, a Florida limited liability company, whose address is **PO Box 12204, Pensacola, FL 32590** (hereinafter referred to as "Grantor"), to **D.R. Horton, Inc.**, a Delaware corporation, whose address is **25366 Profit Drive, Daphne, AL 36526**, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as the "Real Property") in County of **Escambia**, Florida, more particularly described as follows:

Lots 1-10; 38-42, Block A and Lots 30-36, 38 and 39, Block B, Ashland Heights Phase Two, according to the map or plat thereof, recorded in Plat Book 19, Page(s) 96, Public Records of Escambia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO the matters set forth on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions; and (4) that the Real Property is free of all encumbrances except the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank-Signatures Commence on Following Page]

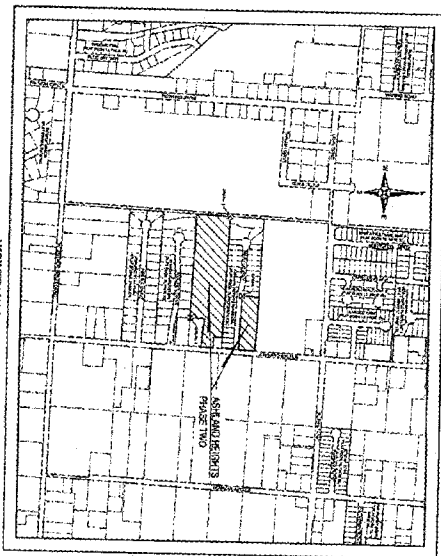
[illegible]

OWNER AND DEVELOPER
 KIM LIND AND ASSOCIATES
 1001 COLUMBIA BLVD. #200
 PLEASANTON, CA 94566
 (925) 461-2200

PROFESSIONAL SUPERVISOR AND ARCHITECT
 KIM LIND AND ASSOCIATES
 1001 COLUMBIA BLVD. #200
 PLEASANTON, CA 94566
 (925) 461-2200

CIVIL ENGINEER
 MORGAN ENGINEERING, INC.
 1000 DOWNEY AVE., SUITE 200
 DOWNEY, CA 90241
 (310) 441-4400

205 S. Ninth Avenue, Suite 202
Pensacola, Florida 32502
Telephone 910.344.8800
Fax 910.487.2160
605 Columbia Street

VICINITY MAP
©2011 ESRI. S-1007

STATE OF TEXAS COUNTY OF DALLAS JOHN J. HARRIS, JR., Plaintiff, vs. THE STATE OF TEXAS, Defendant. JURY TRIAL NO. 12345 FILED FOR RECORD IN 2023 BY CLERK OF DISTRICT COURT JANUARY 15, 2023 AT DALLAS, TEXAS	STATE OF TEXAS COUNTY OF DALLAS JOHN J. HARRIS, JR., Plaintiff, vs. THE STATE OF TEXAS, Defendant. JURY TRIAL NO. 12345 FILED FOR RECORD IN 2023 BY CLERK OF DISTRICT COURT JANUARY 15, 2023 AT DALLAS, TEXAS
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[illegible]

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK 864 PAGE 517
IN AT BOOK 10 PAGE 214

SHEET 1 OF 2 SHEETS

Signed, sealed and delivered in our presence:

Witness Name: Blake McKinney

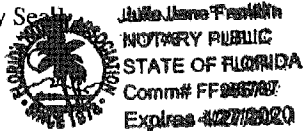
Witness Name: Donald Spray

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 4th day of April, 2018 by Linda F. Fillingim, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Julie Jane Franklin

My Commission Expires: 4-27-2020

Exhibit "A"

A PORTION OF LOTS 4 AND 13, BLOCK 8 OF THE NATIONAL LAND SALES COMPANY PLAT OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS RECORDED IN DEED BOOK 67 AT PAGE 345 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 1 OF THE NATIONAL LAND SALES COMPANY PLAT OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS RECORDED IN DEED BOOK 67 AT PAGE 345 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND THE EAST LINE OF SAID SECTION 12; THENCE PROCEED NORTH 87°27'04" WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 9 FOR A DISTANCE OF 24.92 FEET TO THE MONUMENTED WESTERLY RIGHT-OF-WAY (R/W) LINE OF ASHLAND AVENUE (50' R/W); THENCE PROCEED SOUTH 03°10'12" WEST ALONG SAID WESTERLY R/W LINE FOR A DISTANCE OF 1076.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE PROCEED SOUTH 03°10'12" WEST ALONG SAID WESTERLY R/W LINE FOR A DISTANCE OF 79.60 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE PROCEED NORTH 87°15'30" WEST FOR A DISTANCE OF 1284.59 FEET TO A POINT BEING ON THE EASTERLY R/W LINE OF STEFANI ROAD (25' R/W); THENCE PROCEED NORTH 03°02'01" EAST ALONG SAID EASTERLY R/W LINE OF STEFANI ROAD FOR A DISTANCE OF 164.36 FEET TO THE NORTHERLY LINE OF THE AFORESAID LOT 4, BLOCK 8; THENCE PROCEED SOUTH 87°18'15" EAST ALONG THE NORTHERLY LINES OF SAID LOTS 4 AND 13, BLOCK 8 FOR A DISTANCE OF 1176.91 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LOT 13 PROCEED SOUTH 02°41'36" WEST FOR A DISTANCE OF 85.70 FEET; THENCE PROCEED SOUTH 87°15'20" EAST FOR A DISTANCE OF 107.37 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 4.65 ACRES, MORE OR LESS

CURRENT TAX ROLL SHOWS LESS OUT IN OR 7848
PAGE 1072 BUT THIS DEED CORRECTS THAT DEED -
THIS LESS OUT IS NOT ON THE TAX CERTIFICATE?
THE PROPERTY IN THIS DEED WAS SUBSEQUENTLY
SUBDIVIDED INTO ASHLAND HEIGHTS PHASE TWO
PLAT BOOK 19, PAGE 96 - THE LOTS WERE
SUBSEQUENTLY SOLD TO DR HORTON AND SO
ON...WITH MORTGAGES ETC. THOSE LOTS DO "NOT"
SHOW DELINQUENT TAXES. BEFORE WE SEARCH
ALL THE INDIVIDUAL LOTS PLEASE VERIFY THIS
PROPERTY SHOULD BE INCLUDED IN THE SEARCH?

Prepared by and return to:
Kerry Anne Schultz
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: 16-00899.RC

[Space Above This Line For Recording Data]

Corrective Warranty Deed

***** This Corrective Deed corrects the legal description in that certain Warranty Deed recorded in Official Records Book 7848, Page 1072 of the Official Records of Escambia County, Florida.***

This Corrective Warranty Deed made this 4th day of April, 2018 between **Linda F. Fillingim, an unmarried woman**, whose post office address is **8591 Ashland Ave., Pensacola, FL 32534**, GRANTOR, and **Ashland Avenue L.L.C., a Florida Limited Liability Company**, whose post office address is **366 Fort Pickens Road, Pensacola Beach, FL 32561**, 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, 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

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

Exhibit A

A portion of Lots 4 and 13, Block 8 of the National Land Sales Company Plat of Section 12, Township 1 South, Range 31 West, as recorded in Deed Book 67 at Page 345 of the Public Records of Escambia County, Florida; more particularly described as follows:

Commence at a railroad spike at the intersection of the easterly extension of the South line of Lot 9, Block 1 of the National Land Sales Company Plat of Section 12, Township 1 South, Range 31 West, as recorded in Deed Book 67 at Page 345 of the Public Records of Escambia County, Florida, and the East line of said Section 12; thence proceed North 87 degrees 27 minutes 04 seconds West along said Easterly extension of the South line of said Lot 9 for a distance of 24.92 feet to the monumented Westerly right-of-way (R/W) line of Ashland Avenue (50' R/W); thence proceed South 03 degrees 10 minutes 12 seconds West along said Westerly R/W line for a distance of 1076.97 feet to the Point of Beginning; thence continue last course proceed South 03 degrees 10 minutes 12 seconds West along said Westerly R/W line for a distance of 94.91 feet; thence departing said Westerly right of way line proceed North 87 degrees 14 minutes 53 seconds West for a distance of 1284.55 feet to a point being on the Easterly R/W line of Stefani Road (25' R/W); thence proceed North 03 degrees 02 minutes 01 seconds East along said Easterly R/W line of Stefani Road for a distance of 179.45 feet to the Northerly line of the aforesaid Lot 4, Block 8; thence proceed South 87 degrees 18 minutes 15 seconds East along the Northerly lines of said Lots 4 and 13, Block 8 for a distance of 1176.91 feet; thence departing said Northerly line of Lot 13 proceed South 02 degrees 41 minutes 36 seconds West for a distance of 85.70 feet; thence proceed South 87 degrees 15 minutes 20 seconds East for a distance of 107.37 feet to the Point of Beginning.

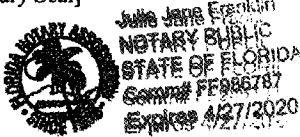
Lying in and being a portion of Section 12, Township 1 South, Range 31 West, Escambia County, Florida.

BK: 7848 PG: 1073

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 1st day of February, 2018 by Linda F. Fillingim, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Julie Jane Franklin

4-27-2020

RECORDED AS RECEIVED

Recorded in Public Records 2/2/2018 3:33 PM OR Book 7848 Page 1072,
Instrument #2018008790, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,225.00

LESS OUT USED ON CURRENT TAX
ROLL BUT NOW SHOWING ON TAX
CERTIFICATE LEGAL AND HAS NOW
BEEN CORRECTED

Prepared by and return to:

Kerry Anne Schultz
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: 16-00899.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of February, 2018 between Linda F. Fillingim, an unmarried woman whose post office address is 8591 Ashland Ave., Pensacola, FL 32534, grantor, and Ashland Avenue L.L.C., a Florida Limited Liability Company whose post office address is 366 Fort Pickens Road, Pensacola Beach, FL 32561, 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, 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See attached Exhibit "A"

Parcel Identification Number: 121S311100022008

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

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, 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: Julie Jane Franklin

Linda F. Fillingim (Seal)
Linda F. Fillingim

Witness Name: Jeremy King

DoubleTime®

DEED 563 pg. 60

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me personally appeared G. L. Macks and
Martha Macks, husband + wife
to me well known and known to me to be the individual described in and who executed
the foregoing instrument, and acknowledged before me that the same was executed for the purpose
therein expressed.

WITNESS my hand and official seal this 10th day of July
1961 A.D.

Arnell Chaney
Notary Public

My Commission expires: My Commission Expires Jan. 13, 1962

TITLE to the above property accepted for public use by Escambia County,
Florida, at the meeting of the Board of Commissioners of Escambia County, Florida, this 31
day of (October) A. D. 1961.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

BY A. S. Lott
CHAIRMAN

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON
NOV 1 2 13 PM '61
J. A. FLOWERS, CLERK
CIRCUIT COURT

130778

RETURN TO ENCL. DEPT.

DEED 563 59
QUIT CLAIM DEED

LESS AND EXCEPT ROAD RIGHT OF
WAY

THIS INDENTURE made this 10th day of July

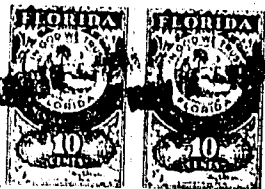
A. D., 19 61 between A. L. MACKS and MARTHA MACKS, husband and wife

as Part ies of the First Part, and the Board of Commissioners of Escambia County, Florida, as
Party of the Second Part.

WITNESSETH, that the said Part ies of the First Part, for and in considera-
tion of the sum of One (\$1.00) Dollar and other valuable considerations, paid, receipt of which is
hereby acknowledged, do hereby remise, release, quit claim and convey unto the Party of the Second
Part, its successors and assigns, all right, title, interest, claim, and demand which the Parties
of the First Part have in and to the following described land, situate, lying and being in the
County of Escambia, State of Florida, to-wit:

A parcel of land for public road right-of-way being the East
twenty-five (25) feet of the following described parcel:

Lots 4 and 13, Less 150 feet North and South by 290.4 feet
East and West of the Southeast corner of Lot 13, Block 8,
of a plat of the National Land Sales Company subdivision of
Section 12 as recorded in Deed Book 104 at pg. 401 of the
public records of Escambia County, Florida; All the above
described property lying and being in Section 12, Township
1 South, Range 31 West, Escambia County, Florida.



TO HAVE AND TO HOLD THE SAME, together with all and singular the
appurtenances thereto belonging or in anywise appertaining or incident, and all the estate, right,
title, interest, and claim whatsoever of the said Part ies of the First Part in law or in equity,
to the only proper use, benefit, and behoof of the said Party of the Second Part, its successors and
assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hand s and
seal s the date first above written.

Signed, sealed and delivered
in the presence of:

W. B. Mack

A. L. Macks (SEAL)

H. B. Mack

MARTHA MACKS (SEAL)
(over) (Martha Macks)

PROPERTY INFORMATION REPORT

February 23, 2022

Tax Account #:09-0526-014

LEGAL DESCRIPTION EXHIBIT "A"

**N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021
P 451 OR 7110 P 1657 LESS DB 563 P 59 COUNTY RD R/W LESS OR 6667 P 384 KRAMER**

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0526-014(0522-55)

**ABSTRACTOR'S NOTE: ABOVE DESCRIPTION INCLUDES A PORTION OF PROPERTY
SUBSEQUENTLY SOLD TO ASHLAND AVENUE LLC IN OR 7848/1072 AND CORRECTED IN OR
7879/1367 WHICH LAND WAS SUBSEQUENTLY SUBDIVIDED INTO ASHLAND HEIGHTS
PHASE TWO PLAT BOOK 19, PAGE 96. THE LOTS WERE THEN SUBSEQUENTLY SOLD TO
D.R. HORTON, INC. IN OR 8266, PAGE 637 AND SOME LOTS SUBSEQUENTLY SOLD AND
MORTGAGED. WE ARE UNABLE TO CERTIFY CORRECTNESS OF THE ABOVE LEGAL. WE
ARE ALSO UNABLE TO CERTIFY WHICH LOTS IN ASHLAND HEIGHTS PHASE TWO PLAT
BOOK 19, PAGE 96 ARE AFFECTED BY THIS TAX DEED SALE WITHOUT A SURVEY
OVERLAY. WE FEEL THAT POSSIBLY THE ABOVE DESCRIPTION IS INCORRECT IN THAT
IT DOES NOT LESS OUT THAT SALE IN OR 7848/1072 WHICH WAS CORRECTED OR 7879/1367.**

**IF NOT THIS PROJECT WILL NEED A LOT MORE RESEARCH TO SHOW WHICH LOTS ARE
AFFECTED WHICH COULD LEAD TO MORTGAGE HOLDERS ETC BEING AFFECTED. NO
LOTS IN ASHLAND HEIGHTS PHASE TWO ARE SHOWING DELINQUENT TAXES. PLEASE
VERIFY THAT SUBDIVISION IS A PORTION OF THIS TAX SALE AND WHICH LOTS ARE NOT
LESSED OUT BEFORE WE CONTINUE.**

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: MAY 2, 2022

TAX ACCOUNT #: 09-0526-014

CERTIFICATE #: 2019-4240

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 <u>2020</u> tax year.

ESTATE OF LINDA F. FILLINGIM
AND CHAD KRAMER
753 EL CAMINO DR
CANTONMENT, FL 32533

ESTATE OF LINDA F. FILLINGIM
AND CHAD KRAMER
8591 ASHLAND AVE
PENSACOLA, FL 32534

ESTATE OF LINDA F. FILLINGIM
AND CHAD KRAMER
8623 ASHLAND AVE
PENSACOLA, FL 32534

ASHLAND AVENUE LLC
366 FOR PICKENS RD
PENSACOLA BEACH, FL 32561

CHAD KRAMER
200 HWY 196
MOLINO, FL 32577

D R HORTON INC
25366 PROFIT DR
DAPHNE, AL 36526

ASHLAND HEIGHTS HOMEOWNER'S
ASSOCIATION, INC.
C/O HAND ARENDALL HARRISON SALE LLC
POST OFFICE BOX 123
MOBILE, ALABAMA 36601

Certified and delivered to Escambia County Tax Collector, this 23rd day of February, 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
CONTINUATION PAGE**

February 23, 2022

Tax Account #: **09-0526-014**

1. The Grantee(s) of the last deed(s) of record is/are: **CHAD KRAMER**

**By Virtue of Personal Representative's Release and Distribution of Real Property recorded
11/10/2021 in OR 8659/499 and Probate Case No. 2021 CP 000929 Estate of Linda F. Fillingim**

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. Judgment in favor of NCEP LLC recorded 7/12/2019 – OR 8128/914

4. Taxes:

Taxes for the year(s) 2018 are delinquent.

Tax Account #: 09-0526-014

Assessed Value: \$61,594.00

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): **ASHLAND HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0526-014 CERTIFICATE #: 2019-4240

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: February 22, 2002 to and including February 22, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: February 23, 2022

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>5/2/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG NE COR OF LT 13 BLK 8 S 89 DEG 33 MIN 43 SEC W ALG N LI OF LT 13 25 FT TO W R/W LI OF ASHLAND AVE (50 FT R/W) CONT SAME COURSE 265 21/100 FT FOR POB S 00 DEG 03 MIN 35 SEC W 165 24/100 FT S 89 DEG 33 MIN 43 SEC W 263 62/100 FT N 00 DEG 03 MIN 35 SEC E 165 24/100 FT TO N LI OF LT 13 N 89 DEG 33 MIN 43 SEC E 263 62/100 FT TO POB OR 7848 P 1072 OR 7879 P 1367

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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	ASHLAND AVENUE LLC 366 FT PICKENS RD PENSACOLA BEACH, FL 32561 UNKNOWN 09-0526-017BA BEG NE COR OF LT 13 BLK 8 S 89 DEG 33 MIN 43 SEC W ALG N LI OF LT 13 25 FT TO W R/W LI OF ASHLAND AV (Full legal attached.)	Certificate #	2019 / 4240
		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)
# 2019/4240	06/01/2019	1,093.65	0.00	1,093.65
→Part 2: Total*				1,093.65

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)	1,093.65
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)	1,468.65

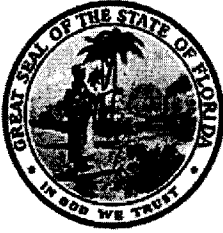
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida

Date March 14th, 2022

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

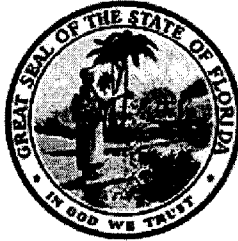
Tax Deed - Redemption Calculator

Account: 090526014 Certificate Number: 004240 of 2019

Redemption	No	Application Date	04/22/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	05/02/2022	Redemption Date	03/15/2022
Months		13		11	
Tax Collector		\$1,468.65		\$1,468.65	
Tax Collector Interest		\$286.39		\$242.33	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$1,761.29		\$1,717.23	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		\$91.07		\$77.06	
Total Clerk		\$558.07		\$544.06	C.H.
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$55.62		\$55.62	-
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$2,391.98		$\$2,333.91 - 120 - 200 - 55.62$	
		Repayment Overpayment Refund Amount	\$58.07	\$1,958.29	
Book/Page		8538		4	

Check \$2,396.36
 - 1,958.29 (what we need to collect)
 \$438.07 $\Rightarrow$ Redeemer

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 004240

Redeemed Date 03/15/2022

Name ASHLAND AVENUE LLC 366 FT PICKENS RD PENSACOLA BEACH, FL 32561

Clerk's Total = TAXDEED	\$558.07	\$1,761.29 \$2,379.36
Due Tax Collector = TAXDEED	\$1,761.29	
Postage = TD2	\$55.62	
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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
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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: 090526014 Certificate Number: 004240 of 2019**

**Payor: ASHLAND AVENUE LLC 366 FT PICKENS RD PENSACOLA BEACH, FL 32561 Date
03/15/2022**

Clerk's Check # 570
Tax Collector Check # 1

Clerk's Total	\$558.07	\$2,379.36
Tax Collector's Total	\$1,761.29	
Postage	\$55.62	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,391.98	\$2,396.36

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Helitney Copping

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 8538, Page 4, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04240, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 090526014 (0522-55)

DESCRIPTION OF PROPERTY:

N 165 24/100 FT OF LTS 4 & 13 BLK 8 S/D PLAT DB 67 P 345 OR 6667 P 383 OR 6702 P 509 OR 7021 P 451 OR 7110 P 1657 LESS DB 563 P 59 COUNTY RD R/W LESS OR 6667 P 384 KRAMER

SECTION 12, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: LINDA F FILLINGIM

Dated this 15th day of March 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 17, 2024

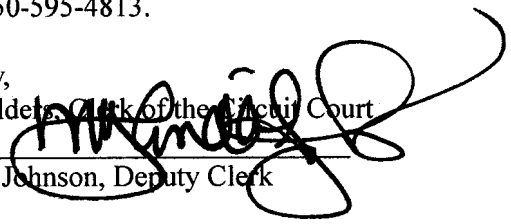
Ashland Avenue LLC
366 Ft. Pickens Rd
Pensacola Beach FL 32561

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
2019 TD 04240	Ashland Avenue LLC	900033382	\$438.07

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk