

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100412

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
09-0929-370	2019/4358	06-01-2019	BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN 22 SEC RT ELY 220 FT FOR POB CONT ALG SAME LI 100 FT TO W R/W LI OF KLONDIKE RD 96 DEG 13 MIN LEFT & NLY ALG SD LI 147 73/100 FT TO S R/W LI OF MOBILE HW (100 FT R/W) 62 DEG 38 MIN 40 SEC LEFT & NWLY 100 FT 114 DEG 52 MIN 38 SEC LEFT & SLY 176 01/100 FT TO POB OR 1719 P 61

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

<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.	30,688.50
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.

BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN 22 SEC RT ELY 220 FT FOR POB CONT ALG SAME LI 100 FT TO W R/W LI OF KLONDIKE RD 96 DEG 13 MIN LEFT & NLY ALG SD LI 147 73/100 FT TO S R/W LI OF MOBILE HW (100 FT R/W) 62 DEG 38 MIN 40 SEC LEFT & NWLY 100 FT 114 DEG 52 MIN 38 SEC LEFT & SLY 176 01/100 FT TO POB OR 1719 P 61



# CERTIFICATION OF TAX DEED APPLICATION


Sections 197.502 and 197.542, Florida Statutes

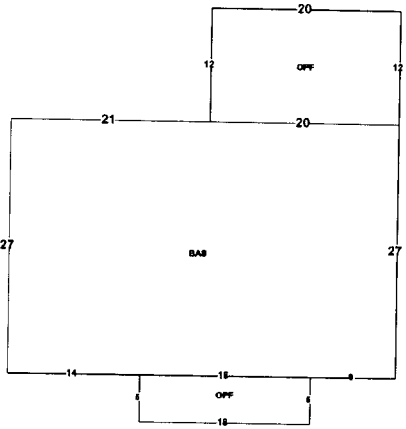
DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0522.50

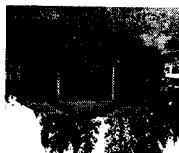
Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021		
Property description	PEADEN BONNIE FORD 7185 KLONDIKE RD PENSACOLA, FL 32526 7185 KLONDIKE RD 09-0929-370 BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 (Full legal attached.)	Certificate #	2019 / 4358		
		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)	
# 2019/4358	06/01/2019	613.74	30.69	644.43	
→ Part 2: Total*				644.43	
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)				644.43	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				549.28	
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)				1,568.71	
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 Bick, CFCA</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>May 7th, 2021</u>		

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

Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-BRICK-FACE/VENEER	
FLOOR COVER-CARPET	
FOUNDATION-WOOD/SUB FLOOR	
HEAT/AIR-CENTRAL H/AC	
INTERIOR WALL-DRYWALL-PLASTER	
NO. PLUMBING FIXTURES-6	
NO. STORIES-1	
ROOF COVER-COMPOSITION SHG	
ROOF FRAMING-GABLE	
STORY HEIGHT-0	
STRUCTURAL FRAME-WOOD FRAME	
 Areas - 1437 Total SF	
BASE AREA - 1107	
OPEN PORCH FIN - 330	



Images



3/25/19

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

Last Updated:05/12/2021 (tc.3702)



# Chris Jones

## Escambia County Property Appraiser

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

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 221S314102004003 <b>Account:</b> 090929370 <b>Owners:</b> PEADEN BONNIE FORD <b>Mail:</b> 7185 KLONDIKE RD PENSACOLA, FL 32526 <b>Situs:</b> 7185 KLONDIKE RD 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$10,973</td> <td>\$68,383</td> <td>\$79,356</td> <td>\$61,377</td> </tr> <tr> <td>2019</td> <td>\$10,973</td> <td>\$63,835</td> <td>\$74,808</td> <td>\$59,998</td> </tr> <tr> <td>2018</td> <td>\$10,973</td> <td>\$60,056</td> <td>\$71,029</td> <td>\$58,880</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a> <a href="#">Report Storm Damage</a>	Year	Land	Imprv	Total	Cap Val	2020	\$10,973	\$68,383	\$79,356	\$61,377	2019	\$10,973	\$63,835	\$74,808	\$59,998	2018	\$10,973	\$60,056	\$71,029	\$58,880
Year	Land	Imprv	Total	Cap Val																	
2020	\$10,973	\$68,383	\$79,356	\$61,377																	
2019	\$10,973	\$63,835	\$74,808	\$59,998																	
2018	\$10,973	\$60,056	\$71,029	\$58,880																	
<b>Sales Data</b> <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>01/1983</td> <td>1719</td> <td>61</td> <td>\$8,100</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)	01/1983	1719	61	\$8,100	WD		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN...  <b>Extra Features</b> CARPORT								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
01/1983	1719	61	\$8,100	WD																	

<b>Parcel Information</b>  <b>Section Map Id:</b> 22-1S-31-2  <b>Approx. Acreage:</b> 0.3995  <b>Zoned:</b> HDMU  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div style="text-align: right;"><a href="#">Launch Interactive Map</a></div> <div style="text-align: center;"> </div> <div style="text-align: center;"> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div>
<b>Buildings</b> Address: 7185 KLONDIKE RD, Year Built: 1986, Effective Year: 1986, PA Building ID#: 96479	

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 04358**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN 22 SEC RT ELY 220 FT FOR POB CONT ALG SAME LI 100 FT TO W R/W LI OF KLONDIKE RD 96 DEG 13 MIN LEFT & NLY ALG SD LI 147 73/100 FT TO S R/W LI OF MOBILE HW (100 FT R/W) 62 DEG 38 MIN 40 SEC LEFT & NWLY 100 FT 114 DEG 52 MIN 38 SEC LEFT & SLY 176 01/100 FT TO POB OR 1719 P 61**

**SECTION 22, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090929370 (0522-56)**

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

**BONNIE FORD PEADEN**

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

**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**

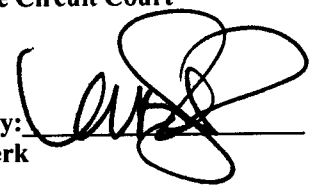
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 090929370 Certificate Number: 004358 of 2019**

**Payor: BONNIE FORD 7185 KLONDIKE RD PENSACOLA, FL 32526      Date 09/22/2021**

Clerk's Check #	1189851	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$1,880.86
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,515.93</del>
			\$ 1,891.64

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**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 004358  
 Redeemed Date 09/22/2021**

**Name BONNIE FORD 7185 KLONDIKE RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$558.07
Due Tax Collector = TAXDEED	\$1,880.86
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**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

Tax Certificate No. Certificate No. 04358, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 090929370 (0522-56)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN 22 SEC RT ELY 220 FT FOR POB CONT ALG SAME LI 100 FT TO W R/W LI OF KLONDIKE RD 96 DEG 13 MIN LEFT & NLY ALG SD LI 147 73/100 FT TO S R/W LI OF MOBILE HW (100 FT R/W) 62 DEG 38 MIN 40 SEC LEFT & NWLY 100 FT 114 DEG 52 MIN 38 SEC LEFT & SLY 176 01/100 FT TO POB OR 1719 P 61

SECTION 22, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: BONNIE FORD PEADEN

Dated this 22nd day of September 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Recorded in Public Records 6/15/2020 8:49 AM OR Book 8312 Page 1146,  
Instrument #2020047535, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 108812667 E-Filed 06/12/2020 04:17:57 PM

**JUDICIAL CIRCUIT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA**

CASE NO. 2019CC005023

CAPITAL ONE BANK (USA), N.A.,  
*Plaintiff,*

vs.

BONNIE FORD,  
*Defendant.*

The above space reserved for recording information

**DEFAULT FINAL JUDGMENT**

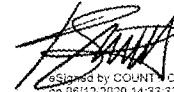
This action was heard after entry of default against Defendant, it is ORDERED AND ADJUDGED that:  
Plaintiff, CAPITAL ONE BANK (USA), N.A. recover from Defendant, BONNIE FORD, the following:

Principal Amount	\$8,761.19
Costs	\$351.50
<b>TOTAL</b>	<b>\$9,112.69</b>

Plaintiff disclaims any post-judgment interest. For all of the above sums let execution issue.

It is further ordered and adjudged that the Defendant shall complete a FORM 7.343 Fact Information Sheet under oath and return it to the Plaintiff's attorney Brock & Scott, PLLC within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The FORM 7.343 Fact Information Sheet is not part of this judgment.

**DONE AND ORDERED** at Pensacola, Escambia County, Florida.



ESIGNED by COUNTY COURT JUDGE KERRA SMITH  
on 06/12/2020 14:33:32 NJ380XK02

**KERRA A. SMITH**  
County Court Judge

Copies furnished to:  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
1315 Westbrook Plaza Drive  
Winston-Salem, NC 27103  
(336) 354-0110 (888) 461-7908

BONNIE FORD  
7185 KLONDIKE RD  
PENSACOLA FL 32526-8577

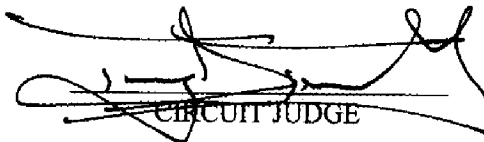
Plaintiff's name and address:  
CAPITAL ONE BANK (USA), N.A.  
4851 Cox Road  
Glen Allen, VA 23060


Defendant  
BONNIE FORD  
7185 KLONDIKE RD  
PENSACOLA FL 32526-8577

eCAP06626

year, for all of which let execution issue.

ORDERED at Pensacola, Escambia County, Florida, this the <sup>5th</sup> 14 day of March, 2003.

  
CIRCUIT JUDGE

cc:  R. Glenn Arnold, 210-A East Government Street, Pensacola, Florida 32501  
Bonnie Ford, 7185 Klondike Rd, Pensacola, Florida 32526

OR BK 5093 PG 1797  
Escambia County, Florida  
INSTRUMENT 2003-072627

RCD Mar 19, 2003 11:35 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-072627

IN THE CIRCUIT COURT  
FIRST JUDICIAL DISTRICT  
ESCAMBIA COUNTY  
STATE OF FLORIDA

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2003 MAR 14 P 3:27

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

COLLECTION SERVICES, INC  
Plaintiff

OR BK 5093 PG 1796  
Escambia County, Florida  
INSTRUMENT 2003-072627

vs

BONNIE FORD  
Defendant

Case Number: 2003 CA 151  
Division: K

FINAL JUDGMENT

This matter came before the Court on the motion of Plaintiff, Collection Services, Inc, for Final Judgment After Default, and a default having been entered, the Court having considered the affidavits in proof of amount due and as to costs, and the affidavit as to attorney fees, and upon the evidence presented, the Court being otherwise fully informed in the premises, it is

ORDERED AND ADJUDGED:

1. Final Judgment is Granted in favor of the Plaintiff, Collection Services, Inc., and against Bonnie Ford, 7185 Klondike Rd, Pensacola, Florida 32526, Social Security Number [REDACTED]
2. The Court finds that \$250.00 is a reasonable attorney fee in this matter.
3. Accordingly, Plaintiff, Collection Services, Inc. shall recover from the Defendant, the amount of \$21,102.16 in Damages, and the sum of \$93.50 Filing Fees, and \$25.00 Other Costs, and Attorney Fees in the amount of \$250.00, all for a Grand Total of \$21,470.66, which shall bear interest at the rate of Six Percent (6%) per

FILE NO. 1-3517-VSD  
DOC. 507750  
SUR. \$5.00  
REC. 4550

## WARRANTY DEED

3.1 1719 B&E 61  
This instrument was prepared by:  
VICKIE DAVIS, EMPLOYEE  
ALLIED TITLE & ESCROW, INC.  
15 WEST STRONG STREET  
PENSACOLA, FLORIDA 32501  
INCIDENT TO THE ISSUANCE OF  
A TITLE INSURANCE CONTRACT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Rt. 7 Box 479 Pensacola, Florida 32506

Grantee's Address

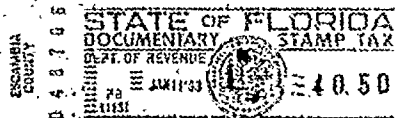
KNOW ALL MEN BY THESE PRESENTS: That SIDNEY R. DEAN and CLARA ASHLEY DEAN, husband and wife

Grantor  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto HEINIE FORD PEADEN, a married woman

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE SOUTH LINE IN THE FIELD OF SAID SECTION 22 FOR 392.4 FEET; THENCE 94°-29'-39" RIGHT AND NORTHERLY FOR 329.97 FEET, THENCE 85°-30'-22" RIGHT AND EASTERLY FOR 220 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR 100 FEET TO THE WEST RIGHT-OF-WAY LINE OF KLONDIKE ROAD, THENCE 96°-13' LEFT AND NORTHERLY ALONG SAID LINE FOR 167.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MOBILE HIGHWAY (100-FOOT R/W), THENCE 52°-33'-40" LEFT AND NORTHWESTERLY FOR 100 FEET, THENCE 114°-52'-35" LEFT AND SOUTHERLY FOR 176.01 FEET TO THE POINT OF BEGINNING.

GRANTORS HEREIN RESERVE ONE HALF OF ALL OIL GAS AND MINERAL RIGHTS.



184953  
JAN 11 9 53 AM '93  
FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
JAN 11 1993  
JAN 11 1993  
JAN 11 1993

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Whereas said parties, the term "grantor/grantors" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein, the use of singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on January 7, 1993

Signed, sealed and delivered  
in the presence of:

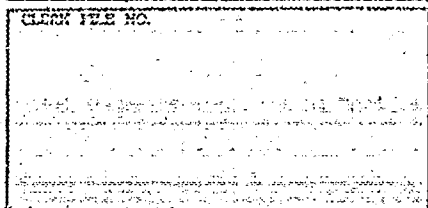
Betty Sue Bond  
Chuck S. Davis

SIDNEY R. DEAN (SEAL)  
CLARA ASHLEY DEAN (SEAL)  
CLARA ASHLEY DEAN (SEAL)  
CLARA ASHLEY DEAN (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7TH day of January, 1993, by SIDNEY R. DEAN and CLARA ASHLEY DEAN, husband and wife

CLERK FILE NO.



**PROPERTY INFORMATION REPORT**

**February 25, 2022**

**Tax Account #:09-0929-370**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF SEC WLY ALG S LI OF SEC 392 4/10 FT 94 DEG 29 MIN 38 SEC RT & NLY 329 97/100 FT 85 DEG 30 MIN 22 SEC RT ELY 220 FT FOR POB CONT ALG SAME LI 100 FT TO W R/W LI OF KLONDIKE RD 96 DEG 13 MIN LEFT & NLY ALG SD LI 147 73/100 FT TO S R/W LI OF MOBILE HW (100 FT R/W) 62 DEG 38 MIN 40 SEC LEFT & NWLY 100 FT 114 DEG 52 MIN 38 SEC LEFT & SLY 176 01/100 FT TO POB OR 1719 P 61**

**SECTION 22, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0929-370(0522-56)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.**

**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 #:** 09-0929-370

**CERTIFICATE #:** 2019-4358

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

**BONNIE FORD PEADEN**  
**AKA BONNIE FORD**  
**7185 KLONDIKE RD**  
**PENSACOLA, FL 32526**

**COLLECTION SERVICES INC**  
**5630 MARQUESAS CIR**  
**SARASOTA, FL 34233**

**CAPITAL ONE BANK (USA) N.A.**  
**4851 COX ROAD**  
**GLEN ALLEN, VA 23060**

**Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> 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 25, 2022

Tax Account #: **09-0929-370**

1. The Grantee(s) of the last deed(s) of record is/are: **BONNIE FORD PEADEN**

**By Virtue of Warranty Deed recorded 1/10/1983 in OR 1719/61**

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 Collection Services Inc recorded 3/19/2003 OR 5093/1796**

**b. Judgment in favor of Capital One Bank (USA) N.A. recorded 6/15/2020 OR 8312/1146**

4. Taxes:

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

**Tax Account #: 09-0929-370**

**Assessed Value: \$61,377.00**

**Exemptions: HOMESTEAD**

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

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

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





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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0929-370 CERTIFICATE #: 2019-4358

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 2, 2002 to and including February 2, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: February 25, 2022