

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100429

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 1019  
US BANK CF KEYS FUNDING LLC - 1019  
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
09-2932-570	2019/4612	06-01-2019	BEG AT SE COR OF LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N ALG SD R D R/W 300 FT W 375 FT S 155 FT TO A PT ON BOAT BASIN SE LY ALG SD BOAT BASIN AND BOAT CANAL TO POB OR 3041 P 235 OR 3437 P 951

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 - 1019  
US BANK CF KEYS FUNDING LLC - 1019  
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.	65,031.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>4 April 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 LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N ALG SD R D R/W 300 FT W 375 FT S 155 FT TO A PT ON BOAT BASIN SE LY ALG SD BOAT BASIN AND BOAT CANAL TO POB OR 3041 P 235 OR 3437 P 951



# 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

0422-00

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 1019 US BANK CF KEYS FUNDING LLC - 1019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021
Property description	VANN MICHAEL S & KAREN S 9230 LILLIAN HWY PENSACOLA, FL 32506 9230 LILLIAN HWY 09-2932-570 BEG AT SE COR OF LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N (Full legal attached.)	Certificate #	2019 / 4612
		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)
# 2019/4612	06/01/2019	1,491.18	74.56	1,565.74
→Part 2: Total*				1,565.74

## 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)
# 2020/4935	06/01/2020	1,495.93	6.25	74.80	1,576.98
Part 3: Total*					1,576.98

## 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)	3,142.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,404.88
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)	4,922.60

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 Rush, CCA Escambia, Florida  
Signature, Tax Collector or Designee Date May 4th, 2021

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 
 ☐ Reference 
 [→](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 0825311011004001 <b>Account:</b> 092932570 <b>Owners:</b> VANN KAREN S VANN MICHAEL S <b>Mail:</b> 9230 LILLIAN HWY PENSACOLA, FL 32506 <b>Situs:</b> 9230 LILLIAN HWY 32506 <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>\$25,542</td> <td>\$195,717</td> <td>\$221,259</td> <td>\$130,063</td> </tr> <tr> <td>2019</td> <td>\$25,542</td> <td>\$185,015</td> <td>\$210,557</td> <td>\$127,139</td> </tr> <tr> <td>2018</td> <td>\$25,542</td> <td>\$171,879</td> <td>\$197,421</td> <td>\$124,769</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	\$25,542	\$195,717	\$221,259	\$130,063	2019	\$25,542	\$185,015	\$210,557	\$127,139	2018	\$25,542	\$171,879	\$197,421	\$124,769										
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<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>09/1993</td> <td>3437</td> <td>950</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1991</td> <td>3041</td> <td>235</td> <td>\$28,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1985</td> <td>2176</td> <td>385</td> <td>\$22,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1977</td> <td>1088</td> <td>187</td> <td>\$22,400</td> <td>SC</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/1993	3437	950	\$100	WD		08/1991	3041	235	\$28,500	WD		01/1985	2176	385	\$22,500	WD		01/1977	1088	187	\$22,400	SC		<b>2020 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT SE COR OF LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N ALG SD R D R/W...  <b>Extra Features</b> BOAT DOCK	
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09/1993	3437	950	\$100	WD																													
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<b>Parcel Information</b> <div style="float: right;"><a href="#">Launch Interactive Map</a></div> <div style="clear: both;"></div> <div style="display: flex;"> <div style="flex: 1;"> <b>Section Map Id:</b> 08-25-31-1  <b>Approx. Acreage:</b> 2.4853  <b>Zoned:</b>  LDR  <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </div> <div style="flex: 2;"> </div> </div> <div style="margin-top: 10px;"> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div>																																	
Buildings																																	

Address: 9230 LILLIAN HWY, Year Built: 1993, Effective Year: 1993, PA Building ID#: 101373

**Structural Elements**

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-TILE/STAIN CONC/BRICK

FOUNDATION-PILINGS

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-11


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

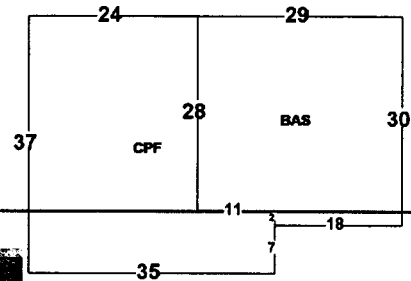
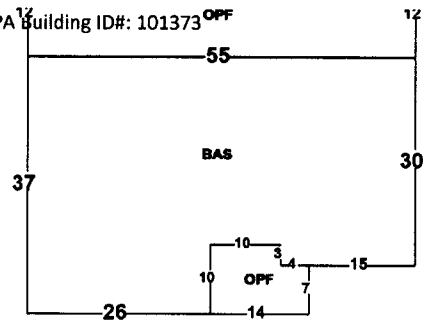
STRUCTURAL FRAME-WOOD FRAME

 Areas - 4425 Total SF

BASE AREA - 2650

CARPORT FIN - 987

OPEN PORCH FIN - 788



Images



2/7/14

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: 05/10/2021 (tc.87166)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-1019** holder of **Tax Certificate No. 04612**, 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 LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N ALG SD R D R/W 300 FT W 375 FT S 155 FT TO A PT ON BOAT BASIN SE LY ALG SD BOAT BASIN AND BOAT CANAL TO POB OR 3041 P 235 OR 3437 P 951**

**SECTION 08, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 092932570 (0422-66)**

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

**MICHAEL S VANN and KAREN S VANN**

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 April, which is the **4th** day of April 2022.

Dated this 25th day of May 2021.

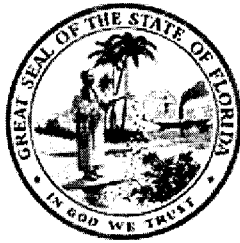
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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: 092932570 Certificate Number: 004612 of 2019**

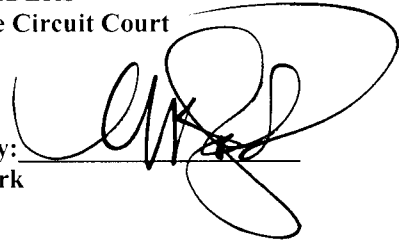
**Payor: KAREN VANN 9230 LILLIAN HWY PENSACOLA, FL 32506      Date 06/29/2021**

Clerk's Check #                      452199591  
Tax Collector Check #            1

Clerk's Total                      \$551.06  
Tax Collector's Total            \$5,814.92  
Postage                              \$60.00  
Researcher Copies              \$0.00  
Recording                          \$10.00  
Prep Fee                            \$7.00  
Total Received                  ~~\$6,442.98~~

*Reduced to \$5,254.54*

**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  
ESCAMBIA COUNTY FLORIDA  
INST# 2021071436 6/29/2021 10:19 AM  
OFF REC BK: 8562 PG: 1891 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8537, Page 1320, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04612, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **092932570 (0422-66)**

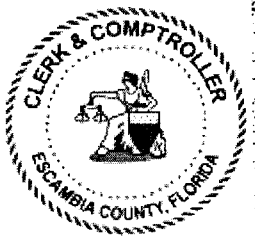
### DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W  
230 FT FOR POB CONT N ALG SD R D R/W 300 FT W 375 FT S 155 FT TO A PT ON BOAT  
BASIN SE LY ALG SD BOAT BASIN AND BOAT CANAL TO POB OR 3041 P 235 OR 3437 P 951**

**SECTION 08, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: MICHAEL S VANN and KAREN S VANN

Dated this 29th day of June 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



96523

THIS INSTRUMENT PREPARED BY:

Name: Marcus Story  
Address: 3003 N.E. St  
Pensacola, FL  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number 21124730765 Parcel ID Number (PID) 0829311011004001

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)  
BEG AT SE COR OF LT 1 SANTA MARIA S/D E 470 FT TO A 88 FT ROAD N 1/4 S 30 N 20 FT FOR 1000 CONT N 1/4 S 30 N 20 N 20
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Re-Roof
3. **OWNER INFORMATION:**  
Name and address: Marcus Story 9230 Lillian Hwy Pensacola, FL 32506  
Interest in property: 100%  
Name and address of fee simple titleholder (if other than Owner): N/A
4. **CONTRACTOR:** (name, address and phone number) STORY & BLEICH Roofing (850) 530-9660  
3003 N.E. St Pensacola, FL 32501
5. **SURETY:**  
Name, address and phone number: N/A  
Amount of bond \$ 5
6. **LENDER:** (name, address and phone number) N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) N/A
8. In addition to him/herself, Owner designates N/A of \_\_\_\_\_  
receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE

Marcus Rene Story  
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 7 day of DECEMBER, 20 21 by MARCUS STORY  
Who is personally known to me OR who has produced identification  
VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S  
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

NOTARY PUBLIC - STATE OF FLORIDA

PRINT OR STAMP



Carter M Cook  
Comm. #GG983987  
Expires 12/31/2024  
Bonded Thru Aaron Notary

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

## **Exhibit "A" - Legal Description**

Commencing at the Southeast corner of Lot 1, Santa Marina Subdivision, Section 8, Township 2 South, Range 31 West, Escambia County, Florida; thence East 470 feet to a 60 foot road right of way; thence North along said right of way a distance of approximately 230 feet to the Southeast corner of Tract D to Point of Beginning; thence continue North along aforesaid road right of way a distance of 300 feet and corner; thence West a distance of 375 feet and corner; thence South the approximate distance of 155 feet to a point on the "Boat Basin"; thence Southeasterly along said "Boat Basin" and "Boat Canal" to the Point of Beginning.

Together with a 60 foot easement described as follows: Commence at the Southeast corner of Lot 1, Santa Marina Subdivision as recorded in Plat Book 5, at Page 86, of the Public Records of Escambia County, Florida; thence go South 83 degrees 57 minutes 14 seconds East along the Northerly right of way line of Lillian Highway (66 foot right of way) a distance of 470.00 feet to the Point of Beginning; thence departing the aforesaid right of way line go North 06 degrees 02 minutes 46 seconds East a distance of 530.00 feet; thence go South 83 degrees 57 minutes 26 seconds East a distance of 60.00 feet; thence go South 06 degrees 02 minutes 46 seconds West a distance of 530.00 feet to the aforesaid North right of way line; thence go North 83 degrees 57 minutes 14 seconds West along the aforesaid right of way line a distance of 60.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 8, Township 2 South, Range 31 West, Escambia County, Florida.

2

Sales Price: \$340,000.00

Rec 18.50

Doc \$2,380.00

Prepared by:

Ginger Adams, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

Parcel ID #: 082S311011004001

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated December 6, 2021 by Karen S. Vann aka Karen S. Vann Proctor a married woman joined by her spouse James Proctor, whose post office address is 14120 Innerarity Point Road Pensacola, Florida 32507 hereinafter called the GRANTOR, to Marcus R. Story a married man whose post office address is 9230 Lillian Hwy Pensacola, Florida 32506 hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Legal Description is attached and made a part hereof in Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness:

1. Witness Print Name:

2. Witness:

2. Witness Print Name:

Karen S. Vann aka Karen S. Vann Proctor  
Karen S. Vann aka Karen S. Vann Proctor

James Proctor  
James Proctor

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of x physical presence or [ ] online notarization, this 6th day of December, 2021, by Karen S. Vann aka Karen S. Vann Proctor and James Proctor, who is either personally known to me or who produced a driver's license as identification.

(SEAL)



Notary Public  
Print Name:

Commission

Expires:

## **PROPERTY INFORMATION REPORT**

**January 27, 2022**

**Tax Account #:09-2932-570**

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

**BEG AT SE COR OF LT 1 SANTA MARINA S/D E 470 FT TO A 60 FT RD R/W N ALG SD R/W 230 FT FOR POB CONT N ALG SD R D R/W 300 FT W 375 FT S 155 FT TO A PT ON BOAT BASIN SE LY ALG SD BOAT BASIN AND BOAT CANAL TO POB OR 3041 P 235 OR 3437 P 951**

**SECTION 08, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-2932-570(0422-66)**

**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:** APR 4, 2022

**TAX ACCOUNT #:** 09-2932-570

**CERTIFICATE #:** 2019-4612

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.

**MARCUS R. STORY AKA MARCUS RENO STORY**  
**KAREN S. VANN AKA KAREN S. VANN PROCTOR**  
**9230 LILLIAN HWY**  
**PENSACOLA, FL 32506**

**KAREN S. VANN AKA KAREN S. VANN PROCTOR**  
**14120 INNERARITY POINT RD**  
**PENSACOLA, FL 32507**

**STORY & BLEICH ROOFING**  
**3003 NORTH "E" ST**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 27<sup>th</sup> day of January, 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**

January 27, 2022

Tax Account #: **09-2932-570**

1. The Grantee(s) of the last deed(s) of record is/are: **MARCUS R. STORY**  
  
**By Virtue of Warranty Deed recorded 12/8/2021 in OR 8677/1440**
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. **Notice of Commencement in favor of Story & Bleich Roofing recorded 12/10/2021 – OR 8679/1466**
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 09-2932-570**  
**Assessed Value: \$130,063**  
**Exemptions: HOMESTEAD EXEMPTION**
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 #: 09-2932-570 CERTIFICATE #: 2019-4612

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: January 13, 2002 to and including January 13, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 27, 2022