

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512

R. 12/16

Application Number: 2100634

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4175-204	2019/5717	06-01-2019	UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS OR 7339 P 233

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

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

07-23-2021  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/01/2022</u>	

**INSTRUCTIONS**

**PLUS \$6.25**

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

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

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

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

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

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

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

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

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

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

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

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

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

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



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0822-29

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Jul 23, 2021
Property description	MARAIST MICHAEL P 408 LETRIOMPHE PKWY BROUSSARD, LA 70518 14500 RIVER RD 102 10-4175-204 UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS OR 7339 P 233	Certificate #	2019 / 5717
		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)
# 2019/5717	06/01/2019	6,149.15	307.46	6,456.61
→ Part 2: Total*				6,456.61

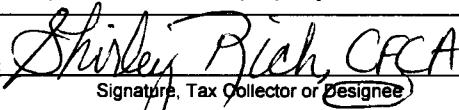
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/4800	06/01/2021	6,665.41	6.25	333.27	7,004.93
Part 3: Total*					7,004.93

## 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)	13,461.54
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)	13,836.54

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 August 5th, 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  Parcel ID →

[Printer Friendly Version](#)

General Information	
Parcel ID:	143S325010102001
Account:	104175204
Owners:	MARAIST MICHAEL P
Mail:	408 LETRIOMPHE PKWY BROUSSARD, LA 70518
Situs:	14500 RIVER RD 102 32507
Use Code:	CONDO-RES UNIT
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$0	\$483,380	\$483,380	\$475,099
2020	\$0	\$438,580	\$438,580	\$431,909
2019	\$0	\$429,620	\$429,620	\$392,645

### Disclaimer

### Market Value Breakdown Letter

### Tax Estimator

### File for New Homestead Exemption Online

### Report Storm Damage

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/29/2015	7339	233	\$424,500	WD	
10/01/2007	6244	1368	\$820,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions	
None	
Legal Description	
UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS OR 7339 P 233	
Extra Features	
CONDO LIMITED PARKING SPACE CONDO LIMITED STORAGE UNIT	

### Parcel Information

[Launch Interactive Map](#)

Section  
Map Id:  
34-3S-32



Approx.  
Acreage:  
2.8623

Zoned:   
MDR-PK

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)


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

### Buildings

Address: 14500 RIVER RD 102, Year Built: 2007, Effective Year: 2007, PA Building ID#: 119949

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-PRECAST PAN/CON  
FLOOR COVER-CARPET  
FOUNDATION-STRUCTURAL  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-10  
NO. STORIES-1  
ROOF COVER-TILE/CLAY/CEMNT  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-10  
STRUCTURAL FRAME-CONCRETE REINFRD

 **Areas - 1939 Total SF**

BASE AREA - 1792

LANAI - 147

**Images**

None

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 08/20/2021 (tc 1832)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITAL ONE BANK** holder of **Tax Certificate No. 05717**, 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:

**UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS OR 7339 P 233**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 104175204 (0822-29)**

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

**MICHAEL P MARAIST**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of August, which is the 1st day of August 2022.**

Dated this 29th day of September 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 CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021107016 9/29/2021 2:16 PM  
OFF REC BK: 8627 PG: 1930 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 8627, Page 1873, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05717, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **104175204 (0822-29)**

### DESCRIPTION OF PROPERTY:

**UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS OR 7339 P 233**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

NAME IN WHICH ASSESSED: MICHAEL P MARAIST

Dated this 29th day of September 2021.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

This Instrument Prepared by and Return to:  
R. Jeffrey Boll, Esq.  
14620 Perdido Key Dr. Suite 100  
Pensacola, FL 32507

### TRUSTEE CERTIFICATION AND AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me, the undersigned authority, personally appeared Walter N. Bumb, (hereinafter "Affiant") who is the Successor Trustee of the Walter N. Bumb DDS Living Trust dated October 4, 1990, (hereinafter "Trust"), who having been first duly sworn hereby deposes, certifies and says:

1. Affiant is over the age of majority and is competent in all respects to give this affidavit and gives same based on his personal knowledge; and

2. Affiant hereby certifies and states that he is the designated and current Trustee of the Trust, and

3. Affiant states the instant Trustee Certification and Affidavit document applies to the following legally described real property. In addition, Affiant states the following legally described real property is included in the Trust assets:

Condominium Unit 102, LA SERENA ON PERDIDO KEY, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 6204, Page 385, as amended from time to time, of the Public Records of Escambia County, Florida.

4. Affiant states the above described real property        is or  X  is not Affiant's, nor any member of Affiant's immediate family's, homestead, nor contiguous thereto. Further, Affiant states that if the subject property is Affiant's homestead, that his or her spouse will join in the conveyance that this affidavit accompanies; and

5. Affiants state that he has full power and authority to sell the above described property as evidenced by the Memorandum of Trust. Affiant further states that no contrary powers or restrictions appear in the Trust Documents which divest the Trustee of the powers described herein; and

6. Affiant further states the Trust is in full force and effect since its creation by Grantor/Settlor on October 4, 1990 and has been during the period of ownership of the above described real property or since its creation and that the Trust Document which memorializes the Trust has not been modified, revoked or amended in any way that would divest the Trustee of the powers described herein; and

7. Affiant states that the real property transaction described herein does not violate the terms of the Trust in any respect and that the beneficiaries of the Trust are not opposed to the transaction; and

8. Affiant further states that by the execution of this Trust Certification and Affidavit, the undersigned authorized representative acknowledges and affirms that the information and execution authorizations contained herein are true and accurate in all respects. Affiant acknowledges that they are familiar with the nature of an oath, and with the penalties for falsely swearing to statements or providing false information in an instrument of this nature and that the same may operate to void any policy of title insurance issued hereunder.

Further Affiant sayeth not.

Walter N. Bumb DDS Living Trust dated  
October 4, 1990

*Walter N. Bumb Trustee*  
By: Walter N. Bumb  
Its: Trustee

STATE OF OHIO

COUNTY OF Williams

The foregoing instrument was acknowledged before me this the \_\_\_\_\_ day of April, 2015, by Walter N. Bumb, as Trustee of the Walter N. Bumb DDS Living Trust dated October 4, 1990, who is personally known to me or who has produced a driver's license as photo identification.

(AFFIX NOTARY SEAL HERE)



STEVE E. COLLINS  
Notary Public, State of Ohio  
My Commission Expires June 27, 2016  
Recorded in Williams County

Notary Public  
Printed Name: Steve E. Collins  
My Commission Expires: \_\_\_\_\_

Affidavit of Bumb Trust

EXHIBIT "B"

AMENDMENT TO TRUST FOR  
THE WALTER N. BUMB DDS LOVING TRUST

Affidavit of Bumb Trust

EXHIBIT "A"

REAL PROPERTY

Condominium Unit 102, LA SERENA ON PERDIDO KEY, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 6204, Page 385, as amended from time to time, of the Public Records of Escambia County, Florida.

RECORDED AS RECEIVED

Affidavit of Bumb Trust

7. This Affidavit is made and delivered for the benefit of Lender, its successors and assigns in connection with the Loan, and Lender is entitled to rely on the statements set forth herein in connection with making the Loan and the Exhibits attached.
8. That under penalties of perjury Affiant declares that he has examined this Affidavit and, to the best of his knowledge, it is true and complete.

Dated as of 10/30, 2007.

By: Walter N. Bumb, Trustee  
Walter N. Bumb, as Settlor and as Trustee  
of the Walter N. Bumb DDS Loving Trust dated  
October 4, 1990 as Amended October 19,  
2006 and sometimes referred to as the Revocable Trust of Walter N. Bumb

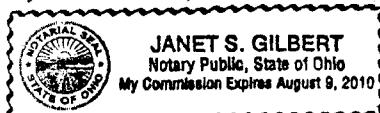
First National Bank of Baldwin County Loan Number: 400898200

STATE OF Ohio:  
COUNTY OF Williams:

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Walter N. Bumb, as Trustee of the Walter N. Bumb DDS Loving Trust dated October 4, 1990 as Amended October 19, 2006 and sometimes referred to as the Revocable Trust of Walter N. Bumb, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30 day of October, 2007.

My Commission Expires:



Janet S. Gilbert  
Notary Public

*This instrument prepared by  
and after recording return to:*

Craig D. Olmstead, Esquire  
OLMSTEAD & OLMSTEAD, L.L.C.  
234 Office Park Drive  
Gulf Shores, Alabama 36542

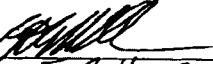
**TRUST AFFIDAVIT OF**  
**THE WALTER N. BUMB DDS LOVING TRUST**

BEFORE ME, the undersigned authority, personally appeared WALTER N. BUMB (the "Affiant"), who being first duly sworn, deposes and says:

1. I am the Settlor and Trustee of the "WALTER N. BUMB DDS LOVING TRUST" dated October 4, 1990 as Amended October 19, 2006 which is sometimes referred to as the "Revocable Trust of Walter N. Bumb" (hereinafter the "Trust"). The Trust was created to hold and manage assets for the benefit of Walter N. Bumb, as provided for in the Trust.
2. That as the Trustee, I have full power and authority to act on behalf of the Trust and to execute and deliver promissory notes, mortgages and other loan documents on behalf of the Trust to First National Bank of Baldwin County ("Lender") encumbering the real property ("Property") described on Exhibit "A" hereto.
3. That the Trust was created under Ohio law and remains a valid trust under Ohio law. The Trust has not been amended, modified or revoked except by the First Amendment dated October 19, 2006. A true and correct copy of the First Amendment to the Walter N. Bumb DDS Loving Trust dated October 4, 1990 ("Amended Trust") is attached as Exhibit "B". (Exhibit B shall not be attached to ~~✓~~ this Affidavit when it is recorded in the public records of Florida). I hereby ratify and affirm all statements made in the Amended Trust, and further state that no material changes to the Amended Trust have been made subsequent to its execution.
4. That I have never been a debtor in bankruptcy proceedings during the existence of the Trust.
5. That as the Settlor and as Trustee, I approve and consent to the execution and delivery of all documents to be executed and delivered by the Trust in connection with a loan from the Lender (the "Loan"). That I am duly authorized to execute and deliver any and all documents in connection therewith as I deem necessary or desirable to effectuate such Loan, including, but not limited to loan agreements, notes, mortgages, affidavits, certificates, closing statements, guaranties, escrow agreements and any and all other instruments, all upon such terms and conditions as I deem advantageous to the Trust. My signature as trustees on any "Loan" papers shall bind the Trust to repay any loan to Lender, its successors or assigns.
6. That as the Trustee, I agree not to distribute any of the assets of the Trust during the term of the Loan without approval from Lender.

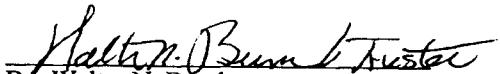
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness No. 1 Signature:   
Printed Name: Steve E. Collins

Witness No. 2 Signature:   
Printed Name: Sodey Thomas

Walter N. Bumb DDS Loving Trust dated  
October 4, 1990

  
By: Walter N. Bumb  
Its: Trustee

STATE OF OHIO

COUNTY OF Williams

The foregoing instrument was acknowledged before me this the 29<sup>th</sup> day of April, 2015, by  
Walter N. Bumb, as Trustee of the Walter N. Bumb DDS Loving Trust dated October 4, 1990,  
who is known to me or who has produced Drivers License as photo identification.

(AFFIX NOTARY SEAL HERE)

Notary Public  
Printed Name: Steve E. Collins  
My Commission Expires:



STEVE E. COLLINS  
Notary Public, State of Ohio  
My Commission Expires June 27, 2016  
Recorded in Williams County

Return to: R. Jeffrey Boll, Esq.  
Name: SETCO Services, LLC - Perdido Key  
Address: 14620 Perdido Key Dr. Suite 100  
Pensacola, FL 32507  
This Instrument Prepared:  
R. Jeffrey Boll  
SETCO Services, LLC - Perdido Key  
14620 Perdido Key Dr. Suite 100  
Pensacola, FL 32507

Documentary Stamp Taxes were collected in the amount of  
(\$2,971.50) based on the purchase price amount of  
(\$424,500.00).

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 14-3S-32-5010-102-001  
File No: P01146

## WARRANTY DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This Warranty Deed Made May 1, 2015, by **Walter N. Bumb, as Trustee of the Walter N. Bumb DDS Living Trust** dated October 4, 1990, hereinafter referred to as the Grantor, whose post office address is: 10216 County Road 13, Montpelier, OH 43543, to

**Michael P. Maraist, a married man**, hereinafter referred to as the Grantee, whose post office address is: 408 LeTriomphe Parkway, Broussard, LA 70518.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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:

**Condominium Unit 102, LA SERENA ON PERDIDO KEY, A CONDOMINIUM, together with an undivided Interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 6204, Page 385, as amended from time to time, of the Public Records of Escambia County, Florida.**

**Also with limited common elements Parking Space #11 and Storage Unit #2.**

**Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 January 1, 2015, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

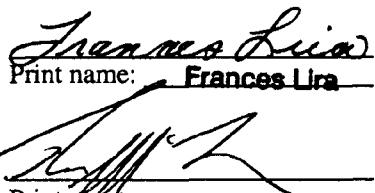
4. all covenants, agreements, conditions, restrictions, easements, limitations, reservations and other matters of record, if any, affecting the Property; provided, however, that this reference thereto shall not operate to reimpose any of same; and
5. such matters which an accurate survey would show.

The Grantor specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

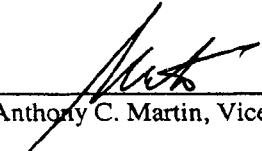
IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

WITNESSES:

CALM WATERS, L.L.C., a Delaware limited liability company

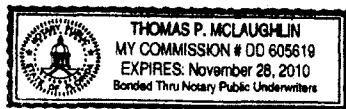
  
Print name: Frances Lira

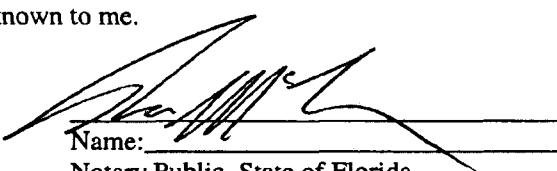
  
Print name: Thomas McLaughlin

By:   
Anthony C. Martin, Vice President

STATE OF FLORIDA )  
 )  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 30 day of October, 2007, by Anthony C. Martin, as Vice President of Calm Waters, L.L.C., a Delaware limited liability company, on behalf of said company. He is personally known to me.



  
Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Prepared by and return to:  
Investors Realty Residential Title Company, L.L.C.  
304 Monroe Street  
Dunedin, Florida 34698

Tax Folio Number: A portion of 10-3632-000, 10-3632-500, and 10-3633-000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made this 30th day of October, 2007, by CALM WATERS, L.L.C., a Delaware limited liability company (the "Grantor"), whose principal office is located at 4200 West Cypress Street, Suite 444, Tampa, Florida 33607, to Walter N. Bumb, as Trustee of the Walter N. Bumb DDS Loving Trust dated October 4, 1990, as amended on October 19, 2006 (the "Grantee"), whose mailing address is 10216 County Road 13, Montpelier, Ohio 43543.

### WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee the following described real property (the "Property") located in Escambia County, Florida:

Condominium Unit102 of La Serena on Perdido Key, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 6204, Page 385 of the Public Records of Escambia County, Florida.

The Property is conveyed subject to the following:

1. all taxes and assessments for the year 2007 and subsequent years;
2. all applicable laws, ordinances, governmental regulations, codes, resolutions and any and all other applicable restrictions, prohibitions, limitations and conditions imposed or required by any governmental body, authority or agency, if any, including, without limitation, all applicable building, zoning, land use and environmental laws, ordinances, regulations, codes and resolutions;
3. all terms, provisions, conditions, rights, obligations, restrictions, reservations, limitations, easements, liens and other matters set forth in the Declaration of Condominium of La Serena on Perdido Key, a Condominium, as recorded in Official Records Book 6204, Page 385 of the Public Records of Escambia County, Florida, including all exhibits and amendments thereto;

**PROPERTY INFORMATION REPORT**

**May 17, 2022**  
**Tax Account #:10-4175-204**

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

**UNIT 102 LA SERENA ON PERDIDO KEY CONDO ALSO 1.6624% INT IN COMMON ELEMENTS  
OR 7339 P 233**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-4175-204(0822-29)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** AUGUST 1, 2022

**TAX ACCOUNT #:** 10-4175-204

**CERTIFICATE #:** 2019-5717

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

**YES      NO**

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

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

**MICHAEL P. MARAIST**  
408 LETRIOMPHE PKWY  
BROUSSARD, LA 70518

**MICHAEL P. MARAIST**  
14500 RIVER ROAD #102  
PENSACOLA, FL 32507

**LA SERENA ON PERDIDO KEY**  
OWNERS' ASSOCIATION, INC.  
14260 PERDIDO KEY DRIVE, SUITE 300  
PENSACOLA, FL 32507

**WALTER N. BUMB, TRUSTEE OF THE**  
WALTER N. BUMB LOVING TRUST DATED  
10/04/1990, AS AMENDED 10/19/2006  
10216 COUNTY ROAD 13  
MONTPELIER, OH 43543

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of May, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

May 17, 2022  
Tax Account #: **10-4175-204**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL P. MARAIST**

**By Virtue of Warranty Deed recorded 5/5/2015 in OR 7339/233**

**ABSTRACTOR'S NOTE: AFFIDAVIT IN OR 6244/1364 AND PREVIOUS DEED IN OR 6244/1368 APPEARS TO NAME THE PREVIOUS GRANTEE AS "WALTER N. BUMB, AS TRUSTEE OF THE WALTER N. BUMB DDS LOVING TRUST DATED OCTOBER 4, 1990, AS AMENDED ON OCTOBER 19, 2006." THE CURRENT DEED OF RECORD REFERS TO THE TRUST AS "WALTER N. BUMB LIVING TRUST DATED OCTOBER 4, 1990," WITH NO REFERENCE TO SAID AMENDMENT. WE HAVE INCLUDED THE CORRECT NAME FOR NOTIFICATION JUST TO COVER ANY ISSUES WITH THAT APPARENT TYPO.**

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. **NONE FOUND OF RECORD**

4. Taxes:

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

**Tax Account #: 10-4175-204**

**Assessed Value: \$475,099.00**

**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): **LA SERENA ON PERDIDO KEY OWNERS' 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 #: 10-4175-204 CERTIFICATE #: 2019-5717

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 17, 2002 to and including May 17, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: May 17, 2022