### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2100606

To: Tax Collector of ESC	AMBIA COUNTY	_, Florida	
I, TLGFY, LLC CAPITAL ONE, N	.A., AS COLLATER		
PO BOX 54347 NEW ORLEANS, LA 70154,	•		
· ·	and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon
	•		••
		· •	
Account Number	Certificate No.	Date	Legal Description
10-4464-554	2019/5791	06-01-2019	LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264
l agree to:  • pay any current taxe  • redeem all outstand	es, if due and ling tax certificates plus	interest not in my r	possession and
	nd omitted taxes, plus in	• •	·
, ,	r's fees, property informa	•	Clerk of the Court costs, charges and fees, and
Attached is the tax sale certif which are in my possession.	icate on which this appli	cation is based and	l all other certificates of the same legal description
Electronic signature on file TLGFY, LLC CAPITAL ONE PO BOX 54347	E, N.A., AS COLLATER		
NEW ORLEANS, LA 7015	54		07-19-2021
			Application Date
Applica	nt's signature	_	

Par	art 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	. Recording fee for certificate of notice	
12.	. Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	5. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	n here: Date of sale 07/05/2022 Signature, Clerk of Court or Designee	2

#### **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

072.52

							<u> </u>	
Part 1: Tax Deed	Application Infor	mation						
Applicant Name Applicant Address	TLGFY, LLC CAPIT PO BOX 54347 NEW ORLEANS, LA		I.A., AS C	OLLATER	Appl	lication date		Jul 19, 2021
Property description	NELSON GEORGE NELSON ANNETTE 16235 NARWHAL D	D DR			Cert	ificate#		2019 / 5791
	PENSACOLA, FL 32507 16235 NARWHAL DR 10-4464-554 LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264				Date	e certificate is	sued	06/01/2019
Part 2: Certificate	es Owned by App	licant and	d Filed wi	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe	Column	1 2	C	olumn 3 unt of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)
# 2019/5791	06/01/20	019		793.18			39.66	832.84
						→Part 2:	Total*	832.84
Part 3: Other Cei	tificates Redeeme	ed by App	olicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	mn 3 mount of Tax Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)			
# 2021/4814	06/01/2021		554.60		6.25		27.73	588.58
# 2020/6181	06/01/2020		659.74		6.25		44.26	710.25
						Part 3:	Total*	1,298.83
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)					
Cost of all cert	ficates in applicant's	possession	n and othe			ed by applicar of Parts 2 + 3		2,131.67
2. Delinquent tax	es paid by the applica	ant						0.00
3. Current taxes p	paid by the applicant							0.00
4. Property inforn	nation report fee							200.00
5. Tax deed appli	cation fee							175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							0.00	
7.					To	otal Paid (Line	es 1-6)	2,506.67
-	nformation is true and d that the property inf				/ infor	mation repor	t fee, an	d tax collector's fees
Sign here: Signa	irles Rich ature, Tax Jollector or Desi	gnee CF	CA		ſ	Escambia Date July		

Seld/his certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

**Real Estate Search** 

**Tangible Property Search** 

Sale List

Printer Friendly Version

#### General Information

Parcel ID:

1535323000100004

Account:

104464554

Owners:

**NELSON GEORGE L &** 

**NELSON ANNETTE D** 

Mail:

16235 NARWHAL DR

PENSACOLA, FL 32507

Situs:

16235 NARWHAL DR 32507

Use Code:

VACANT RESIDENTIAL A

Taxing

**Authority:** 

**COUNTY MSTU** 

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments							
Year	Land	Imprv	Total	Cap Val			
2021	\$34,000	\$0	\$34,000	\$34,000			
2020	\$34,000	\$0	\$34,000	\$34,000			
2019	\$34,000	\$0	\$34,000	\$34,000			

#### Disclaimer

**Market Value Breakdown Letter** 

**Tax Estimator** 

**File for New Homestead Exemption Online** 

**Report Storm Damage** 

#### Sales Data

Official Records Sale Date Book Page Type Value (New Window)

07/05/2018 7931 264 \$45,000 WD 09/16/2009 6508 1078 \$37,000 WD

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La

05/2004 5417 1786 \$740,900 WD

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

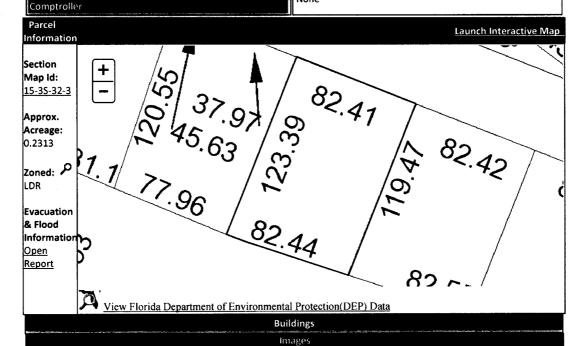
#### 2021 Certified Roll Exemptions

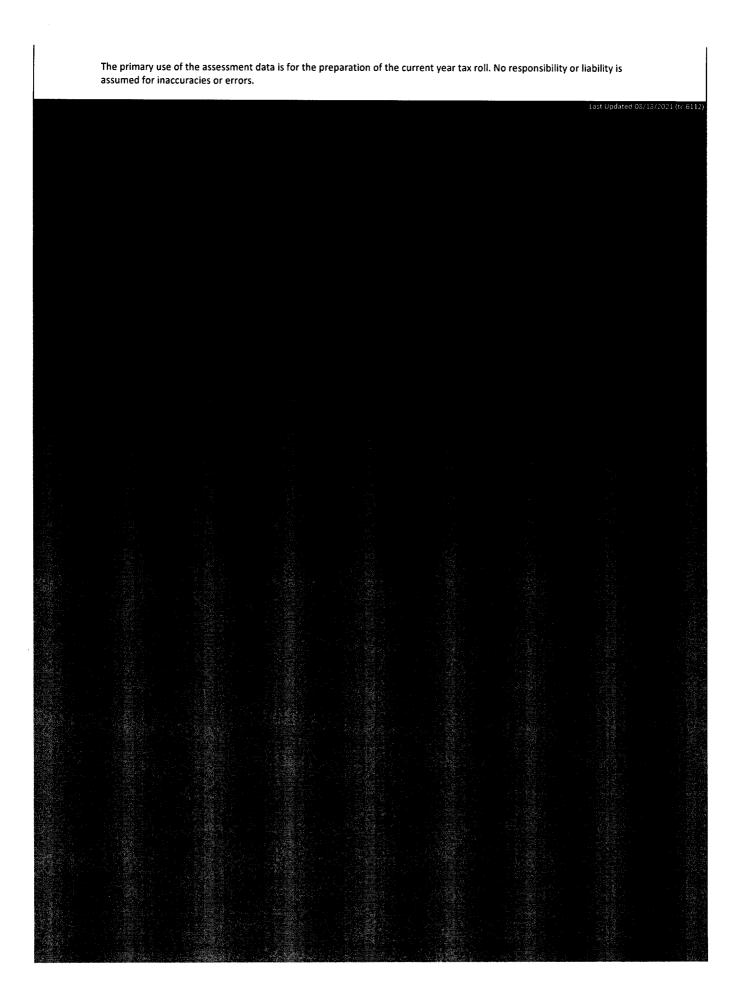
#### Legal Description

LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264

#### Extra Features

None









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

Tax Deed - Redemption Calculator
Account: 104464554 Certificate Number: 005791 of 2019

Redemption No V	pplication Date 07/19/2021	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/05/2022	Redemption Date 09/02/2021
Months	12	2
Tax Collector	\$2,506.67	\$2,506.67
Tax Collector Interest	\$451.20	\$75.20
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,964.12	\$2,588.12
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$82.08	\$13.68
Total Clerk	\$538.08	\$469.68 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,579.20	\$3,074.80
	Repayment Overpayment Refund Amount	\$504.40
Book/Page		

#### **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 005791 Redeemed Date 09/03/2021

Name ANNETTE D NELSON 14873 COUNTY RD 83 ELBERTA AL 36530

Clerk's Total = TAXDEED	\$5,38,08 2737.80
Due Tax Collector = TAXDEED	\$2,964.12
Postage = TD2	\$6 <b>q</b> . <b>o</b> p
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

#### • For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
1115			FINANCIAL SUM	MARY	
7.75	3.08				ACT 10 10 10 10 10 10 10 10 10 10 10 10 10

#### **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: 104464554 Certificate Number: 005791 of 2019

Payor: ANNETTE D NELSON 14873 COUNTY RD 83 ELBERTA AL 36530 Date 09/03/2021

Clerk's Check #	805202	Clerk's Total	\$538.08 273
Tax Collector Check #	1	Tax Collector's Total	\$2,64.12
		Postage	\$60.00
		Researcher Copies	\$0.00
	er och visit folioloide souther combine A.A.A. (s. 1888 annes annes annes à mar air shàidh dh'ideal dh'i à dh'ideal dh'ideal a dh'ine a dh	Recording	\$10.00
		Prep Fee	\$7.00
	errenangement verken in 1900 (Alternative Market Allenan Allenan Allenan Allenan Alternative Market Allenan Al	Total Received	- \$3,579.20

\$2,754.80

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# 2021097960 9/3/2021 3:21 PM
OFF REC BK: 8611 PG: 1117 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 8611, Page 1111, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05791, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 104464554 (0722-52)

**DESCRIPTION OF PROPERTY:** 

## LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W** 

NAME IN WHICH ASSESSED: GEORGE L NELSON and ANNETTE D NELSON

Dated this 3rd day of September 2021.

COMPT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021097956 9/3/2021 3:13 PM
OFF REC BK: 8611 PG: 1111 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA holder of Tax Certificate No. 05791, 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:

LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W** 

TAX ACCOUNT NUMBER 104464554 (0722-52)

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

#### GEORGE L NELSON and ANNETTE D NELSON

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** Tuesday in the month of July, which is the **5th day** of July 2022.

Dated this 3rd 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.

COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Recorded in Public Records 04/01/2010 at 09:14 AM OR Book 6575 Page 1187, Instrument #2010020433, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

EEO 1111	153		f the Treasury - Inte	rnal Revenue Service	}
orm 668 (Y) Rev. February 200			e of Federal T		\$10.00 DUE
rea: MALL BUSIN en Unit Phor	JESS/SELF EMPI ne:(800) 913-6	OVED APEA #3	Serial Number	For Option	al Use by Recording Office
Code, we are have been as demand for there is a lie property beladditional possible.	e giving a notice ssessed against to pr payment of the en in favor of the longing to this of enalties, interess	that taxes (includ he following-named is liability, but it r e United States on axpayer for the an c, and costs that m	3 of the Internal Ring interest and per it taxpayer. We have emains unpaid. The all property and rinount of these taxed ay accrue.	naities) e made erefore,	
ame of Taxp	ayer SUDS N I ANNETTE	DUDS LLC D NELSON MBR		•	
esidence		AL 36530-00			
- willess notice	following such da	3d hv the date given in	ach assessment listed a column (e), this notic ificate of release as a	11 E	
(a)	Tax Period Ending (b)	identifying Numb (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940 941	12/31/2008 12/31/2007	20-3661889 20-3661889		03/31/2020 05/07/2018	364.86
941	12/31/2007	20-3661889		04/07/2020	1910.39
: 홍 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 :					
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ace of Filing	ESCAMB	OF CIRCUIT CO IA COUNTY OLA, FL 32595		Total	\$ 2275.25
			BALTIMORE, MD		an this
is notice wa	s prepared and s	igned atI			, on this,
	s prepared and s				, on this,

Form **668(Y)(c)** (Rev. 2-2004) CAT, NO 60025X

BK: 7931 PG: 266 Last Page

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Narwhal Drive

Legal Address of Property: 16235 Narwhal Dr. Pensacola, FL 32507

The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance

This form completed by:

**Emerald Coast Title** 

811 North Spring Street

Pensacola, FL 32501

AS TO BUYER (S):

Witness to Buyer(s):

George L'INCISOIL

Annette D. Nelson

Witness

BK: 7931 PG: 265

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:

Billy J. Warren (Seal)

Par J. Warren (Seal)

The foregoing instrument was acknowledged before me this 5 day of July, 2018 by Billy J. Warren and Pam J. Warren, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Scott Howard

Printed Name:

My Commission Expires:

Warranty Deed - Page 2

DoubleTime®

Recorded in Public Records 7/10/2018 8:52 AM OR Book 7931 Page 264, Instrument #2018054143, Pam Childers Clerk of the Circuit Court Escambia

County, FL Recording \$27.00 Deed Stamps \$315.00

Prepared by and return to: Tina M. Wiles

Emerald Coast Title, Inc. 811 N. Spring Street Pensacola, FL 32501 850-434-3223

File Number: 18-13419 Will Call No.: 18-27583

[Space Above This Line For Recording Data]\_

#### **Warranty Deed**

This Warranty Deed made this 6th day of July, 2018 between Billy J. Warren and Pam J. Warren, husband and wife whose post office address is 17 Roberts Ln, Jackson, TN 38301, grantor, and George L. Nelson and Annette D. Nelson, husband and wife whose post office address is 16235 Narwhal Dr, Pensacola, FL 32507, grantee:

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

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

Lot 10, Block D, Russell Bayou at Innerarity Island Phase 2, a Subdivision of a portion of Section 15, Township 3 South, Range 32 West, Escambia County, Florida, according to Plat recorded in Plat Book 17, Page 22 and 22A, of the Public Records of said County.

Parcel Identification Number: 153S323000100004

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

DoubleTime<sup>6</sup>

#### PROPERTY INFORMATION REPORT

April 28, 2022 Tax Account #:10-4464-554

## LEGAL DESCRIPTION EXHIBIT "A"

LOT 10 BLK D RUSSELL BAYOU AT INNERARITY ISLAND PHASE II PB 17 P 22 & 22A OR 7931 P 264

**SECTION 15, TOWNSHIP 3 S, RANGE 32 W** 

TAX ACCOUNT NUMBER 10-4464-554(0722-52)

#### 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:	JULY 5, 2022			
TAX ACCOUNT #:	10-4464-554			
CERTIFICATE #:	2019-5791			
those persons, firms, and/or agencies havi	da Statutes, the following is a list of names and addresses of ing legal interest in or claim against the above-described certificate is being submitted as proper notification of tax deed			
YES NO  ☐ ☐ Notify City of Pensacola, P. ☐ ☐ Notify Escambia County, 19 ☐ Homestead for 2021 tax y	90 Governmental Center, 32502			
GEORGE L. NELSON	GEORGE L. NELSON			
AND ANNETTE D. NELSON	AND ANNETTE D. NELSON			
16235 NARWAHL DRIVE PENSACOLA, FL 32507	14873 HWY 83 ELBERTA, AL 36530			
DEPARTMENT OF TREASURY	RUSSELL BAYOU HOMEOWNERS			
INTERNAL REVENUE SERVICE	ASSOCIATION, INC.			

908 GARDENGATE CIRCLE

PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 28th day of April, 2022.

PERDIDO TITLE & ABSTRACT, INC.

JACKSONVILLE FL 32202 – 4437

400 W BAY ST STE 35045

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** 

April 28, 2022

Tax Account #: 10-4464-554

1. The Grantee(s) of the last deed(s) of record is/are: GEORGE L. NELSON AND ANNETTE D. NELSON

By Virtue of Warranty Deed recorded 7/10/2018 in OR 7931/264

- 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. Tax Lien in favor of the Department of the Treasury/IRS recorded 4/1/2010 OR 6575/1187
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-4464-554 Assessed Value: \$34,000.00

**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): RUSSELL BAYOU HOMEOWNERS ASSOCIATION, INC.

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

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



#### PROPERTY INFORMATION REPORT

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

THE ATTACHED	REPORT IS ISSUED TO:			
SCOTT LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT	#: 10-4464-554	CERTIFICATE #:	2019-5	5791
REPORT IS LIMI	S NOT TITLE INSURANCE. THE ITED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN TH	HE PROPERTY
listing of the owner tax information and encumbrances receititle to said land as	ort prepared in accordance with the er(s) of record of the land described at a listing and copies of all open of corded in the Official Record Books s listed on page 2 herein. It is the reted. If a copy of any document list ately.	herein together with cur r unsatisfied leases, mort of Escambia County, Fl esponsibility of the party	rrent and delinque gages, judgment orida that appear named above to	nent ad valorem ts and r to encumber the o verify receipt of
and mineral or any encroachments, ov	<b>bject to:</b> Current year taxes; taxes a subsurface rights of any kind or not yerlaps, boundary line disputes, and tion of the premises.	ature; easements, restrict	tions and covena	ints of record;
	not insure or guarantee the validity nsurance policy, an opinion of title			
Use of the term "F	Report" herein refers to the Property	/ Information Report and	I the documents	attached hereto.
Period Searched:	April 25, 2002 to and includ	ing April 25, 2022	_ Abstractor: _	Cody Campbell
BY				

Michael A. Campbell, As President

Dated: April 28, 2022