

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

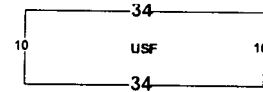
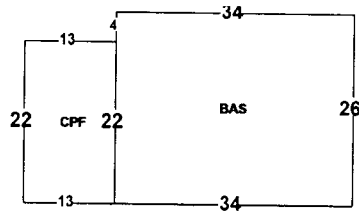
STRUCTURAL FRAME-WOOD FRAME

Areas - 1510 Total SF

BASE AREA - 884

CARPORT FIN - 286

UPPER STORY FIN - 340



Images



1/13/21

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:04/29/2021 (tc.1519)



Chris Jones

Escambia County Property Appraiser

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

[Nav. Mode](#)
☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information Reference: 141N311007008001 Account: 113361605 Owners: WALSH BENNET A Mail: 440 ADELLA LN CORONADO, CA 92118 Situs: 1240 GOLDENROD CT 32533 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$4,532</td> <td>\$61,372</td> <td>\$65,904</td> <td>\$65,904</td> </tr> <tr> <td>2019</td> <td>\$4,532</td> <td>\$57,979</td> <td>\$62,511</td> <td>\$62,511</td> </tr> <tr> <td>2018</td> <td>\$4,532</td> <td>\$54,487</td> <td>\$59,019</td> <td>\$59,019</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2020	\$4,532	\$61,372	\$65,904	\$65,904	2019	\$4,532	\$57,979	\$62,511	\$62,511	2018	\$4,532	\$54,487	\$59,019	\$59,019
Year	Land	Imprv	Total	Cap Val																			
2020	\$4,532	\$61,372	\$65,904	\$65,904																			
2019	\$4,532	\$57,979	\$62,511	\$62,511																			
2018	\$4,532	\$54,487	\$59,019	\$59,019																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/1999</td> <td>4544</td> <td>127</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>12/1996</td> <td>4080</td> <td>728</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/1999	4544	127	\$100	QC		12/1996	4080	728	\$100	WD		2020 Certified Roll Exemptions None Legal Description BEG AT SE COR OF SEC N 43 DEG 40 MIN W 1768 21/100 FT S 65 DEG 01 MIN 58 SEC W 21 05/100 FT FOR POB CONT SAME COURSE... Extra Features None			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
12/1999	4544	127	\$100	QC																			
12/1996	4080	728	\$100	WD																			
Parcel Information Launch Interactive Map Section Map Id: 14-1N-31-4 Approx. Acreage: 0.5529 Zoned: LDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data																							
Buildings Address: 1240 GOLDENROD CT, Year Built: 1996, Effective Year: 1996, PA Building ID#: 7551																							

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A, LLC** holder of **Tax Certificate No. 06507**, 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 N 43 DEG 40 MIN W 1768 21/100 FT S 65 DEG 01 MIN 58 SEC W 21 05/100 FT FOR POB CONT SAME COURSE 213 14/100 FT N 13 DEG 05 MIN 47 SEC W 131 32/100 FT N 57 DEG 53 MIN 32 SEC E 137 90/100 FT S 43 DEG 40 MIN 3 153 77/100 FT TO POB OR 4080 P 728 OR 4544 P 127

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113361605 (0122-14)

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

BENNET A WALSH

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 January, which is the **3rd** day of **January 2022**.

Dated this 13th 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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
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**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

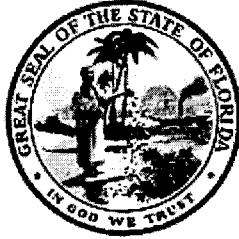
Tax Deed - Redemption Calculator

Account: 113361605 Certificate Number: 006507 of 2019

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 05/19/2021
Months	9	1
Tax Collector	\$2,557.76	\$2,557.76
Tax Collector Interest	\$345.30	\$38.37
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,909.31	\$2,602.38 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$63.05	\$7.01
Total Clerk	\$530.05	\$474.01 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	\$3,516.36	\$3,093.39
	Repayment Overpayment Refund Amount	\$422.97
Book/Page	8530	908

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 006507

Redeemed Date 05/19/2021

Name BENNET WALSH 440 ADELLA LN CORONADO, CA 92118

Clerk's Total = TAXDEED	\$530.05	\$ 2756.39
Due Tax Collector = TAXDEED	\$2,909.31	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

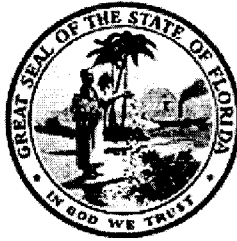
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
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

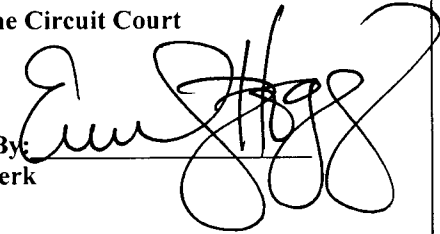
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 113361605 Certificate Number: 006507 of 2019**

Payor: BENNET WALSH 440 ADELLA LN CORONADO, CA 92118 Date 05/19/2021

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$2,909.31
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,516.36

\$2,773.39

**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>

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 8530, Page 908, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06507, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **113361605 (0122-14)**

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF SEC N 43 DEG 40 MIN W 1768 21/100 FT S 65 DEG 01 MIN 58 SEC W 21
05/100 FT FOR POB CONT SAME COURSE 213 14/100 FT N 13 DEG 05 MIN 47 SEC W 131 32/100
FT N 57 DEG 53 MIN 32 SEC E 137 90/100 FT S 43 DEG 40 MIN 3 153 77/100 FT TO POB OR 4080
P 728 OR 4544 P 127**

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: BENNET A WALSH

Dated this 19th day of May 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

November 1, 2004, and in the same amount each month thereafter until November 1, 2005, then the payment shall increase to the amount of \$350.00 per month and on November 1, 2006 shall increase to \$450.00 per month and said amount shall be paid until the principal and interest shall be paid in full, and it is

FURTHER ORDERED AND ADJUDGED that the Petitioner, BENNET A. WALSH, shall immediately notify in writing the Respondent's attorneys, JAMES W. MAGAHA, Esquire at 812 North Spring Street, Pensacola, Florida 32501 and JASON WADDELL, Esquire at 1108-B 12th Avenue, Pensacola, Florida 32501 in the event he acquires any funds in excess of his normal salary in the amount of \$10,676.00 per month, and in the event of acquisition of additional funds by the Petitioner, the Court will consider entry of an Order requiring increase in the monthly payment or possible payoff of the amount due under this Judgment upon Motion, Notice and Hearing, and it is

FURTHER ORDERED AND ADJUDGED that the Petitioner, BENNET A. WALSH, shall be credited with \$400.00 payment towards this Judgment for payments he made prior to the hearing.

DONE AND ORDERED in Chambers this 2nd day of February, 2004.


CIRCUIT COURT JUDGE

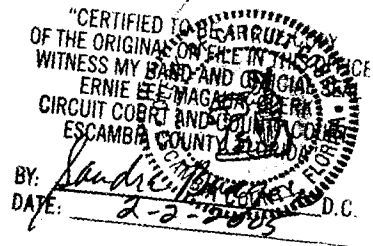
Copies to:

Bennet Walsh, Petitioner
6320 Irongate Court
Pensacola, Florida 32504

✓ James W. Magaha, Esquire
812 North Spring Street
Pensacola, Florida 32501
Attorney for Respondent

Jason Waddell, Esquire
1108-B 12th Avenue
Pensacola, Florida 32501
Attorney for Respondent

Pamela D. Woodiwiss
1901 East Hernandez Street
Pensacola, Florida 32503



Recorded in Public Records 02/14/2005 at 09:31 AM, OR Book 5575 Page 1365,
Instrument #2005334325, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

ERNE LEE MAGAHA
IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
ESCAMBIA COUNTY, FLORIDA

2005 FEB -2 P 3:46

BENNET A. WALSH
6320 Irongate Court
Pensacola, Florida 32504
Petitioner,

FILED & RECORDED

and

CASE NO.: 1999 DR 001932
DIVISION: "L"

PAMELA D. WOODIWISS
1901 East Hernandez Street
Pensacola, FL 32503
Respondent.

JUDGMENT FOR ATTORNEYS FEES

THIS CAUSE having come before this court upon the Respondent, PAMELA D. WOODIWISS's Motion to Award Attorneys Fees and the Court having taken testimony, including testimony of an expert witness, and the Court finding that 70 hours is a reasonable number of hours to have been expended in this case at an hourly rate of \$175.00 for a total fee of \$12,250.00, and the Court further finding that the Amended Final Judgment entered by this Court in this cause on June 3, 2004 ordered that the Petitioner, BENNET A. WALSH pay to the Respondent, PAMELA D. WOODIWISS, 75% of the reasonable attorneys fees determined by this Court, and the Court being otherwise fully advised in its premises, it is hereby

ORDERED AND ADJUDGED that PAMELA D. WOODIWISS is hereby awarded a Judgment against Petitioner, BENNET A. WALSH, for attorneys fees in the amount of \$9,187.50 and an expert witness fee in the amount of \$750.00 for a total Judgment in the amount of \$9,937.50, all for which shall accrue interest at the statutory rate. Payments shall be made payable to and mailed to WADDELL & WADDELL, P.A., at 1108-B 12th Avenue, Pensacola, Florida 32501, on or before the first of each month, failure of which shall be considered a violation of this Order, and it is

FURTHER ORDERED AND ADJUDGED that payments by the Petitioner, BENNET A. WALSH, shall be made in the amount of \$250.00 per month beginning

169

OR BK 4544 PGO128
Escambia County, Florida
INSTRUMENT 00-722542

RCD Apr 06, 2000 04:10 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-722542

QUIT CLAIM-Page Two

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day
of Dec 1999.

Signed, sealed and delivered
in our presence

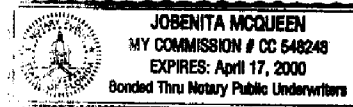
Tina Davey
Tina Davey
Theresa G. McCants
Theresa G. McCants

Pamela D. Walsh
PAMELA D. WALSH

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21 day
of Dec 1999, by Pamela D. Walsh, who produced identification
of FLDL# W420441A00 and did not take an oath.

Jo McQueen
Notary Public



Prepared By:
Bennet A. Walsh
1240 Goldenrod Road
Cantonment, FL 32533
Return To:
Same Name and Address as Above

10.50
7.00
11.20

OR BK 4544 PG 127
Escambia County, Florida
INSTRUMENT 00-722542

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED DOC STAMPS PD @ ESC CO \$ 0.70
04/06/00 ERNIE LEE MARRAS, CLERK
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS, That PAMELA D. WALSH, SSN [REDACTED] for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto BENNET A. WALSH, SSN [REDACTED] his heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

Commencing at the Southeast corner of Section 12, Township 1 North, Range 30 West, Escambia County, Florida; thence North 43° 40' 00" West a distance of 1768.21 feet; thence South 65° 01' 58" West a distance of 21.05 feet to the Point of Beginning; thence continue same course a distance of 213.14 feet; thence North 13° 05' 47" West a distance of 131.32 feet; thence North 57° 53' 32" East a distance of 131.90 feet; thence South 43° 40' 00" East a distance of 153.77 feet to the Point of Beginning. Containing 0.55 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS

AND EGRESS: Commencing at the Southeast corner of Section 12, Township 1 North, Range 30 West, Escambia County, Florida; thence North 43° 40' 00" West a distance of 1768.21 feet to the Point of Beginning; thence continue same course a distance of 349.79 feet; thence South 46° 20' 00" West a distance of 1160.16 feet to the Easterly Right-of-Way line of Golden Rod Road (County Road); thence South 39° 57' 00" East along said Easterly Right of Way line a distance of 30.00 feet; thence North 46° 20' 00" East a distance of 215.00 feet; thence South 39° 57' 00" East a distance of 10.00 feet; thence North 46° 20' 00" East a distance of 792.71 feet; thence South 43° 40' 00" East a distance of 120.72 feet; thence North 57° 53' 32" East a distance of 137.90 feet; thence South 43° 40' 00" East a distance of 153.77 feet; thence North 65° 01' 58" East a distance of 21.05 feet to the Point of Beginning.

Parcel ID# 14-1N-31-1007-008-001

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

US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

4875895

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
222 E Little Canada Rd Ste 125
St. Paul, Mn 55117

OR BK 4080 PG0729
Escambia County, Florida
INSTRUMENT 96-347144

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of DECEMBER, 1996.

RCD Dec 10, 1996 02:15 pm
Escambia County, Florida

Signed, sealed and delivered
in the presence of:

SIGN: Michelle Marcotte
PRINT: Michelle Marcotte

Huey C. Walsh
HUEY C. WALSH

SIGN: Marvis Myers
PRINT: MARVIS MYERS

Judy F. Walsh
JUDY F. WALSH

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-347144

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 10th day of DECEMBER, 1996 by HUEY C. WALSH and JUDY F. WALSH, husband and wife, who are personally known to me or who have produced DRIVER LICENSE as identification.



Prepared by:
S. A. RODDENBERY, JR.
S. A. RODDENBERY, JR., P. A.
3101 W. Michigan Avenue-Suite A
Pensacola, Florida 32526
(904) 944-3001

SIGN: Lori A. Enfinger
PRINT: LORI A. ENFINGER
NOTARY PUBLIC, State of Florida
My Commission Number: CC392181
My Commission Expires: 8-2-98

1050
70
STATE OF FLORIDA
ESCAMBIA COUNTY

WARRANTY DEED

OR BK 4080 PG0728
Escambia County, Florida
INSTRUMENT 96-347144

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/10/96 ERNIE LEE MAGNOLY CLERK
By: *Malcolm H. Haskins*

KNOW ALL MEN BY THESE PRESENTS: That HUEY C. WALSH and JUDY F. WALSH, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto BENNET A. WALSH and PAMELA D. WALSH, husband and wife, whose address is 1240 Goldenrod Court, Cantonment, Florida 32533, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida to wit:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 43°40'00" WEST A DISTANCE OF 1768.21 FEET; THENCE SOUTH 65°01'58" WEST A DISTANCE OF 21.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 213.14 FEET; THENCE NORTH 13°05'47" WEST A DISTANCE OF 131.32 FEET; THENCE NORTH 57°53'32" EAST A DISTANCE OF 137.90 FEET; THENCE SOUTH 43°40'00" EAST A DISTANCE OF 153.77 FEET TO THE POINT OF BEGINNING. CONTAINING 0.55 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 43°40'00" WEST A DISTANCE OF 1768.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 349.79 FEET; THENCE SOUTH 46°20'00" WEST A DISTANCE OF 1160.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GOLDEN ROD ROAD (COUNTY ROAD); THENCE SOUTH 39°57'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 46°20'00" EAST A DISTANCE OF 215.00 FEET; THENCE SOUTH 39°57'00" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 46°20'00" EAST A DISTANCE OF 792.71 FEET; THENCE SOUTH 43°40'00" EAST A DISTANCE OF 120.72 FEET; THENCE NORTH 57°53'32" EAST A DISTANCE OF 137.90 FEET; THENCE SOUTH 43°40'00" EAST A DISTANCE OF 153.77 FEET; THENCE NORTH 65°01'58" EAST A DISTANCE OF 21.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH FULL WATER RIGHTS TO THE POND ADJOINING OR IN CLOSE PROXIMITY TO THE ABOVE DESCRIBED PROPERTY, INCLUDING BOATING, BATHING, AND FISHING.

THE GRANTORS HEREIN RETAIN A RIGHT OF FIRST REFUSAL TO PURCHASE THE ABOVE DESCRIBED PROPERTY. SHOULD THE GRANTEEES HEREIN RECEIVE AN OFFER TO PURCHASE THE PROPERTY FROM A BONA FIDE THIRD PARTY PURCHASER FOR VALUE DURING THEIR LIFETIME, THAT THEY WOULD OTHERWISE ACCEPT, THEN THE GRANTEEES SHALL DELIVER AN EXACT AND COMPLETE COPY OF SAID CONTRACT TO THE GRANTORS AND THE GRANTORS SHALL HAVE A PERIOD OF TWENTY (20) DAYS IN WHICH TO CONTRACT WITH GRANTEEES FOR THE IDENTICAL OR BETTER PRICE AND TERMS AS SET FORTH IN THE CONTRACT WITH THE THIRD PARTY PURCHASER AND SHOULD THE GRANTORS OFFER SUCH A CONTRACT, THE GRANTEEES SHALL BE OBLIGATED TO ACCEPT THE CONTRACT SUBMITTED BY THE GRANTORS AND SELL THE GRANTORS THE AFORESAID PROPERTY AND CONVEY TITLE TO SAID GRANTORS UPON THE TERMS AND CONDITIONS OF THE AFORESAID CONTRACT. IN THE EVENT THE GRANTORS SHALL NOT EXERCISE THEIR RIGHT OF FIRST REFUSAL AS SET FORTH HEREIN, THE RIGHT OF SECOND REFUSAL SHALL FORTHWITH VEST IN KENT E. WALSH, SON OF THE GRANTORS, WHO SHALL HAVE A RIGHT OF FIRST REFUSAL UPON THE SAME TERMS AND CONDITIONS AS SET FORTH HEREIN, AND WHICH SHALL VEST IMMEDIATELY UPON TERMINATION OF THE RIGHT OF FIRST REFUSAL. THESE RIGHTS OF REFUSAL SHALL EXPIRE UPON THE DEATH OF THE SURVIVOR OF THE GRANTEEES.

PROPERTY APPRAISERS PARCEL ID #14-1N-31-1007-006-001

BENNET A. WALSH SS [REDACTED]

PAMELA D. WALSH SS [REDACTED]

Subject to taxes for 1996 and easements, restrictions, and reservations of record, if any.

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

PROPERTY INFORMATION REPORT

October 13, 2021

Tax Account #:11-3361-605

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR OF SEC N 43 DEG 40 MIN W 1768 21/100 FT S 65 DEG 01 MIN 58 SEC W 21 05/100 FT FOR POB CONT SAME COURSE 213 14/100 FT N 13 DEG 05 MIN 47 SEC W 131 32/100 FT N 57 DEG 53 MIN 32 SEC E 137 90/100 FT S 43 DEG 40 MIN 3 153 77/100 FT TO POB OR 4080 P 728 OR 4544 P 127

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3361-605(0122-14)

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: JAN 3, 2022

TAX ACCOUNT #: 11-3361-605

CERTIFICATE #: 2019-6507

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

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

BENNET A. WALSH
440 ADELLA LN
CORONADO, CA 92118

BENNET A. WALSH
6320 IRONGATE COURT
PENSACOLA, FL 32504

BENNET A. WALSH
1240 GOLDENROD CT.
CANTONMENT, FL 32533

PAMELA D. WOODIWISS
1901 EAST HERNANDEZ ST.
PENSACOLA, FL 32503

JAMES W. MAGAHA, ESQUIRE
812 NORTH SPRING ST.
PENSACOLA, FL 32501

JASON WADDELL, ESQUIRE
1108-B 12TH AVE.
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 13th day of October, 2021.

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**

October 13, 2021

Tax Account #: **11-3361-605**

1. The Grantee(s) of the last deed(s) of record is/are: **BENNET A. WALSH**

By Virtue of Warranty Deed recorded 12/10/1996 in OR 4080/728 and Quit Claim Deed recorded 4/6/2000 - OR 4544/127

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 Pamela D. Woodiwiss in recorded 2/14/2005 – OR 5575/1365 Abstractor's Note: See judgment for reasons for notification to attorneys James W. Magaha and Jason Waddell**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 11-3361-605

Assessed Value: \$65,904

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): **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 #: 11-3361-605 CERTIFICATE #: 2019-6507

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: October 9, 2001 to and including October 9, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 13, 2021