

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100536

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

ALEXANDER V KAGANAS  
1980 SOUTH OCEAN DRIVE  
APT 22L  
HALLANDALE, BEACH, FL 33009,

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
12-0551-867	2019/6933	06-01-2019	BEG AT INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI 2906 25/100 FT N 88 DEG 18 MIN 41 SEC W 1356 63/100 FT TO W R/W LI OF VANTAGE RD (66 FT R/W) FOR POB CONT N 88 DEG 18 MIN 41 SEC W 486 4/100 FT N 0 DEG 9 MIN 11 SEC W 225 FT S 88 DEG 18 MIN 41 SEC E 520 9/100 FT TO W R/W OF VANTAGE RD CONT ALG ARC OF CURVE ARC DIST 9 91/100 FT TO PT (SD CURVE HAVING DELTA ANG 1 DEG 32 MIN 35 SEC RADIUS 368 7/100 FT CH DIST 9 91/100 FT CH BRG S 7 DEG 45 MIN 10 SEC W) S 8 DEG 31 MIN 27 SEC W 216 57/100 FT TO POB OR 6934 P 842

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  
ALEXANDER V KAGANAS  
1980 SOUTH OCEAN DRIVE  
APT 22L  
HALLANDALE, BEACH, FL 33009

05-17-2021  
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: _____ Date of sale <u>January 3, 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 INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI 2906 25/100 FT N 88 DEG 18 MIN 41 SEC W 1356 63/100 FT TO W R/W LI OF VANTAGE RD (66 FT R/W) FOR POB CONT N 88 DEG 18 MIN 41 SEC W 486 4/100 FT N 0 DEG 9 MIN 11 SEC W 225 FT S 88 DEG 18 MIN 41 SEC E 520 9/100 FT TO W R/W OF VANTAGE RD CONT ALG ARC OF CURVE ARC DIST 9 91/100 FT TO PT (SD CURVE HAVING DELTA ANG 1 DEG 32 MIN 35 SEC RADIUS 368 7/100 FT CH DIST 9 91/100 FT CH BRG S 7 DEG 45 MIN 10 SEC W) S 8 DEG 31 MIN 27 SEC W 216 57/100 FT TO POB OR 6934 P 842



# 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

0122-69

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ALEXANDER V KAGANAS 1980 SOUTH OCEAN DRIVE APT 22L HALLANDALE, BEACH, FL 33009	Application date	May 17, 2021
Property description	MOTT DOUG 3780 VANTAGE RD CANTONMENT, FL 32533 3780 VANTAGE RD 12-0551-867 BEG AT INTER OF N LI OF SEC & W RW LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG RW LI 2 (Full legal attached.)	Certificate #	2019 / 6933
		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)
# 2019/6933	06/01/2019	285.02	44.18	329.20
→Part 2: Total*				329.20

## 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)
# 2020/7313	06/01/2020	2,527.28	6.25	126.36	2,659.89
Part 3: Total*					2,659.89

## 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)	2,989.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,331.29
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)	5,695.38

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 Rich, CPA  
Signature, Tax Collector or Designee

Escambia, Florida

Date May 24th, 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](#)

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information	
Parcel ID:	312N313000000048
Account:	120551867
Owners:	MOTT DOUG
Mail:	3780 VANTAGE RD CANTONMENT, FL 32533
Situs:	3780 VANTAGE RD 32533
Use Code:	SINGLE FAMILY RESID
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
2020	\$15,501	\$139,343	\$154,844	\$154,844
2019	\$15,501	\$131,940	\$147,441	\$147,441
2018	\$15,501	\$1	\$15,502	\$15,502
<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>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/15/2012	6934	842	\$15,000	WD	
12/1994	3698	394	\$5,000	WD	
03/1991	2982	258	\$6,200	WD	
10/1990	2918	349	\$900	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
None	
Legal Description	
BEG AT INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI 2906 25/100 FT N...	
Extra Features	
None	

**Parcel Information**

Section Map Id: 31-2N-31

Approx. Acreage: 2.6209

Zoned: RR

Evacuation & Flood Information [Open Report](#)

[Launch Interactive Map](#)


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

**Buildings**

Year Built: 2018, Effective Year: 2018, PA Building ID#: 145624

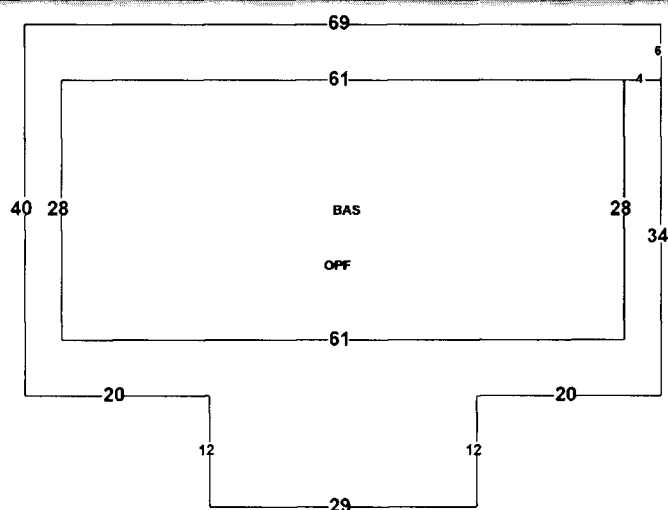
**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-VINYL/CORK  
FOUNDATION-PILINGS  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PANEL-CUSTOM  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 4816 Total SF

BASE AREA - 1708

OPEN PORCH FIN - 3108



**Images**



1/15/19



1/15/19

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

Last Updated 05/25/2021 (rc.12987)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ALEXANDER V KAGANAS** holder of **Tax Certificate No. 06933**, 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 INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI 2906 25/100 FT N 88 DEG 18 MIN 41 SEC W 1356 63/100 FT TO W R/W LI OF VANTAGE RD (66 FT R/W) FOR POB CONT N 88 DEG 18 MIN 41 SEC W 486 4/100 FT N 0 DEG 9 MIN 11 SEC W 225 FT S 88 DEG 18 MIN 41 SEC E 520 9/100 FT TO W R/W OF VANTAGE RD CONT ALG ARC OF CURVE ARC DIST 9 91/100 FT TO PT (SD CURVE HAVING DELTA ANG 1 DEG 32 MIN 35 SEC RADIUS 368 7/100 FT CH DIST 9 91/100 FT CH BRG S 7 DEG 45 MIN 10 SEC W) S 8 DEG 31 MIN 27 SEC W 216 57/100 FT TO POB OR 6934 P 842**

**SECTION 31, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120551867 (0122-69)**

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

**DOUG MOTT**

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 10th day of June 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

## 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 8549, Page 1087, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06933, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120551867 (0122-69)

### DESCRIPTION OF PROPERTY:

BEG AT INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI 2906 25/100 FT N 88 DEG 18 MIN 41 SEC W 1356 63/100 FT TO W R/W LI OF VANTAGE RD (66 FT R/W) FOR POB CONT N 88 DEG 18 MIN 41 SEC W 486 4/100 FT N 0 DEG 9 MIN 11 SEC W 225 FT S 88 DEG 18 MIN 41 SEC E 520 9/100 FT TO W R/W OF VANTAGE RD CONT ALG ARC OF CURVE ARC DIST 9 91/100 FT TO PT (SD CURVE HAVING DELTA ANG 1 DEG 32 MIN 35 SEC RADIUS 368 7/100 FT CH DIST 9 91/100 FT CH BRG S 7 DEG 45 MIN 10 SEC W) S 8 DEG 31 MIN 27 SEC W 216 57/100 FT TO POB OR 6934 P 842

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: DOUG MOTT

Dated this 8th day of July 2021.



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: 120551867 Certificate Number: 006933 of 2019**

**Payor: KATHY MOTT 3780 VANTAGE RD CANTONMENT, FL 32533**

**Date 07/08/2021**

Clerk's Check # 7702.98  
Tax Collector Check # 1

Clerk's Total	<del>\$23.04</del>	<b>\$6033.50</b>
Tax Collector's Total	<del>\$6,985.08</del>	
Postage	<del>\$0.00</del>	
Researcher Copies	<del>\$0.00</del>	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	<del>\$6,985.12</del>	<b>\$6050.50</b>

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:  
Deputy Clerk

*Whitney Cabbage*

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



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



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2019 TD 006933**

**Redeemed Date 07/08/2021**

**Name KATHY MOTT 3780 VANTAGE RD CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$523.04	<del>\$523.04</del> \$6033.50
Due Tax Collector = TAXDEED	\$6,885.08	
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 120551867 Certificate Number: 006933 of 2019**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="05/17/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="01/03/2022"/>	Redemption Date	<input type="text" value="07/08/2021"/>
Months	8			2	
Tax Collector	<input type="text" value="\$5,695.38"/>			<input type="text" value="\$5,695.38"/>	
Tax Collector Interest	\$683.45			\$170.86	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$6,385.08			\$5,872.49	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	-
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	-
App. Fee Interest	\$56.04			\$14.01	
Total Clerk	\$523.04			\$481.01	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$6,985.12			\$6,370.50	- 120-200
					\$6050.50
		Repayment Overpayment Refund Amount		\$614.62	
Book/Page	<input type="text" value="8549"/>			<input type="text" value="1087"/>	

**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: Vantage Road.

Legal Address of Property: 3870 Vantage Road, Cantonment, FL 32533

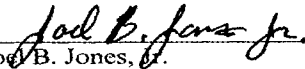
The County (✓) has accepted ( ) has not accepted the abutting roadway for maintenance.

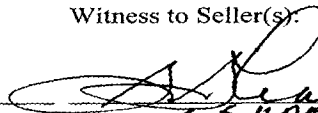
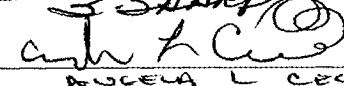
This form completed by:

Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

AS TO SELLER (S):

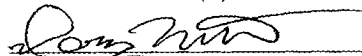
Witness to Seller(s):

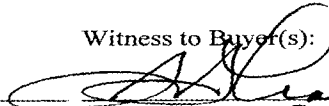
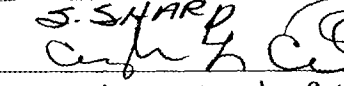
  
Joe B. Jones, Jr.

  
S. SHARP  
  
ANGELA L. CECIL

AS TO BUYER (S):

Witness to Buyer(s):

  
Doug Mott.

  
S. SHARP  
  
ANGELA L. CECIL

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

BK: 6934 PG: 843

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, and hereby 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, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Joel B. Jones Jr.  
JOEL B. JONES, JR

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of October, 2012 by JOEL B. JONES, JR, who is personally known to me or has produced a current driver license as identification.

Notary Public

Printed Notary Name

My Commission Expires:

SEAL



S. SHARP  
MY COMMISSION # EE 223243  
EXPIRES: August 7, 2016  
Bonded Thru Budget Notary Services

Recorded in Public Records 11/14/2012 at 01:20 PM OR Book 6934 Page 842,  
Instrument #2012087082, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$105.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC  
358 W. Nine Mile Road, Suite D  
Pensacola, Florida 32534  
Property Appraisers Parcel Identification (Folio) Number: 312N31-3000-000-048  
Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 15<sup>th</sup> day of October, 2012 by JOEL B. JONES, JR. whose post office address is 7111 N Blue Angle Parkway, Pensacola, FL 32526 herein called the grantor, to Doug Mott whose post office address is 3870 Vantage Road, Cantonment, FL 32533, hereinafter called the Grantee:

(Wherever 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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Commence at the intersection of the North line of Section 31, Township 2 North, Range 31 West, Escambia County, Florida and the West right of way line of Highway S-97 (100 foot right of way); thence South 01 degrees 28 minutes 28 seconds West along said West right of way line a distance of 2906.25 feet; thence North 88 degrees 18 minutes 41 seconds West a distance of 1356.63 feet to the Westerly right of way line of Vantage Road a private road (66 foot right of way) being also the Point of Beginning; thence continue North 88 degrees 18 minutes 41 seconds West a distance of 486.04 feet; thence North 00 degrees 09 minutes 11 seconds West a distance of 225.00 feet; thence South 88 degrees 18 minutes 41 seconds East a distance of 520.09 feet to said Westerly right of way line of Vantage Road; thence along arc of a curve an arc distance of 9.91 feet to the point of tangency; (said curve a delta angle of 01 degrees 32 minutes 35 seconds, a radius of 368.07 feet, a chord distance of 9.91 feet, and a chord bearing of South 07 degrees 45 minutes 10 seconds West); thence South 08 degrees 31 minutes 27 seconds West a distance of 216.57 feet to the Point of Beginning.

Together with an easement for ingress and egress described as follows: (Easement 1) Commence at the Northeast corner of the Southwest quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence run North 88 degrees 28 minutes 45 seconds West along the North line of the Southwest quarter for 130.32 feet to the West right of way line of State Road No. S-97 (100 foot right of way); thence run North 01 degrees 18 minutes 24 seconds East along said West right of way line for 495.00 feet; thence run North 88 degrees 26 minutes 45 seconds West for 1411.69 feet to the Easterly right of way line of 66.00 foot road way for the Point of Beginning; thence continue along the last course run North 88 degrees 28 minutes 45 seconds West for 70.77 feet to the Westerly right of way of said road way; thence run South 19 degrees 38 minutes 37 seconds East along said right of way line for 368.23 feet to the point of a curvature of a curve concaved to the Southwest (having a radius of 368.07 feet, a delta angle of 28 degrees 00 minutes 00 seconds and a chord distance of 178.09 feet); thence run Southeasterly along the arc of said curve for 179.87 feet to the point of tangent (point of tangency); thence run South 08 degrees 21 minutes 23 seconds West for 300.00 feet to the point of curvature (point of curvature) of a curve concaved to the Northwest (having a radius of 418.07 feet, a delta angle of 18 degrees 52 minutes 20 seconds, and a chord distance of 137.08 feet); thence run Southwesterly along the arc of said curve for 137.70 feet to a point of intersection of the Westerly right of way line of said 66.00 foot road way and the extension of the Southerly right of way line of a 50.00 foot road way; thence run South 32 degrees 53 minutes 47 seconds East along the Southerly right of way line of said 50.00 foot road way for 773.75 feet to the North right of way line of Perdido Lake Road; thence run North 66 degrees 35 minutes 23 seconds East along said North right of way line for 50.69 feet to the Northerly right of way line of said 50.00 foot road way; thence run North 32 degrees 53 minutes 47 seconds West along said right of way line for 735.19 feet to the Easterly right of way line of said 66.00 foot road way and a point in curve concaved to the Northwest (having a radius of 484.07 feet, a delta angle of 16 degrees 30 minutes 25 seconds a chord distance of 138.98 feet); thence run Northeasterly along the arc of said curve for 139.46 feet to the point of tangent (point of tangency); thence run North 08 degrees 21 minutes 23 seconds East for 300.00 feet to the point of curvature (point of curvature) of a curve concaved to the Southwest (having a radius of 434.07 feet, a delta angle of 28 degrees 00 minutes 00 seconds, and a chord distance of 210.02 feet); thence run Northwesterly along the arc of said curve for 212.13 feet to the point of tangent (point of tangency); thence run North 19 degrees 38 minutes 27 seconds West for 342.68 feet to the Point of Beginning.

Together with an easement for ingress and egress described as follows: (Easement 2) Thirty-three feet (33 feet) each side of the following described centerline:

Commence at the Northeast corner of the Southwest quarter of the Southwest quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence run West along the North line of said Southwest quarter of the Southwest quarter for 233.00 feet; thence 155 degrees 04 minutes right for 128.28 feet to point "A" and the Point of Beginning; thence continue along same line for 1251.36 feet to the point of tangency of a curve to the right having a radius of 279.52 feet; thence 10 degrees 08 minutes 30 seconds right and along the chord of said curve for a chord distance of 98.42 feet to the point of curvature of said curve; thence 10 degrees 08 minutes 30 seconds right for 63.70 feet to the Westerly right of way line of State Road No. S-97 and the terminal point of this description.

This property is not the home stead of the Grantor

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

File No.: 1212021J

## **PROPERTY INFORMATION REPORT**

**October 18, 2021**

**Tax Account #:12-0551-867**

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

**BEG AT INTER OF N LI OF SEC & W R/W LI OF HWY S-97 (100 FT R/W) S 1 DEG 28 MIN 28 SEC  
W ALG R/W LI 2906 25/100 FT N 88 DEG 18 MIN 41 SEC W 1356 63/100 FT TO W R/W LI OF  
VANTAGE RD (66 FT R/W) FOR POB CONT N 88 DEG 18 MIN 41 SEC W 486 4/100 FT N 0 DEG 9  
MIN 11 SEC W 225 FT S 88 DEG 18 MIN 41 SEC E 520 9/100 FT TO W R/W OF VANTAGE RD  
CONT ALG ARC OF CURVE ARC DIST 9 91/100 FT TO PT (SD CURVE HAVING DELTA ANG 1  
DEG 32 MIN 35 SEC RADIUS 368 7/100 FT CH DIST 9 91/100 FT CH BRG S 7 DEG 45 MIN 10 SEC  
W) S 8 DEG 31 MIN 27 SEC W 216 57/100 FT TO POB OR 6934 P 842**

**SECTION 31, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0551-867(0122-69)**

**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 #:** 12-0551-867

**CERTIFICATE #:** 2019-6933

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

**DOUG MOTT**  
**3780 VANTAGE RD.**  
**CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> 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 18, 2021

Tax Account #: **12-0551-867**

1. The Grantee(s) of the last deed(s) of record is/are: **DOUG MOTT**

**By Virtue of Warranty Deed recorded 11/14/2012 in OR 6934/842**

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**

4. Taxes:

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

**Tax Account #: 12-0551-867**

**Assessed Value: \$154,844**

**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 #: 12-0551-867 CERTIFICATE #: 2019-6933

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: 10/15/2001 to and including 10/15/2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 18, 2021