APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100536

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
I, ALEXANDER V KAGANA 1980 SOUTH OCEAN DR	`•	
APT 22L HALLANDALE, BEACH, F		
hold the listed tay certific	rate and hereby surrender	the same to the

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	<u>05-17-2021</u> Application Date
Applicant's signature	

Par	t 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.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale January Signature, Clerk of Court or Designee	3, 2022

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 Info	rmation					
Applicant Name Applicant Address				Application date		May 17, 2021	
Property MOTT DOUG description 3780 VANTAGE RD CANTONMENT, FL 32533			Certificate #		2019 / 6933		
3780 VANTAGE RD 12-0551-867 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 2 (Full legal attached.)			Date certificate issued		06/01/2019		
Part 2: Certificat	es Owned by Ap	olicant an	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	Colun er Date of Certi		_	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/6933	06/01/2	2019		285.02		44 .18	329.20
			•			→Part 2: Total*	329.20
Part 3: Other Cer	rtificates Redeen	ed by Ap	plicant (C	ther than Co	unty		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	t of Column 4 Column 5		Total (Column 3 + Column 4 + Column 5)	
# 2020/7313	06/01/2020		2,527.28		6.25 126.3		2,659.89
	*	•				Part 3: Total*	2,659.89
Part 4: Tax Colle	ector Certified Ar	nounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	2,989.09
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applican						2,331.29
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	ed by tax collector ur	der s.197.5	542, F.S. (s	ee Tax Collecto	r Inst	ructions, page 2)	0.00
7. Total Paid (Lines 1-6) 5,695.3							
I certify the above in					/ infor	mation report fee, an	d tax collector's fees
Sign here: Signature, Tax Collector of Designee Date May 24th, 2021							

Send this 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

<u>Back</u>

Nav. Mode ● Account ○ Parcel ID

Printer Friendly Version

General informat	ion
Parcel ID:	312N31300000048
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:	Open Tax Inquiry Window
Tax Inquiry link co	ourtesy of Scott Lunsford
Escambia County	Tax Collector
	connectitions DCDs.

Ī	Assess	ments						
Year Land Imprv Total Cap Va								
	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			
			Disclaime	imer				
	Market Value Breakdown Letter							
	Fi	Online						
	Report Storm Damage							

Sales Data					
Sale Date	Book	Page	Value	Туре	Official Records (New Window)
10/15/2012	6934	842	\$15,000	WD	<u>C</u> à
12/1994	3698	394	\$5,000	WĐ	C _o
03/1991	2982	258	\$6,200	WD	C _o
10/1990	2918	349	\$900	WD	<u>[</u> 2

Legal Description

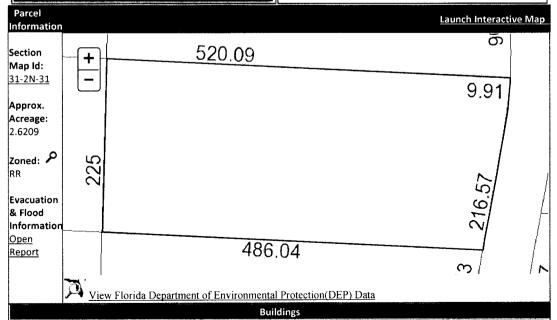
BEG AT INTER OF N LI OF SEC & W R/W LI OF HWY S-97
(100 FT R/W) S 1 DEG 28 MIN 28 SEC W ALG R/W LI
2906 25/100 FT N...

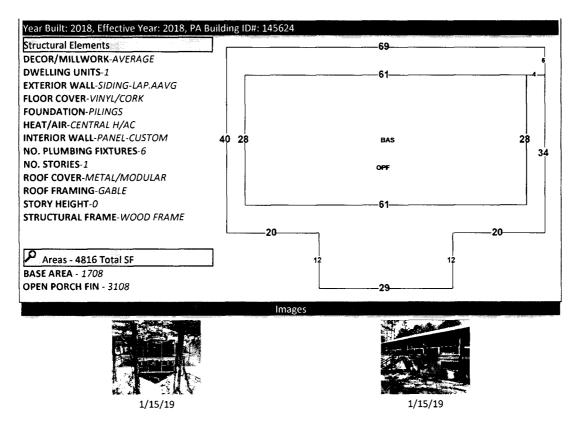
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

Extra Features None

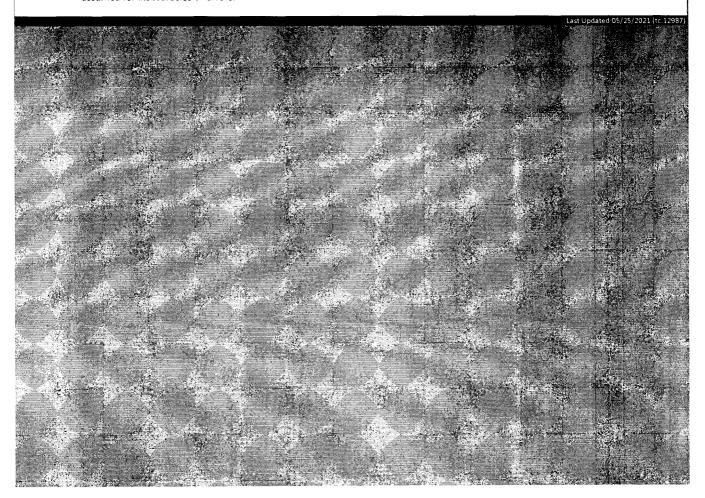
None

2020 Certified Roll Exemptions





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.



Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021063966 6/10/2021 8:49 AM OFF REC BK: 8549 PG: 1087 Doc Type: TDN

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.

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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# 2021075462 7/8/2021 3:13 PM
OFF REC BK: 8570 PG: 1813 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 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.

COUNT

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

Tax Deed - Redemption Calculator Account: 120551867 Certificate Number: 006933 of 2019

Redemption No V	Application Date 05/17/2021	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 07/08/2021
Months	8	2
Tax Collector	\$5,695.38	\$5,695.38
Tax Collector Interest	\$683.45	\$170.86
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$6,385.08	\$5,872.49 T.C.
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	\$56.04	\$14.01
Total Clerk	\$523.04	\$481.01 C.H.
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	\$6,985.12	\$6,370.50 - 120-200
	_	\$6050.50
Dook/Doos	Repayment Overpayment Refund Amount	\$614.62
Book/Page	8549	1087

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

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

\$523.04

\$60.85.08

\$60.00

\$10.00

Release TDA Notice (Prep Fee) = TD4 \$7.00

• For Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

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: 120551867 Certificate Number: 006933 of 2019

Payor: KATHY MOTT 3780 VANTAGE RD CANTONMENT, FL 32533 **Date** 07/08/2021

Clerk's Check #

7702.98

Clerk's Total

Tax Collector Check #

1

Tax Collector's Total

Researcher Copies

Recording

Postage

\$10.00

Prep Fee

\$7.00

Total Received

\$6,985,12

PAM CHILDERS Clerk of the Circuit Court

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

BK: 6934 PG: 844 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: 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):

AS TO SELLER (S):

Witness to Seller(s):

Joed B. Jones, M.

Joed B. Jones, M.

AS TO BUYER (S):

Doug Mott.

AS TO BUYER (S):

ANGLE A L CECTL

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

Same

/itness #2 Signature

Witness #2 Printed Name

SEAL

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

Notary Public

Printed Notary Name My Commission Expires:

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

File No.: 1212021J

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 Pensacota, 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 / 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 tangence; (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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 tax year.

Certified and delivered to Escambia County Tax Collector, this 18th day of October, 2021.

PERDIDO TITLE & ABSTRACT, INC.

DOUG MOTT

3780 VANTAGE RD.

CANTONMENT, FL 32533

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 REP	THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR								
TAX ACCOUNT #: _	12-0551-867	CERTIFICATE #:	20	019-6933				
REPORT IS LIMITED	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.							
listing of the owner(s) o tax information and a list encumbrances recorded title to said land as listed	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 a	nd the docum	ents attached hereto.				
Period Searched:	10/15/2001 to and includi	ng 10/15/2021	Abstractor: _	Vicki Campbell				

BY

Michael A. Campbell, As President

Dated: October 18, 2021