



# 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

0422-35

**Part 1: Tax Deed Application Information**

<b>Applicant Name</b>	CITRUS CAPITAL HOLDINGS, LLC	<b>Application date</b>	Apr 16, 2021
<b>Applicant Address</b>	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
<b>Property description</b>	LITWILLER EMERSON O & FRIEDA H LITWILLER JON A & DEBORAH P 300 S AZTEC ST MONTEZUMA, KS 67867-8811 1100 BLK HIGHWAY 97 A 12-3673-050 BEG AT NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY R/W LI OF SR 97-A (Full legal attached.)	<b>Certificate #</b>	2019 / 7446
		<b>Date certificate issued</b>	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)
# 2019/7446	06/01/2019	157.32	7.87	165.19
# 2020/7843	06/01/2020	169.73	8.49	178.22
<b>→ Part 2: Total*</b>				<b>343.41</b>

**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)
# 2018/7855	06/01/2018	159.72	6.25	7.99	173.96
<b>Part 3: Total*</b>					<b>173.96</b>

**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)	517.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>892.37</b>

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: Candice Lewis Escambia, Florida  
Signature, Tax Collector or Designee Date April 27th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<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>04/04/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

**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 NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY R/W LI OF SR 97-A (100 FT R/W) S 1 DEG 21 MIN 58 SEC W ALG SD R/W 1081 50/100 FT FOR POB CONT S 1 DEG 21 MIN 58 SEC W ALG R/W 528 50/100 FT N 88 DEG 38 MIN 2 SEC W 3147 26/100 FT N 37 DEG 16 MIN 23 SEC W 339 90/100 FT N 8 DEG 16 MIN 37 SEC E 264 93/100 FT S 88 DEG 38 MIN 2 SEC E 3327 62/100 FT TO POB OR 2068 P 884 LESS MINERAL RIGHTS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100280

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
12-3673-050	2019/7446	06-01-2019	BEG AT NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY R/W LI OF SR 97-A (100 FT R/W) S 1 DEG 21 MIN 58 SEC W ALG SD R/W 1081 50/100 FT FOR POB CONT S 1 DEG 21 MIN 58 SEC W ALG R/W 528 50/100 FT N 88 DEG 38 MIN 2 SEC W 3147 26/100 FT N 37 DEG 16 MIN 23 SEC W 339 90/100 FT N 8 DEG 16 MIN 37 SEC E 264 93/100 FT S 88 DEG 38 MIN 2 SEC E 3327 62/100 FT TO POB OR 2068 P 884 LESS MINERAL RIGHTS

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Reference →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 144N332000004001</p> <p><b>Account:</b> 123673050</p> <p><b>Owners:</b> LITWILLER EMERSON O &amp; FRIEDA H LITWILLER JON A &amp; DEBORAH P</p> <p><b>Mail:</b> 300 S AZTEC ST MONTEZUMA, KS 67867-8811</p> <p><b>Situs:</b> 1100 BLK HIGHWAY 97 A 32568</p> <p><b>Use Code:</b> CROPLAND CLASS I </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <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>\$8,090</td> <td>\$0</td> <td>\$8,090</td> <td>\$8,090</td> </tr> <tr> <td>2019</td> <td>\$8,090</td> <td>\$0</td> <td>\$8,090</td> <td>\$8,090</td> </tr> <tr> <td>2018</td> <td>\$7,119</td> <td>\$0</td> <td>\$7,119</td> <td>\$7,119</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p> <p><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$8,090	\$0	\$8,090	\$8,090	2019	\$8,090	\$0	\$8,090	\$8,090	2018	\$7,119	\$0	\$7,119	\$7,119
Year	Land	Imprv	Total	Cap Val																	
2020	\$8,090	\$0	\$8,090	\$8,090																	
2019	\$8,090	\$0	\$8,090	\$8,090																	
2018	\$7,119	\$0	\$7,119	\$7,119																	

<p><b>Sales Data</b></p> <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>05/1985</td> <td>2068</td> <td>884</td> <td>\$58,600</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/1985	2068	884	\$58,600	WD		<p><b>2020 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG AT NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY R/W LI OF SR 97-A (100 FT R/W) S...</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
05/1985	2068	884	\$58,600	WD									

<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 14-4N-33</p> <p><b>Approx. Acreage:</b> 40.1109</p> <p><b>Zoned:</b>  Agr</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
<p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	
<p><b>Buildings</b></p> <p>Images</p> <p>None</p>	

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:04/30/2021 (tc.2788)

**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: 123673050 Certificate Number: 007446 of 2019**

**Payor: JON LITWILLER 4136 ELY HWY MIDDLETON MI 48856      Date 05/12/2021**

Clerk's Check #	537978	Clerk's Total	<del>\$51.06</del> 1072.27
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,665.50</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,693.56</del>

**\$1,089.27**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 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 007446**  
**Redeemed Date 05/12/2021**  
**Name JON LITWILLER 4136 ELY HWY MIDDLETON MI 48856**

Clerk's Total = TAXDEED	\$551.06	1072.27
Due Tax Collector = TAXDEED	\$1,065.50	
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: 123673050 Certificate Number: 007446 of 2019

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/04/2022"/>	Redemption Date <input type="text" value="05/12/2021"/>
Months	12	1
Tax Collector	<input type="text" value="\$892.37"/>	<input type="text" value="\$892.37"/>
Tax Collector Interest	\$160.63	\$13.39
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,065.50	<input type="text" value="\$918.26"/> <b>TC</b>
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	\$84.06	\$7.01
Total Clerk	\$551.06	<input type="text" value="\$474.01"/> <b>CH</b>
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	\$1,693.56	\$1,409.27
	Repayment Overpayment Refund Amount	\$284.29
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 07446**, 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 NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY R/W LI OF SR 97-A (100 FT R/W) S 1 DEG 21 MIN 58 SEC W ALG SD R/W 1081 50/100 FT FOR POB CONT S 1 DEG 21 MIN 58 SEC W ALG R/W 528 50/100 FT N 88 DEG 38 MIN 2 SEC W 3147 26/100 FT N 37 DEG 16 MIN 23 SEC W 339 90/100 FT N 8 DEG 16 MIN 37 SEC E 264 93/100 FT S 88 DEG 38 MIN 2 SEC E 3327 62/100 FT TO POB OR 2068 P 884 LESS MINERAL RIGHTS**

**SECTION 14, TOWNSHIP 4 N, RANGE 33 W**

**TAX ACCOUNT NUMBER 123673050 (0422-35)**

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

**EMERSON O LITWILLER and FRIEDA H LITWILLER and JON A LITWILLER and DEBORAH P LITWILLER**

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 April, which is the **4th** day of April 2022.

Dated this 12th 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

## 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 8528, Page 1214, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07446, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 123673050 (0422-35)

### DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY  
R/W LI OF SR 97-A (100 FT R/W) S 1 DEG 21 MIN 58 SEC W ALG SD R/W 1081 50/100 FT FOR  
POB CONT S 1 DEG 21 MIN 58 SEC W ALG R/W 528 50/100 FT N 88 DEG 38 MIN 2 SEC W 3147  
26/100 FT N 37 DEG 16 MIN 23 SEC W 339 90/100 FT N 8 DEG 16 MIN 37 SEC E 264 93/100 FT S  
88 DEG 38 MIN 2 SEC E 3327 62/100 FT TO POB OR 2068 P 884 LESS MINERAL RIGHTS**

**SECTION 14, TOWNSHIP 4 N, RANGE 33 W**

NAME IN WHICH ASSESSED: EMERSON O LITWILLER and FRIEDA H LITWILLER and JON A  
LITWILLER and DEBORAH P LITWILLER

Dated this 12th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 12-3673-050 CERTIFICATE #: 2019-7446

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: January 10, 2002 to and including January 10, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: January 29, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

January 29, 2022

Tax Account #: **12-3673-050**

1. The Grantee(s) of the last deed(s) of record is/are: **JON A LITWILLER, DEBORAH P LITWILLER AND ESTATE OF FRIEDA H LITWILLER DECEASED**

**By Virtue of Warranty Deed recorded 5/29/1985 in OR 2068/884**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR EMERSON O LITWILLER RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 #: 12-3673-050**

**Assessed Value: \$8,090.00**

**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): **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.

**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:** \_\_\_\_\_ **APR 4, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **12-3673-050**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-7446**

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.

**JON A LITWILLER AND  
DEBORAH P LITWILLER  
4136 ELY HWY  
MIDDLETON, MI 48856**

**EMERSON O LITWILLER  
ESTATE OF FRIEDA H  
LITWILLER DECEASED  
2473 SOUTH ALGER ROAD  
ITHACA, MI 48847**

**ESTATE OF FRIEDA H  
LITWILLER DECEASED  
300 S AZTEC ST  
MONTEZUMA, KANSAS 67867**

Certified and delivered to Escambia County Tax Collector, this 29<sup>th</sup> day of January, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**January 29, 2022**  
**Tax Account #:12-3673-050**

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

**BEG AT NW COR OF SEC S 88 DEG 27 MIN 2 SEC E ALG N LI OF SEC 2595 38/100 FT TO WLY  
R/W LI OF SR 97-A (100 FT R/W) S 1 DEG 21 MIN 58 SEC W ALG SD R/W 1081 50/100 FT FOR POB  
CONT S 1 DEG 21 MIN 58 SEC W ALG R/W 528 50/100 FT N 88 DEG 38 MIN 2 SEC W 3147 26/100  
FT N 37 DEG 16 MIN 23 SEC W 339 90/100 FT N 8 DEG 16 MIN 37 SEC E 264 93/100 FT S 88 DEG 38  
MIN 2 SEC E 3327 62/100 FT TO POB OR 2068 P 884 LESS MINERAL RIGHTS**

**SECTION 14, TOWNSHIP 4 N, RANGE 33 W**

**TAX ACCOUNT NUMBER 12-3673-050(0422-35)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

13<sup>00</sup> Rec  
263.70 DOC  
276.70 TOTAL

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 22<sup>ND</sup> day of MAY, A.D. 1985, by GEORGIA-PACIFIC CORPORATION, a Georgia corporation authorized to do business in the state of Florida, and having its principal place of business at 133 Peachtree Street, N.E., Atlanta, GA 30303, hereinafter called the "Grantor," to EMERSON O. LITWILLER and wife, FRIEDA H. LITWILLER, whose address is 2473 South Alger Road, Ithaca, Michigan 48847; and JON A. LITWILLER and wife, DEBORAH P. LITWILLER, whose address is R.R., Middleton, Michigan 48856; hereinafter called the "Grantees":

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten  $\frac{00}{100}$  Dollars (\$10.00) and other valuable considerations eight whereof is hereby acknowledged, by these presents does give, bargain, sell, alien, remise, release, convey and confirm unto the Grantees subject to the conditions hereinafter set out, that certain real property situated in Escambia County, Florida, and more particularly described as follows:

Containing 40.01 acres, more or less, and all lying and being in Sections 14 and 15, Township 4 North, Range 33 West, Escambia County, Florida.

Commence at the Northwest corner of Section 14, Thence S 88°27'02" E along the North line of said Section for a distance of 2595.38 feet to the Westerly right of way line of SR #97-A (100' R/W); Thence S 01°21'58" W along said Westerly right of way line for a distance of 1081.50 feet to the POINT OF BEGINNING; Thence continue S 01°21'58" W along said Westerly right of way line for a distance of 528.50 feet; Thence N 88°38'02" W for a distance of 3147.26 feet; Thence N 37°16'23" W for a distance of 339.90 feet; Thence N 08°16'37" E for a distance of 264.93 feet; Thence S 88°38'02" E for a distance of 3327.62 feet to the POINT OF BEGINNING.

Being a part or portion of the property conveyed to GEORGIA-PACIFIC CORPORATION from F.W. SHERRILL, ET ALS., by Deed dated March 29, 1984, and recorded in the Records of Escambia County, Florida, in Deed Book 1891, Page 886.

D.S. PR. 263.70  
DATE 5-22-85  
JOE A. FLOWERS, COMPTROLLER  
BY: *[Signature]*  
CENT. REC. #58-2043328-27.01

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This conveyance is subject to the same restrictions contained in that certain Warranty Deed conveying title to Grantors herein dated March 29, 1984, and recorded in the Records of Escambia County, Florida in Deed Book 1891, at Page 886, and this conveyance is subject to a geophysical permit dated March 26, 1985 between Georgia-Pacific Corporation and Geophysical Field Surveyors, Inc.

AND, the Grantor, subject to the geophysical permit hereinabove described, hereby covenants with said Grantees that it is lawfully seized of said land, that it has good right and lawful authority to sell and convey said land; that it 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporation seal to be hereunto affixed, by its proper officers thereunto duly authorized, the date and year first above written.

Signed, sealed and delivered  
in the presence of:

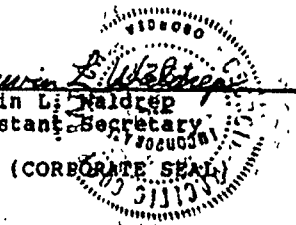
*Ditty D. Lindsey*  
Unofficial Witness

*John B. ...*  
Unofficial Witness

GEORGIA-PACIFIC CORPORATION

By: *C. R. Shaw*  
C. R. Shaw  
Senior Vice President

A TEST:  
By: *Marvin L. Waldrep*  
Marvin L. Waldrep  
Assistant Secretary



*GED*  
*Red*



STATE OF GEORGIA,  
COUNTY OF FULTON

• • OFFICIAL RECORDS • •  
BK 2068 PG 236

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared C. R. Shaw and Marvin L. Waldrep, well known to be the <sup>SENIOR</sup> Vice President and Assistant Secretary of the corporation named as Grantor in the foregoing Deed, and that they acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 22ND day of May, A.D. 1985.

*Lawrence J. [Signature]*  
Notary Public  
My Commission Expires April 7, 1989  
(NOTARIAL SEAL)

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
MAY 29 4 35 PM '85  
J. B. BROWN & PATTI BROWN, CLERKS  
FOR THE PUBLIC RECORDS  
ESCAMBIA COUNTY, FLORIDA

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