APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100280

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
_		
l,		
CITRUS CAPITAL HO	OLDINGS, LLC	
	OLDINGS FBO SEC PTY	
PO BOX 54226		
NEW ORLEANS, LA	70154-4226,	
hold the listed tax ce	rtificate 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 8 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

Applicant's signature

- 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

Par	ert 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
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.		
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.	i. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign	n here: Date of sale04/04/20 Signature, Clerk of Court or Designee)22

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



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

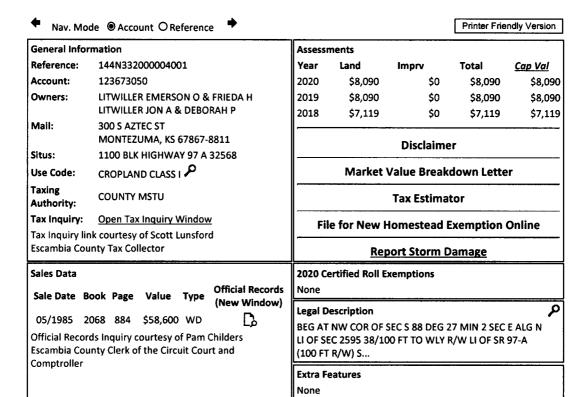
	4. 0.	lication Infor	mation			dige.			
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226			Application date		Apr 16, 2021			
Property description	LITWILLER EMERSON O & FRIEDA H LITWILLER JON A & DEBORAH P 300 S AZTEC 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.)			Certificate # Date certificate issued		2019 / 7446 06/01/2019			
Part 2: Certificat	es Ov	wned by App	icant and	d Filed wi	th Tax Deed	Applica	tion		
Column 1 Certificate Numbe	.	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2019/7446		06/01/20			157.32		7.87	165.19	
‡ 2020/7843		06/01/20)20		169.73		8.49	178.22	
		<u> </u>	→Part 2: Total*		→Part 2: Total*	343.41			
Part 3: Other Cei	rtifica	tes Redeeme	d by Api	olicant (O	ther than Co				
Column 1 Certificate Number	D	Column 2 ate of Other	Colu	umn 3 Column 4 Tay Collector's Fe		Column 5		Total (Column 3 + Column 4 + Column 5)	
	Ce	ertificate Sale	Other C	ertificate	Tax Collector's F	Fee			
		ertificate Sale 06/01/2018	Other C			6.25		+ Column 5)	
			Other C	ertificate			Interest	+ Column 5) 173.96	
‡ 2018/7855	O	06/01/2018		ertificate 159.72			Interest 7.99		
‡ 2018/7855	ctor	6/01/2018 Certified Am	ounts (Li	159.72 nes 1-7)	certificates red	6.25 eemed b	7.99 Part 3: Total*	+ Column 5) 173.96	
2018/7855	ector ificate:	Certified Ams	ounts (Li possession	159.72 nes 1-7)	certificates red	6.25 eemed b	7.99 Part 3: Total* y applicant	+ Column 5) 173.96 173.96	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi	ector ificates	Certified Ams in applicant's d by the applica	ounts (Li possession	159.72 nes 1-7)	certificates red	6.25 eemed b	7.99 Part 3: Total* y applicant	+ Column 5) 173.96 173.96 517.37	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi 2. Delinquent tax	ector ificates es paid	Certified Ams in applicant's d by the applicant	ounts (Li possession	159.72 nes 1-7)	certificates red	6.25 eemed b	7.99 Part 3: Total* y applicant	+ Column 5) 173.96 173.96 517.37 0.00	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi 2. Delinquent taxes	ector ificates es paid	Certified Ams in applicant's d by the applicant report fee	ounts (Li possession	159.72 nes 1-7)	certificates red	6.25 eemed b	7.99 Part 3: Total* y applicant	+ Column 5) 173.96 173.96 517.37 0.00 0.00 200.00	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi 2. Delinquent taxes 3. Current taxes p 4. Property inform	es paid by nation cation	Certified Ames in applicant's d by the applicant report fee fee	ounts (Li possession ant	nes 1-7)	certificates red	6.25 eemed b	Interest 7.99 Part 3: Total* y applicant arts 2 + 3 above)	+ Column 5) 173.96	
# 2018/7855 Part 4: Tax Colle 1. Cost of all cert 2. Delinquent taxe 3. Current taxes p 4. Property inform 5. Tax deed appli	es paid by nation cation	Certified Ames in applicant's d by the applicant report fee fee	ounts (Li possession ant	nes 1-7)	certificates red	6.25 eemed b	Interest 7.99 Part 3: Total* y applicant (arts 2 + 3 above) ions, page 2)	+ Column 5) 173.96 173.96 517.37 0.00 0.00 200.00 175.00	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi 2. Delinquent taxes part 4. Property inform 5. Tax deed appli 6. Interest accrue 7. certify the above in	ector ificates es paid pation cation d by ta	Certified Ams in applicant's d by the applicant report fee fee ax collector und	possession int ler s.197.5	nes 1-7) n and other	ee Tax Collecto	6.25 eemed b	Interest 7.99 Part 3: Total* y applicant larts 2 + 3 above) ions, page 2) Paid (Lines 1-6)	+ Column 5) 173.96 173.96 517.37 0.06 200.06 175.06	
# 2018/7855 Part 4: Tax Colle 1. Cost of all certi 2. Delinquent taxes 3. Current taxes 4. Property inform 5. Tax deed appli 6. Interest accrue 7. 1 certify the above in have been paid, and	ector ificates es paid pation cation d by ta	Certified Ams in applicant's d by the applicant report fee fee ax collector und	possession int ler s.197.5	nes 1-7) n and other	ee Tax Collecto	6.25 leemed b fotal of P r Instruct Total	Interest 7.99 Part 3: Total* y applicant larts 2 + 3 above) ions, page 2) Paid (Lines 1-6)	+ Column 5) 173.96 173.96 517.37 0.00 0.00 200.00 175.00 0.00 892.37 d tax collector's fees	

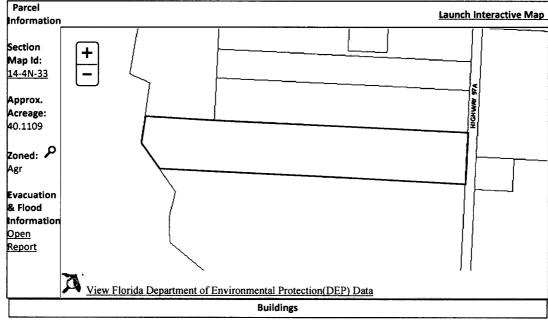
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Real Estate Search

Tangible Property Search

Sale List





Images

None

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 ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 123673050 Certificate Number: 007446 of 2019

Redemption No V	oplication Date 04/16/2021	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 04/04/2022	Redemption Date 05/12/2021		
Months	12	1		
Tax Collector	\$892.37	\$892.37		
Tax Collector Interest	\$160.63	\$13.39		
Tax Collector Fee	\$12.50	\$12.50		
Total Tax Collector	\$1,065.50	\$918.26		
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	\$84.06	\$7.01		
Total Clerk	\$551.06	\$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	\$1,693.56	\$1,409.27		
	Repayment Overpayment Refund Amount	\$284.29		
Book/Page				

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

Case # 2019 TD 007446 Redeemed Date 05/12/2021

Name JON LITWILLER 4136 ELY HWY MIDDLETON MI 48856

Clerk's Total = TAXDEED	\$5\$1.p6 1072.27
Due Tax Collector = TAXDEED	\$1,065.50
Postage = TD2	\$60. 9 Q
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
			FINANCIAL SUM	IMARY	
No Inforr	nation Availa	ble - See D	ockets		

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	\$ 55 1/ 06	1072
Tax Collector Check #	1	Tax Collector's Total	\$1,765.50	
		Postage	\$60.00	
	A Line of the second se	Researcher Copies	\$0.00	
A CONTRACTOR OF THE CONTRACTOR	Marian II. Commission of the C	Recording	\$10.00	in de de la graphica (spiritus) e e e e e e e e e e e e e e e e e e e
eteknombellekeleken (1977) (1986) – Million (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988) (1988)	1000000000 1 / Vingers sour counts removement removement source con destablished the windows design of the second source counts of the second	Prep Fee	\$7.00	ANA PTERMY AREA T VIRGINIA OF PRESENCES
An alicination in the case of	ndikoninterrettiivassaanduuruuntus erit täätä sivääninsäättiivateisiinas (RATALLANT APERE A. J. 1967). 1986 j	Total Received	\$1,693.56	

\$1,089.27

PAM CHILDERS
Clerk of the Circuit Court

Received By: Deputy Clerk

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021052083 5/12/2021 11:43 AM
OFF REC BK: 8528 PG: 1274 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 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.

COMPTRO

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# 2021052066 5/12/2021 11:35 AM
OFF REC BK; 8528 PG; 1214 Doc Type; TDN

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.

COMPTROLLER COUNTY PORT

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk STATE OF GEORGIA, COUNTY OF FULTON

OFFICIAL RECORDS *
BK 2063 PG 886

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. StaioR Waldrep, well known to be the 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 reporation and that the seal affixed thereto is the true cor. e seal of the corporation.

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

Notary Public

My Commission Expires VI

(NOTARIAL SPAN)

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RFCORDS

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

GEORGIA-PACIFIC CORPORATION

Senior Vice

A . TEST:

Assistantase

(CORPORA

PLA-1-17-1(3)

263.70 DOC

* P 2080338 JAISTRAD * *

WARRANTY DEED

THE MAN THE STATE OF THE STATE

WITNESSETH:

That the Grantor, for and in consideration of the sum of John 2/100 Dollars (\$10.00) and other valuable considerations eight whereof is hereby acknowledged, by these presents does good pargain, 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, Plorida.

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 497-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.

DATE STORY OF THE PROPERTY OF

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)

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

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 12-3673-050 **TAX ACCOUNT #: 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 tax year. **EMERSON O LITWILLER ESTATE OF FRIEDA H** JON A LITWILLER AND LITWILLER DECEASED DEBORAH P LITWILLER 2473 SOUTH ALGER ROAD **4136 ELY HWY ITHACA, MI 48847 MIDDLETON, MI 48856**

ESTATE OF FRIEDA H LITWILLER DECEASED 300 S AZTEC ST

MONTEZUMA, KANSAS 67867

Certified and delivered to Escambia County Tax Collector, this 29th 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

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

ABSTRACTOR'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.



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

THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFORD, I	ESCAMBIA COUNTY TAX	COLLECTOR					
TAX ACCOUNT #:	12-3673-050	CERTIFICATE #:	2019-74	46			
REPORT IS LIMITED	TITLE INSURANCE. THE TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN THI	E PROPERTY			
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Bookd on page 2 herein. It is the facopy of any document list	d herein together with cur or unsatisfied leases, mort as of Escambia County, Floresponsibility of the party	rent and delinque gages, judgments orida that appear named above to	ent ad valorem and to encumber the verify receipt of			
and mineral or any subs	to: Current year taxes; taxes surface rights of any kind or s, boundary line disputes, ar f the premises.	nature; easements, restrict	ions and covenan	its of record;			
This Report does not in considered a title insura warranty of title.	sure or guarantee the validity ince policy, an opinion of tit	y or sufficiency of any doo le, a guarantee of title, or a	cument attached, as any other form	nor is it to be of guarantee or			
Use of the term "Repor	t" herein refers to the Proper	ty Information Report and	the documents a	ttached hereto.			
Period Searched: Jan	uary 10, 2002 to and inclu	ding January 10, 2022	Abstractor:	Pam Alvarez			
BY							

Michael A. Campbell,

As President

Dated: January 29, 2022