

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100336

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
15-0671-000	2019/8122	06-01-2019	S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105

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

Part 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 here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>04/04/2022</u>	

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.



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

0422-43

Part 1: Tax Deed Application Information					
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	FARROW FRANKLIN B FARROW MARY E 1051 SAWYER ST PENSACOLA, FL 32534 1200 W GADSDEN ST 15-0671-000 S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105			Certificate #	2019 / 8122
				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)	
# 2019/8122	06/01/2019	1,893.62	94.68	1,988.30	
# 2020/8566	06/01/2020	1,845.87	92.29	1,938.16	
→Part 2: Total*					3,926.46
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)
# /					
Part 3: Total*					0.00
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)					3,926.46
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,732.17
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)					6,033.63
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: <u>Candice Lewis</u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>April 27th, 2021</u>		

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



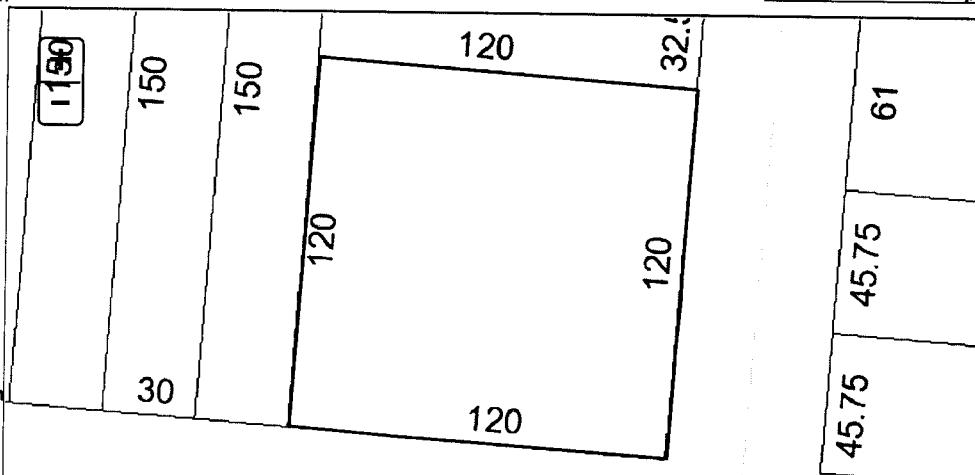
Chris Jones

Escambia County Property Appraiser

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

◀ [Nav. Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

General Information <p> Reference: 000S009060190056 Account: 150671000 Owners: FARROW FRANKLIN B FARROW MARY E Mail: 1051 SAWYER ST PENSACOLA, FL 32534 Situs: 1200 W GADSDEN ST 32501 Use Code: OFFICE, 1 STORY  Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector </p>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$27,917</td> <td>\$59,865</td> <td>\$87,782</td> <td>\$87,782</td> </tr> <tr> <td>2019</td> <td>\$27,917</td> <td>\$57,729</td> <td>\$85,646</td> <td>\$85,646</td> </tr> <tr> <td>2018</td> <td>\$31,524</td> <td>\$55,216</td> <td>\$86,740</td> <td>\$86,740</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>Report Storm Damage</p> <p>Download Income & Expense Survey</p>	Year	Land	Imprv	Total	<u>Cap Val</u>	2020	\$27,917	\$59,865	\$87,782	\$87,782	2019	\$27,917	\$57,729	\$85,646	\$85,646	2018	\$31,524	\$55,216	\$86,740	\$86,740				
Year	Land	Imprv	Total	<u>Cap Val</u>																						
2020	\$27,917	\$59,865	\$87,782	\$87,782																						
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1990</td> <td>2910</td> <td>378</td> <td>\$8,900</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1988</td> <td>2587</td> <td>448</td> <td>\$1,900</td> <td>TD</td> <td></td> </tr> <tr> <td>01/1967</td> <td>363</td> <td>455</td> <td>\$100</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)	01/1990	2910	378	\$8,900	WD		08/1988	2587	448	\$1,900	TD		01/1967	363	455	\$100	WD		<p>2020 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105</p> <p>Extra Features</p> <p>ASPHALT PAVEMENT</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																					
01/1990	2910	378	\$8,900	WD																						
08/1988	2587	448	\$1,900	TD																						
01/1967	363	455	\$100	WD																						
Parcel Information <p> Section Map Id: CA105 Approx. Acreage: 0.3373 Zoned: R-NC Evacuation & Flood Information Open Report </p> 		Launch Interactive Map																								
<p> View Florida Department of Environmental Protection (DEP) Data</p> <p>Buildings</p>																										

Address: 1200 W GADSDEN ST, Year Built: 1992, Effective Year: 1992, PA Building ID#: 24755

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-9
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1680 Total SF

BASE AREA - 1600

OPEN PORCH FIN - 80

48

30

30

BAS

6

OFF 5

8

32

6

OFF 5

8

Images



5/27/20

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.2555)

<input type="checkbox"/> Search Property	<input type="checkbox"/> Property Sheet	<input type="checkbox"/> Lien Holder's	<input type="checkbox"/> Redeem	<input type="checkbox"/> Forms	<input type="checkbox"/> Courtview	<input type="checkbox"/> Benchmark
Redeemed From Sale						



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 150671000 Certificate Number: 008122 of 2019

Redemption

Yes

Application Date

04/16/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 05/17/2021 
Months	12	1
Tax Collector	\$6,033.63	\$6,033.63
Tax Collector Interest	\$1,086.05	\$90.50
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$7,132.18	\$6,136.63 
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 
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	\$7,760.24	\$6,627.64
	Repayment Overpayment Refund Amount	\$1,132.60
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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 008122

Redeemed Date 05/17/2021

Name FRANKLIN AND MARY FARROW 1051 SAWYER ST PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$551.06	\$ 6290.64
Due Tax Collector = TAXDEED	\$7,32.18	
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
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 150671000 Certificate Number: 008122 of 2019

**Payor: FRANKLIN AND MARY FARROW 1051 SAWYER ST PENSACOLA, FL 32534 Date
 05/17/2021**

Clerk's Check #	5506691737	Clerk's Total	\$551.06	\$ 6290.64
Tax Collector Check #	1	Tax Collector's Total	\$7,132.18	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$7,760.24	
				\$ 6307.64

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **08122**, 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:

S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150671000 (0422-43)

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

FRANKLIN B FARROW and MARY E FARROW

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 17th 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 8532, Page 1070, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08122, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **150671000 (0422-43)**

DESCRIPTION OF PROPERTY:

S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: FRANKLIN B FARROW and MARY E FARROW

Dated this 17th day of May 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2910 379

State of Florida
County of Escambia

Before the subscriber personally appeared J. Paul Cummings

...and Killa B. Cummings

his wife, known to me to be the individual... described by said name... in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth, and the said... Lilla... Cummings... wife of the said... J. Paul Cummings... on a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily, and without fear, apprehension, compulsion or constraint of or from her husband, and for the purpose of renouncing, relinquishing and conveying all her right of whatsoever kind in and to the said property.

Given under my hand and official seal this 22 day of

My Commission expires

State of Florida

Lorraine

2

DEED OF REALTY

RECEIVED this _____ day
of _____, A.D. 19 _____.
at _____ o'clock _____ M.
and Recorded in Volume _____, Page _____
the _____ day of _____ 19 _____.
By _____
Clerk Circuit Court
D.C.

SEP 11 1951 AM 00

FILED AND INDEXED IN
THE PUBLIC RECORDS OF
ESCALANTE, UTAH

826605

State of Florida

Escambia County

MAVER FORM 110
DEED OF REALTY
FOR SALE BY
MAVER PRINTING COMPANY
PENSACOLA, FLA.

This instrument prepared by
J. Paul Cummings
5528 Charbar Dr.
Pensacola, Fla. 32526

Know All Men by These Presents, That We, J. Paul Cummings and Lilla
M. Cummings, husband and wife,

for and in consideration of Eight Thousand, Eight Hundred and Fifty (\$8,550.00)

DOLLARS,

the receipt whereof is hereby acknowledged, do bargain, sell and grant unto

Franklin E. Farren and Mary E. Farren, husband and wife, their

121 Saenger *Franklin E. Farren* *Mary E. Farren*

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola, County of Escambia.

State of Florida to-wit:

The South 120 feet of the East 120 feet of the Southeast quarter

Block 56, West King Tract, Official Records Book 363 page 455.

City At, as 105, Section 28, Township 2 South, Range 30 West.

This instrument is predicated on a tax deed issued to J. Paul Cummings

and Lilla M. Cummings dated August 1, 1988 and recorded in Official

Record Book 25#7, Page 448, Public Records of Escambia County, Florida.

D. S. PD. *4025*
DATE *9-17-90*
JOE A. FLOWERS, COMPTROLLER
BY: *J. Paul Cummings* D.C.
CERT. REC. #59-204332B-27-01

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

In Witness Whereof, we have hereunto set our hands and seals this

day of *July*, *77* A. D. 19*90*.

J. Paul Cummings *Seal*
J. Paul Cummings
Lilla M. Cummings *Seal*
Lilla M. Cummings

Signed, sealed and delivered in the presence of

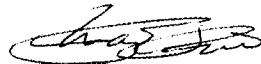
Paul Cummings

Sharon S. DeJoria

BK: 8629 PG: 389 Last Page



Franklin B. Farrow

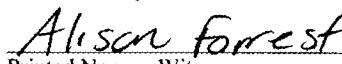


Mary E. Farrow

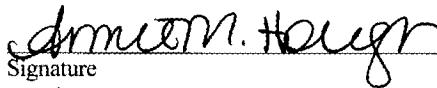
Signed, sealed and delivered in the presence of:



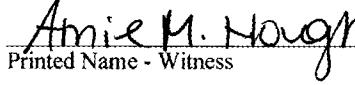
Signature



Printed Name - Witness



Signature



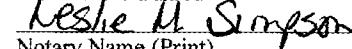
Printed Name - Witness

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 13th day of September, 2021 by **Franklin B. Farrow**, who [] is personally known to me or has produced Driver's license [TYPE OF IDENTIFICATION] as identification, and **Mary E. Farrow**, who [] is personally known to me or [] has produced _____ [TYPE OF IDENTIFICATION] as identification.



NOTARY PUBLIC



Notary Name (Print)

Notary Serial Number (if Any)
LESLIE M. SIMPSON
Commission # 00000000000000000000
Notary Public State of Florida
Commission # GG 306106
My Comm. Expires Feb 26, 2023

Recorded in Public Records 9/30/2021 4:43 PM OR Book 8629 Page 388,
Instrument #2021107670, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

PREPARED BY:
WEKSLER LAW GROUP, PLLC.
2719 Hollywood Blvd. Suite B-97
Hollywood, FL 33020

AFTER RECORDING PLEASE RETURN TO:
Franklin B. Farrow & Mary E. Farrow
1051 Sawyer Street
Pensacola, FL 32534

Parcel Identification No.: 000S009060190056

Space Above Reserved for Recording Purposes

QUITCLAIM DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's Revocable Trust for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(29)(i).

This QUITCLAIM DEED, made this 13th day of September, 2021, between FRANKLIN B. FARROW and MARY E. FARROW, husband and wife, whose post office address is 1051 Sawyer Street, Pensacola, FL 32534 ("GRANTOR"), and FRANKLIN B. FARROW and MARY E. FARROW, as co-Trustees of THE FARROW LIVING TRUST, U/A dated 09/13/, 2021, whose address is 1051 Sawyer Street, Pensacola, FL 32534 ("GRANTEE").

FOR FULL CONSIDERATION, in the amount of \$10.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, and Grantee's heirs, assigns, and successors, all of the right, title, interest, claim and demand that Grantor has in and to all of the following described premises, located in County of Escambia, State of Florida, described as:

The South 120 feet of the East 120 feet of the Southeast quarter Block 56, West King Tract, Official Records Book 363 page 455. City Atlas 105. Section 28, Township 2 South, Range 30 West.

Parcel Identification No.: 000S009060190056

TO HAVE AND TO HOLD the same, in fee simple, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns forever.

The land described herein:

is homestead property of the said Grantor

is **NOT** homestead property of the said Grantor

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by §§689.071 and 689.073(1), Florida Statutes.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PROPERTY INFORMATION REPORT

January 29, 2022
Tax Account #:15-0671-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 120 FT OF E 120 FT OF SE1/4 BLK 56 WEST KING TRACT OR 2910 P 378 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-0671-000(0422-43)

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 #: 15-0671-000

CERTIFICATE #: 2019-8122

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.

**FRANKLIN B FARROW AND
MARY E FARROW
FRANKLIN B FARROW AND MARY E
FARROW AS CO-TRUSTEES OF THE FARROW
LIVING TRUST U/A DATED 9/13/2021
1200 W GADSDEN ST
PENSACOLA, FL 32501**

**FRANKLIN B FARROW AND
MARY E FARROW
FRANKLIN B FARROW AND MARY E
FARROW AS CO-TRUSTEES OF THE
FARROW LIVING TRUST DATED 9/13/2021
1051 SAWYER ST
PENSACOLA, FL 32534**

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 #: **15-0671-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FRANKLIN B FARROW AND MARY E FARROW AS CO-TRUSTEES OF THE FARROW LIVING TRUST U/A DATED 9/13/2021**

By Virtue of Quitclaim Deed recorded 9/30/2021 in OR 8629/388

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 #: 15-0671-000

Assessed Value: \$87,782.00

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, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 15-0671-000 CERTIFICATE #: 2019-8122

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 12, 2002 to and including January 12, 2022 Abstractor: Pam Alvarez

BY

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