



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

General Information Parcel ID: 021S300160000001 Account: 013645552 Owners: THAGOURAS MARIA Mail: 10055 SCENIC HWY PENSACOLA, FL 32514 Situs: 10055 SCENIC HWY 32514 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>2021</td> <td>\$89,280</td> <td>\$305,996</td> <td>\$395,276</td> <td>\$250,507</td> </tr> <tr> <td>2020</td> <td>\$89,280</td> <td>\$268,026</td> <td>\$357,306</td> <td>\$247,049</td> </tr> <tr> <td>2019</td> <td>\$85,000</td> <td>\$253,032</td> <td>\$338,032</td> <td>\$241,495</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$89,280	\$305,996	\$395,276	\$250,507	2020	\$89,280	\$268,026	\$357,306	\$247,049	2019	\$85,000	\$253,032	\$338,032	\$241,495
Year	Land	Imprv	Total	Cap Val																	
2021	\$89,280	\$305,996	\$395,276	\$250,507																	
2020	\$89,280	\$268,026	\$357,306	\$247,049																	
2019	\$85,000	\$253,032	\$338,032	\$241,495																	

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>08/1996</td> <td>4040</td> <td>581</td> <td>\$27,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/1996	4040	581	\$27,000	WD		2021 Certified Roll Exemptions HOMESTEAD EXEMPTION, WIDOW <hr/> Legal Description LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30 <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
08/1996	4040	581	\$27,000	WD									

Parcel Information [Launch Interactive Map](#)

Section Map Id: 02-1S-29-1 <hr/> Approx. Acreage: 0.7781 <hr/> Zoned: Com <hr/> Evacuation & Flood Information Open Report	
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[View Florida Department of Environmental Protection \(DEP\) Data](#)


Buildings

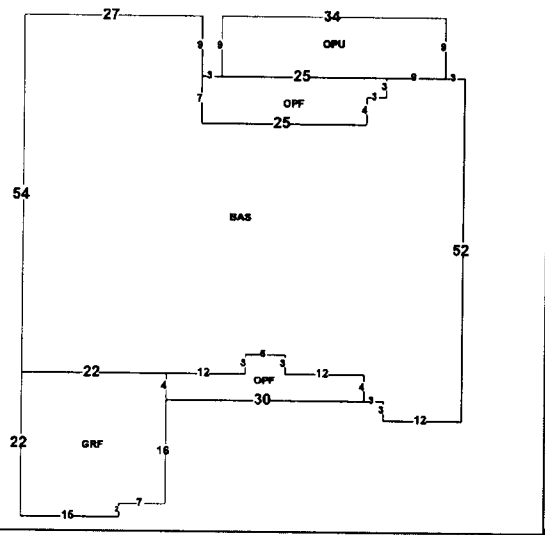
Address: 10055 SCENIC HWY, Year Built: 2000, Effective Year: 2000, PA Building ID#: 43205

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1

EXTERIOR WALL-STUCCO
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-10
NO. STORIES-1
ROOF COVER-TILE/CLAY/CEMNT
ROOF FRAMING-HIP
STORY HEIGHT-12
STRUCTURAL FRAME-WOOD FRAME

 Areas - 4250 Total SF
BASE AREA - 3152
GARAGE FIN - 470
OPEN PORCH FIN - 322
OPEN PORCH UNF - 306



Images



8/11/2015 12:00:00 AM

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.



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

1022-63

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	THAGOURAS MARIA 10055 SCENIC HWY PENSACOLA, FL 32514 10055 SCENIC HWY 01-3645-552 LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30	Certificate #	2020 / 326
		Date certificate issued	06/01/2020

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)
# 2020/326	06/01/2020	3,211.97	160.60	3,372.57
→Part 2: Total*				3,372.57


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)
# 2021/253	06/01/2021	3,267.38	6.25	163.37	3,437.00
Part 3: Total*					3,437.00

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)	6,809.57
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,127.31
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)	10,311.88

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:  Escambia, Florida
 Signature, Tax Collector or Designee Date April 28th, 2022

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

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.	125,253.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 625

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200172

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-3645-552	2020/326	06-01-2020	LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30

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
KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2022
Application Date

Applicant's signature

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2020** holder of **Tax Certificate No. 00326**, issued the **1st day of June, A.D., 2020** 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:

LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013645552 (1022-63)

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

MARIA THAGOURAS

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 October, which is the **3rd day of October 2022**.

Dated this 10th day of May 2022.

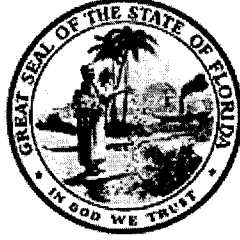
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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

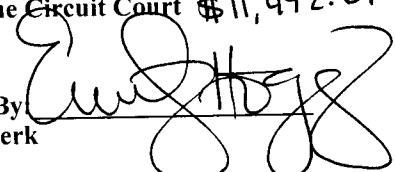
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

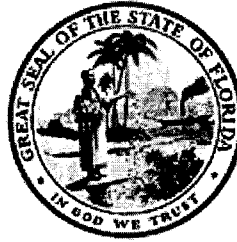
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013645552 Certificate Number: 000326 of 2020

Payor: SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514 **Date 5/24/2022**

Clerk's Check #	1203615621	Clerk's Total	\$489.41 \$10,608.55
Tax Collector Check #	1	Tax Collector's Total	\$11,246.20
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$11,812.61

\$10,625.55
+ 867.06 over payment
PAM CHILDERS
 Clerk of the Circuit Court **\$11,492.61**
 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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 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 # 2020 TD 000326
Redeemed Date 5/24/2022

Name SOTIRIOS THAGOURAS 10055 SCENIC HWY PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$489.41	\$ 10,608.55
Due Tax Collector = TAXDEED	\$11,246.20	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	<i>Tax Deed \$ 867.06</i>
Release TDA Notice (Prep Fee) = TD4	\$7.00	<i>overpayment</i>

• 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: 013645552 Certificate Number: 000326 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="5/24/2022"/>
Months	6	1
Tax Collector	<input type="text" value="\$10,311.88"/>	<input type="text" value="\$10,311.88"/>
Tax Collector Interest	\$928.07	\$154.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,246.20	<input type="text" value="\$10,472.81"/> TC
Record TDA Notice	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$40.41	\$6.74
Total Clerk	\$489.41	<input type="text" value="\$455.74"/> CH
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	\$11,812.61	\$10,945.55
	Repayment Overpayment Refund Amount	\$867.06
Book/Page	<input type="text" value="8781"/>	<input type="text" value="707"/>

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 8781, Page 707, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00326, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **013645552 (1022-63)**

DESCRIPTION OF PROPERTY:

LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARIA THAGOURAS

Dated this 24th day of May 2022.



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 #: 01-3645-552 CERTIFICATE #: 2020-326

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: August 30, 1996 to and including June 22, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: July 1, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 1, 2022

Tax Account #: **01-3645-552**

1. The Grantee(s) of the last deed(s) of record is/are: **ANTONIOS THAGOURAS AND MARIA THAGOURAS**

By Virtue of Warranty Deed recorded 8/30/1996 in OR 4040/581

ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR ANTONIOS THAGOURAS RECORDED IN 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 #: 01-3645-552

Assessed Value: \$250,507.00

Exemptions: HOMESTEAD, WIDOW

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **RIVER GARDENS ASSOCIATION, INC.**

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: _____ **OCTOBER 3, 2022**
TAX ACCOUNT #: _____ **01-3645-552**
CERTIFICATE #: _____ **2020-326**

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

MARIA THAGOURAS
ANTONIOS THAGOURAS
10055 SCENIC HWY
PENSACOLA, FL 32514

MARIA THAGOURAS
ANTONIOS THAGOURAS
15 JESSUP AVE
STAMFORD, CT 06902

RIVER GARDENS ASSOCIATION, INC
3471 RIVER GARDENS CIR
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 30th day of June, 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

July 1, 2022

Tax Account #:01-3645-552

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 1 RIVER GARDENS 2ND ADDN PB 15 P 11 OR 4040 P 581 SEC 2 T 1S R 29//30

SECTION 02, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-3645-552(1022-63)

Doc St. 189.00
Rec. 10.50
199.50

OR Bk4040 Pg0581
INSTRUMENT 00321790

Prepared by:
H. Frank Winn, Jr.
Attorney at Law
322 South Alcaniz Street
Pensacola, FL 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That THE GODWIN DEVELOPMENT COMPANY, INC., a Florida corporation (TIN#59-2204873) whose address is 711 West Garden Street, Pensacola, FL 32501, Grantor, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto ANTONIOS THAGOURAS (Social Security #043-46-1333) and MARIA THAGOURAS (Social Security #047-48-6388), Husband and Wife, whose address is: 15 Jessup Avenue, Stamford, CT 06902, Grantee, grantee's heirs, personal representatives, successors and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 1, RIVER GARDENS, 2nd Addition, a subdivision of a portion of the Joseph Noriega Grant of Section 2, Township 1 South, Range 29 West, and Section 2, Township 1 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 15, Page 11, Public Records of Escambia County, Florida.

Subject to easements and restrictions of record and ad valorem taxes for 1996 and subsequent years.

and said Grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 19th day of August, 1996.

Signed, sealed and delivered in the presence of:

Sign: [Signature]
Print: H. Frank Winn, Jr.

Sign: [Signature]
Print: Judith K. Fowler

THE GODWIN DEVELOPMENT COMPANY, INC.
BY: [Signature]
J. W. Godwin, President
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of August, 1996, by J. W. GODWIN, President of The Godwin Development Company, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

(SEAL)



NOTARY PUBLIC:
Sign: [Signature]
Print: H. Frank Winn, Jr.
State of Florida at Large

D S PD \$189.00
Mort \$0.00 ASUM \$0.00
AUGUST 30, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: [Signature] D.C.

OR Bk4040 Pg0582
INSTRUMENT 00321790

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 Ordinances 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 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: Scenic Highway

Legal Address of Property: Lot 1, River Gardens, 2nd Addn., P.B. 15, Page 11,
Public Records of Escambia County, FL

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

This form completed by: The Godwin Development Company, Inc.

Name 711 West Garden Street
Address Pensacola, FL 32501
City, State, Zip Code

Instrument 00321790
Filed and recorded in the
Official Records
AUGUST 30, 1996
at 08:19 A.M.
ERNELE LEE MAGAHAH
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

AS TO SELLER(S):

THE GODWIN DEVELOPMENT
Seller's Name: COMPANY, INC.

BY: J. W. Godwin
~~Seller's Name~~ J. W. Godwin,
President

H. Frank Winn, Jr
Witness' Name: H. FRANK WINN, JR
Judith K. Fowler
Witness' Name: Judith K. Fowler

AS TO BUYER(S):

X Antonio Thagouras
Buyer's Name: Antonio Thagouras

X Maria Thagouras
Buyer's Name: Maria Thagouras

X Steven Ferguson
Witness' Name: STEVEN FERGUSON
X Harold T. Taran
Witness' Name: Harold T. Taran

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

Sworn before me this
23rd Day of August
Charles T. Taran
NOTARY PUBLIC
ESCAMBIA COUNTY, FLORIDA