

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200536

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
02-1004-500	2020/643	06-01-2020	LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ E1/2 OF VAC ALLEY OR 6245 P 1769

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
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: _____ Date of sale <u>03/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16-25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ E1/2 OF VAC ALLEY OR 6245 P 1769



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

0323-49

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	RYAN DEAN 8379 POND AVE PENSACOLA, FL 32534 8379 POND AVE 02-1004-500 LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ E1/2 OF VAC (Full legal attached.)	Certificate #	2020 / 643
		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)
# 2020/643	06/01/2020	299.28	14.96	314.24
→Part 2: Total*				314.24

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)
# 2022/545	06/01/2022	853.15	6.25	42.66	902.06
# 2021/485	06/01/2021	793.07	6.25	39.65	838.97
Part 3: Total*					1,741.03

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)	2,055.27
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. Total Paid (Lines 1-6)	2,430.27

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 27th, 2022

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
 ☐ Parcel ID
 →

[Printer Friendly Version](#)

General Information Parcel ID: 111S301901003114 Account: 021004500 Owners: RYAN DEAN Mail: 8379 POND AVE PENSACOLA, FL 32534 Situs: 8379 POND AVE 32534 Use Code: MOBILE HOME 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>\$7,520</td> <td>\$37,606</td> <td>\$45,126</td> <td>\$45,126</td> </tr> <tr> <td>2020</td> <td>\$7,520</td> <td>\$34,340</td> <td>\$41,860</td> <td>\$41,860</td> </tr> <tr> <td>2019</td> <td>\$7,520</td> <td>\$32,334</td> <td>\$39,854</td> <td>\$33,742</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online </div>				Year	Land	Imprv	Total	Cap Val	2021	\$7,520	\$37,606	\$45,126	\$45,126	2020	\$7,520	\$34,340	\$41,860	\$41,860	2019	\$7,520	\$32,334	\$39,854	\$33,742				
Year	Land	Imprv	Total	Cap Val																											
2021	\$7,520	\$37,606	\$45,126	\$45,126																											
2020	\$7,520	\$34,340	\$41,860	\$41,860																											
2019	\$7,520	\$32,334	\$39,854	\$33,742																											
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>06/03/2019</td> <td>8108</td> <td>1061</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1986</td> <td>2250</td> <td>47</td> <td>\$18,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1983</td> <td>1834</td> <td>562</td> <td>\$17,100</td> <td>SC</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)	06/03/2019	8108	1061	\$100	WD		07/1986	2250	47	\$18,000	WD		11/1983	1834	562	\$17,100	SC		2021 Certified Roll Exemptions None Legal Description LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ E1/2 OF VAC ALLEY OR 6245 P... Extra Features UTILITY BLDG WOOD DECK			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
06/03/2019	8108	1061	\$100	WD																											
07/1986	2250	47	\$18,000	WD																											
11/1983	1834	562	\$17,100	SC																											

Parcel Information Section Map Id: 11-1S-30-2 Approx. Acreage: 0.1721 Zoned: HC/LI Evacuation & Flood Information Open Report		<div style="text-align: right;"> Launch Interactive Map </div>
View Florida Department of Environmental Protection (DEP) Data		Buildings Address: 8379 POND AVE, Year Built: 2000, Effective Year: 2000, PA Building ID#: 126233 Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-PANEL PLYWOOD
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

Areas - 1296 Total SF

BASE AREA - 1296

27

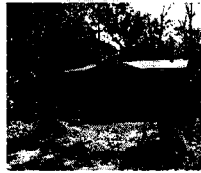
48

48

27

BAS

images



4/24/2002 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.

Last Updated:08/02/2022 (rc.6582)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 00643**, 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:

LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ E1/2 OF VAC ALLEY OR 6245 P 1769

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021004500 (0323-49)

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

DEAN RYAN

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 March, which is the **6th day of March 2023**.

Dated this 10th day of August 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
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 021004500 Certificate Number: 000643 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2023"/>	Redemption Date <input type="text" value="9/1/2022"/> 
Months	8	2
Tax Collector	<input type="text" value="\$2,430.27"/>	<input type="text" value="\$2,430.27"/>
Tax Collector Interest	\$291.63	\$72.91
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,728.15	<input type="text" value="\$2,509.43"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$54.72	\$13.68
Total Clerk	\$510.72	<input type="text" value="\$469.68"/> 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	\$3,315.87	\$2,996.11
	Repayment Overpayment Refund Amount	\$319.76
Book/Page	<input type="text" value="8839"/>	<input type="text" value="305"/>

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 # 2020 TD 000643

Redeemed Date 9/1/2022

Name ROBERT DEAN RYAN 8379 POND AVE PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$510.72 \$2,659.11
Due Tax Collector = TAXDEED	\$2,728.15
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

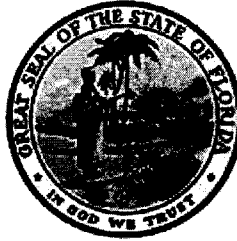
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

NO INFORMATION AVAILABLE

No Information Available - See Dockets

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



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

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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


**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 021004500 Certificate Number: 000643 of 2020**

Payor: ROBERT DEAN RYAN 8379 POND AVE PENSACOLA, FL 32534 Date 9/1/2022

Clerk's Check #	1207312054	Clerk's Total	\$510.72 \$ 2,659.11
Tax Collector Check #	1	Tax Collector's Total	\$2,728.15
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,315.87

\$2,676.11

**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>**

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 8839, Page 305, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00643, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 021004500 (0323-49)

DESCRIPTION OF PROPERTY:

LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ
E1/2 OF VAC ALLEY OR 6245 P 1769

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: DEAN RYAN

Dated this 1st day of September 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Prepared By:
Patricia A Ryan
8379 Pond Avenue
Pensacola FL 32534

WARRANTY DEED

This WARRANTY DEED, dated this 3rd day of June, 2019, by **Patricia A Ryan, an unmarried woman**, whose post office address is 8379 Pond Avenue, Pensacola FL 32534, hereinafter called the Grantor, to **Robert Dean Ryan, a married man**, whose post office address is 7313 Pine Forest Rd, Lot 74, Pensacola, FL 32526 hereinafter called the Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lots 3 & 4, Block 114 of the subdivision known as ENSLEY, formerly known as Figland Park and Fig City Townsite, being a subdivision of a portion of Sections 11, 21 and 22, Township 1 South, Range 30 West, according to map of said Figland Park recorded in Deed Book 87, Page 244 of the Public Records of Escambia County, Alabama.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: KAREN E. WAY

Signature: [Signature]
Print Name: Patricia A Ryan

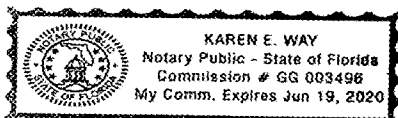
Signature: [Signature]
Print Name: Susan Johnson

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of June, 2019, by:
Patricia A Ryan, who produced a valid driver license as identification.

(SEAL)

Signature: [Signature]
Notary Public



PROPERTY INFORMATION REPORT

December 24, 2022

Tax Account #:02-1004-500

LEGAL DESCRIPTION EXHIBIT "A"

**LTS 3 & 4 BLK 114 ENSLEY SEC 11 21 & 22 T1S R30 PLAT DB 87 P 244 OR 8108 P 1061 ALSO ADJ
E1/2 OF VAC ALLEY OR 6245 P 1769**

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1004-500(0323-49)

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: MAR 6, 2023

TAX ACCOUNT #: 02-1004-500

CERTIFICATE #: 2020-0643

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>2022</u> tax year.

ROBERT DEAN RYAN AKA DEAN RYAN
8379 POND AVE
PENSACOLA, FL 32534

ROBERT DEAN RYAN
7333 PINE FOREST RD LOT 74
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 24th day of December, 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

December 24, 2022

Tax Account #: **02-1004-500**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT DEAN RYAN**

By Virtue of Warranty Deed recorded 6/7/2019 in OR 8108/1061

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 #: 02-1004-500

Assessed Value: \$49,638.00

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 #: 02-1004-500 CERTIFICATE #: 2020-0643

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: December 7, 2002 to and including December 7, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 24, 2022