



# 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

1222-26

**Part 1: Tax Deed Application Information**

<b>Applicant Name</b>	CITRUS CAPITAL HOLDINGS, LLC	<b>Application date</b>	Apr 21, 2022
<b>Applicant Address</b>	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
<b>Property description</b>	GADSON MICHELLE & GADSON LOVIE 2931 E JOHNSON AVE PENSACOLA, FL 32514 2931 E JOHNSON AVE 02-2113-000 BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE 100 FT WLY 52 1/2 FT (Full legal attached.)	<b>Certificate #</b>	2020 / 830
		<b>Date certificate issued</b>	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)
# 2020/830	06/01/2020	306.99	15.35	322.34
<b>→Part 2: Total*</b>				<b>322.34</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/640	06/01/2021	317.57	6.25	15.88	339.70
<b>Part 3: Total*</b>					<b>339.70</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	662.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>1,037.04</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Escambia, Florida

Sign here: \_\_\_\_\_ Date May 6th, 2022

Signature, Tax Collector or Designee

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	17,765.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</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.

BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE 100 FT WLY 52 1/2 FT NLY 100 FT ELY 52 1/2 FT TO POB OR 2523 P 695

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200309

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
02-2113-000	2020/830	06-01-2020	BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE 100 FT WLY 52 1/2 FT NLY 100 FT ELY 52 1/2 FT TO POB OR 2523 P 695

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

04-21-2022  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 1715301208000001 <b>Account:</b> 022113000 <b>Owners:</b> GADSON MICHELLE & GADSON LOVIE <b>Mail:</b> 2931 E JOHNSON AVE PENSACOLA, FL 32514 <b>Situs:</b> 2931 E JOHNSON AVE 32514 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$3,629</td> <td>\$48,711</td> <td>\$52,340</td> <td>\$35,531</td> </tr> <tr> <td>2020</td> <td>\$3,629</td> <td>\$42,666</td> <td>\$46,295</td> <td>\$35,041</td> </tr> <tr> <td>2019</td> <td>\$3,629</td> <td>\$39,822</td> <td>\$43,451</td> <td>\$34,254</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$3,629	\$48,711	\$52,340	\$35,531	2020	\$3,629	\$42,666	\$46,295	\$35,041	2019	\$3,629	\$39,822	\$43,451	\$34,254
Year	Land	Imprv	Total	Cap Val																	
2021	\$3,629	\$48,711	\$52,340	\$35,531																	
2020	\$3,629	\$42,666	\$46,295	\$35,041																	
2019	\$3,629	\$39,822	\$43,451	\$34,254																	

<b>Sales Data</b> <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>03/1988</td> <td>2523</td> <td>695</td> <td>\$100</td> <td>QC</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)	03/1988	2523	695	\$100	QC		<b>2021 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION <b>Legal Description</b> BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE 100 FT WLY 52 1/2 FT NLY 100 FT ELY... <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
03/1988	2523	695	\$100	QC									

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 17-1S-30-1

**Approx. Acreage:** 0.1205

**Zoned:** HDR

**Evacuation & Flood Information**  
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

<b>Buildings</b>
Address: 2931 E JOHNSON AVE, Year Built: 1961, Effective Year: 1961, PA Building ID#: 50473

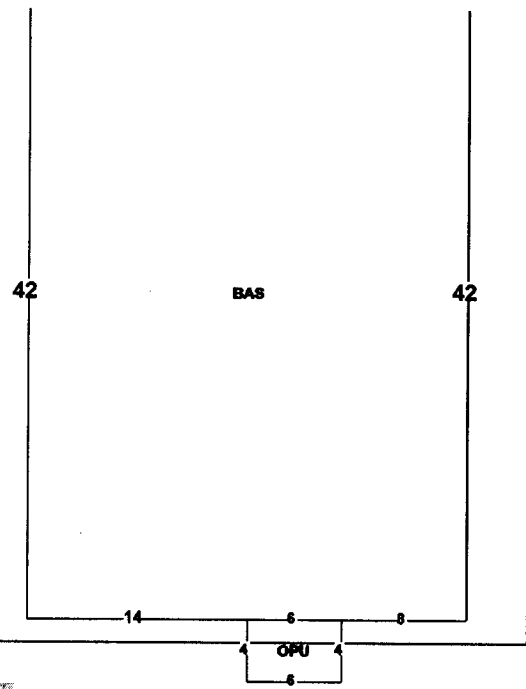
**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-CARPET**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**INTERIOR WALL-PANEL-PLYWOOD**  
**NO. PLUMBING FIXTURES-5**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 **Areas - 1200 Total SF**

**BASE AREA - 1176**

**OPEN PORCH UNF - 24**



Images



9/13/2019 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 00830**, 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:

**BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE 100 FT WLY 52 1/2 FT NLY 100 FT ELY 52 1/2 FT TO POB OR 2523 P 695**

**SECTION 17, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 022113000 (1222-26)**

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

**MICHELLE GADSON and LOVIE GADSON**

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 **December**, which is the **5th day of December 2022**.

Dated this 13th 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: 022113000 Certificate Number: 000830 of 2020**

**Payor: MICHELLE SIMS 2931 E JOHNSON AVE PENSACOLA, FL 32514 Date 9/14/2022**

Clerk's Check #	6609403890	Clerk's Total	<del>\$510.72</del> <b>\$1,291.27</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,767.73</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$1,755.45</del>

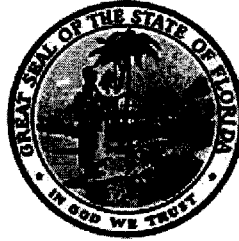
**\$1,308.27**

**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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**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 000830**  
**Redeemed Date 9/14/2022**

**Name MICHELLE SIMS 2931 E JOHNSON AVE PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$510.72	\$1,291.27
Due Tax Collector = TAXDEED	\$1,167.73	
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 - See Dockets





**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 022113000 Certificate Number: 000830 of 2020

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="9/14/2022"/>
Months	8	5
Tax Collector	<input type="text" value="\$1,037.04"/>	<input type="text" value="\$1,037.04"/>
Tax Collector Interest	\$124.44	\$77.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,167.73	<input type="text" value="\$1,121.07"/> 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	\$34.20
Total Clerk	\$510.72	<input type="text" value="\$490.20"/> 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	\$1,755.45	\$1,628.27
	Repayment Overpayment Refund Amount	\$127.18
Book/Page	<input type="text" value="8785"/>	<input type="text" value="105"/>

## 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 8785, Page 105, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00830, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 022113000 (1222-26)

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE  
100 FT WLY 52 1/2 FT NLY 100 FT ELY 52 1/2 FT TO POB OR 2523 P 695**

**SECTION 17, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: MICHELLE GADSON and LOVIE GADSON

Dated this 14th day of September 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 #: 02-2113-000 CERTIFICATE #: 2020-0830

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 25, 2002 to and including August 25, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2022

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

September 18, 2022

Tax Account #: **02-2113-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LOVIE GADSON AND MICHELLE GADSON**  
**By Virtue of Quit Claim Deed recorded 3/14/1988 in OR 2523/695**

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) 2019-2021 are delinquent.**

**Tax Account #: 02-2113-000**

**Assessed Value: \$35,531.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **DEC 5, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **02-2113-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-0830**

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.                    |

**MICHELLE GADSON AND  
LOVIE GADSON  
2931 E JOHNSON AVE  
PENSACOLA, FL 32514**

**LOVIE GADSON AND  
MICHELLE GADSON  
8500 AIRWAY DRIVE  
PENSACOLA, FL 32514**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> 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**

**September 18, 2022**

**Tax Account #:02-2113-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NW COR OF NE1/4 E 594 FT S 40 MIN W 150 FT FOR POB CONTINUE SAME COURSE  
100 FT WLY 52 1/2 FT NLY 100 FT ELY 52 1/2 FT TO POB OR 2523 P 695**

**SECTION 17, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-2113-000(1222-26)**

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

9.00 + 1.50  
SS  
11.05

ORAL 12523/ 695

May 1977 Form 100  
REVISED AND FOR SALE BY  
DAVID FORTNEY COMPANY  
PENSACOLA, FLA.  
1977

QUIT CLAIM DEED

State of Florida.

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS, That

CUBEL GADSON

for and in consideration of \$10.00 and love and affection  
Ten and no/100 DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto  
LOVIE GADSON AND NICHELLE GADSON, MOTHER AND  
DAUGHTER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
8500 Airway Drive, Pensacola, Florida 32514

their heirs, executors, administrators and assigns, forever, the following described property, situated  
in the County of Escambia State of Florida to-wit:

That portion of the North one-half (1/2) of the Northwest  
Quarter of the Northeast Quarter of Section 17, Township 1 South,  
Range 30 West, in Escambia County, Florida, described as follows:  
Begin at the Northwest corner of said land and run thence East along  
North line 394 feet to a point; thence run South 40 minutes West 150  
feet to Point of Beginning. Thence run Southerly along same line a  
distance of 100 feet to a point; thence Westerly 32 1/2 feet parallel with  
the North line to a point; thence Northerly 100 feet parallel with the  
East line to a point; thence Easterly parallel with the South line  
32 1/2 feet to the Point of Beginning.

Also known as: D.S. PD. 5  
2931 Johnson Avenue DATE 3-14-88  
Pensacola, Florida 32514 JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] DC  
CERT. REG. #59-2043328-27-01

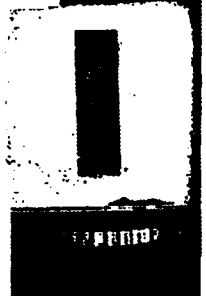
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14  
day of MARCH A.D. 1988

[Signature] (SEAL)  
[Signature] (SEAL)

Signed, sealed and delivered in the presence of  
[Signature] [Signature]  
[Signature]

This instrument was prepared by:  
Cubel Gadson  
8500 Airway Drive  
Address Pensacola, Florida 32514



State of FLORIDA  
County of ESCAMBIA

This day, before the undersigned Notary Public, personally appeared \_\_\_\_\_  
CUBEL GADSON

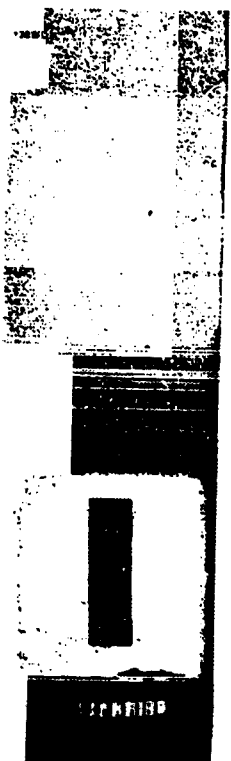
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,  
and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I, have hereunto set my hand and affixed my official seal, this  
\_\_\_\_\_ of March, 1988.



[Signature]  
Notary  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: OCT. 22, 1992

My commission expires: \_\_\_\_\_



FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
MAY 14 11 00 AM '98  
MAY 14 1998  
RECORDS SECTION

618235