## **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2200292

To: Tax Collector of <u>ESCAMBIA COUNTY</u> , 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
02-3640-750	2020/1042	06-01-2020	BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

### 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 1.A. 70454 4000	
NEW ORLEANS, LA 70154-4226	
Applicant's signature	

04-21-2022 Application Date

Par	art 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.	Certified or registered mail charge	
10.	). Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.		
12.	2. Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Pa	ild (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 19 F.S.	97.502(6)(c),
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	n here:  Signature, Clerk of Court or Designee  Date of sale	le <u>12/05/2022</u>

# INSTRUCTIONS 76.25

## 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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949



## **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

1222-29

			Na san San		12037970 A T		1222-29	
rant 1: Tax Deed	Application info							
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226					cation date	Apr 21, 2022	
Property description	ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314					icate#	2020 / 1042	
8111 ACKERMAN DR B 02-3640-750 BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 725						certificate issued	06/01/2020	
Part 2: Certificate	es Owned by App	licant an	d Filed w	lth Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Colum  Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2020/1042	06/01/2	020		1,093.29	54.66			
					<del></del>	→Part 2: Total*	1,147.9	
Part 3: Other Cer	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's i		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/806	06/01/2021		1,139.14 6.25 56		56.96	1,202.35		
						Part 3: Total*	1,202.3	
Part 4: Tax Colle	ctor Certified Am	ounts (L	ines 1-7)					
Cost of all certif	ficates in applicant's	possessio	n and other	certificates red (*1	eemed otal of	by applicant Parts 2 + 3 above)	2,350.30	
2. Delinquent taxe	es paid by the applica	int					0.00	
3. Current taxes p	aid by the applicant						1,150.84	
4. Property inform	ation report fee				•		200.00	
5. Tax deed applic	cation fee						175.00	
6. Interest accrued	by tax collector und	er s.197.5	42, F.S. (se	e Tax Collector	r Instruc	ctions, page 2)	0.00	
7.			-		Tota	Paid (Lines 1-6)	3,876.14	
certify the above inf nave been paid, and	formation is true and that the property info	the tax ce	rtificates, in tatement is	terest, property attached.	informa	ation report fee, and	I tax collector's fees	
$\mathcal{R}$				·		Escambia, Florida	<u> </u>	
Sign here: Signate	ure, Tex-Collector or Desig	inee			Dat	e <u>May 6th, 202</u>	2	
	0 40 0							

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



**Real Estate Search** 

**Tangible Property Search** 

Sale List

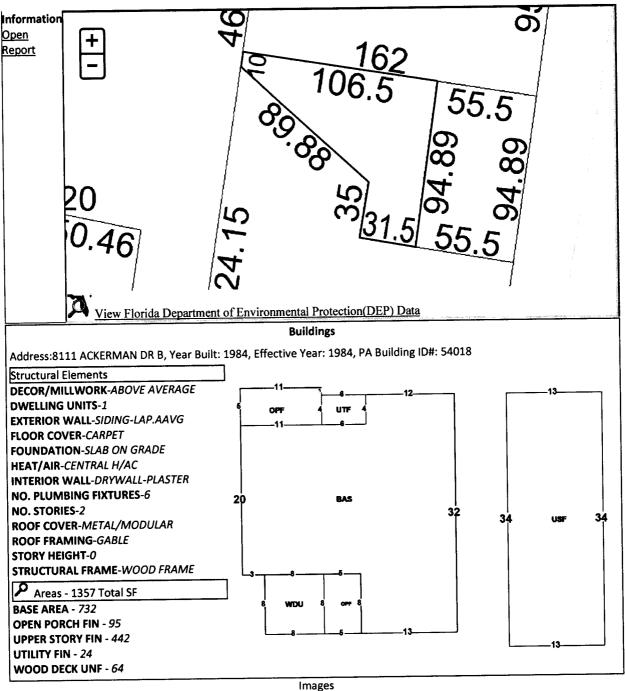
Nav. Mo								FillerFile	ndly Version
General Info					Assessi	ments			
Parcel ID:	2115302	10102002	0		Year	Land	Imprv	Total	Cap Val
Account:	0236407				2021	\$7,000	\$64,819	\$71,819	\$71,517
Owners:		OLDINGS			2020	\$7,000	\$58,016	\$65,016	\$65,01
Mail:	7451 PEP DAVIE, FL	PERTREE   . 33314	CIRCLE	: S	2019	\$7,000	\$54,423	\$61,423	\$61,423
Situs:	8111 ACK	ERMAN D	R B 32	2514	į		Disclaime	\ P	
Jse Code:	SINGLE FA	AMILY - TO	OWNH	OME 🔑			Discialific	31 	····
Taxing Authority:	COUNTY	MSTU				Market	Value Break	down Lette	r
ax Inquiry:	Open Tax	Inquiry W	/indov	<u> </u>			Tax Estima	tor	
ax Inquiry lir scambia Cou	nk courtesy o	of Scott Lu ector	insford	I	File	e for New H	iomestead E	xemption (	Online
ales Data					2021 Ce	rtified Roll E	kemptions		
Sale Date	Book Page	Value	Туре	Official Records (New Window)			•		
11/01/2017	7816 949	\$75,000	WD	C <sub>b</sub>	ļ				
11/03/2015	7437 1008	\$37,000	WD	Ē.					
08/06/2015	7388 24	\$20,100	ст	Ď.	u .	escription	S/D E OF RR V	V 350 57 6 73	م
12/22/2011	6800 1904	\$34,900	WD	D <sub>o</sub>	DEG 57	MIN RT 55 50	/100 FT TO PC	V 350 F1 5 /3 OB CONT ALG	5 F1 89 Same
10/07/2011	6776 1787	\$100	QC	D <sub>o</sub>	COURSE		,		J. 1111E
9/23/2011	6767 1927	\$100	СТ	Ē,					
12/2005	5790 1261	\$85,000	WD	Ľ,					
10/2001	4793 946	\$57,000	WD	D.					j
08/1995	3803 909	\$47,200	WD	<u> </u>					
06/1985	2087 750	\$49,500	WD	Ē	Extra Fe	atures			
fficial Record scambia Cour omptroller	ls Inquiry co nty Clerk of t	urtesy of I he Circuit	Pam Cl : Court	nilders	None				

Section Map Id: <u>21-1S-30-1</u>

Approx. Acreage: 0.1320

Zoned: P HDMU

Evacuation & Flood





10/5/2015 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022049965 5/13/2022 3:42 PM
OFF REC BK: 8785 PG: 108 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01042, 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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 023640750 (1222-29)

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

## ZILKER HOLDINGS LLC

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.

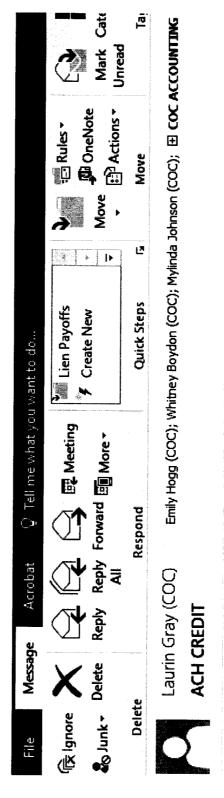
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNT TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

# OS. shows ED



☐ Individual Auto Transfer CR (201)

Name of the last o

Online Banking Transfer Conf# hdftw6fii; ZILKER HOLDINGS LLC ZILKER HOLDINGS LLC



Manager, Acronating Laurin Gray

# Escambia County Receipt of Transaction Receipt # 2022053734

Cashiered by: mkj

Pam Childers Clerk of Court Escambia County, Florida

**Received From** 

**ZILKER HOLDINGS LLC** 

On Behalf Of:

On: 7/18/22 9:22 am Transaction # 101705474

CaseNumber 2020 TD 001042						
Fee Description	Fee	<b>Prior Paid</b>	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	<b>d</b> .00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	<b>d</b> .00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	<b>d</b> .00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	<b>d</b> .00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	<b>d</b> .00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	<b>d</b> .00
(TAXDEED) TAX DEED CERTIFICATES	4213.34	0.00	0.00	4213.34	4213.34	<b>d</b> .00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	<b>d</b> .00
Total:	4686.34	456.00	0.00	4230.34	4230.34	0.00
						İ

PAYMENTS	

**Grand Total:** 

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
ACH		ОК	4230.34	0.00	0.00	0.00	4230.34
		Payments Total:	4230.34	0.00	0.00	0.00	4230.34

456.00

0.00

4230.34

4230.34

4686.34

0.00

#### **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

\$510.72

\$4,347.53

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

Account: 023640750 Certificate Number: 001042 of 2020

# Payor: ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 Date 7/18/2022

Clerk's Check # 1 Clerk's Total

Tax Collector Check # 1 Tax Collector's Total

Postage

Postage \$60.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$4,935.3

PAM CHILDERS
Clerk of the Circuit Court

Received By:\_ Deputy Clerk

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022072664 7/18/2022 9:24 AM
OFF REC BK: 8823 PG: 1386 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8785, Page 108, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01042, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023640750 (1222-29)

**DESCRIPTION OF PROPERTY:** 

BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: ZILKER HOLDINGS LLC

Dated this 18th day of July 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

# COMPANY RESOLUTION AND INCUMBENCY CERTIFICATE OF APPEX PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

WHEREAS, the undersigned represents the sole Managers, Members, Managing Members, and/or Officers of APPEX PROPERTIES L.L.C., a Florida Limited Liability Company; and

WHEREAS, the Company intends to sell/convey the real property located at 8111 Ackerman Drive B, Pensacola, FL 32514, more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAIVIBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 90 DEGREES 05 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Company, through its Managers, Members, Managing Members, and/or Officers, has the full authority pursuant to the By-Laws of the Company to sell/convey the aforementioned real property and to execute any documents related thereto for the purpose of selling/conveying the real property,

WHEREAS, the Managers, Members, Managing Members, and/or Officers of the Company are:

1. Shay Yakobovich, as Manager

NOW THEREFORE, be it resolved that:

- The Managers, Members, Managing Members, and/or Officers APPEX PROPERTIES L.L.C., a Florida Limited Liability Company hereby authorize the sale and conveyance of the above referenced real property by the Company;
- 2. Neither the Company nor Shay Yakobovich have filed bankruptcy since the formation of the Company.

The foregoing resolution was properly adopted by the Managers, Members, Managing Members, or Officers this day of November, 2017.

APPEX PROPERTIES L.L.C., a Florida Limited Liability Company

By:
Shay Yakoboyich, Manager

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Appex Properties L.L.C., a Florida Limited Liability Company

Shay Yakobovich, Manager

Witness #1 Signature

Witners #1

Witness #2 Printed Name

STATE OF FLORIDA **COUNTY OF BROWARD** 

The foregoing instrument was acknowledged before me this 1st day of November, 2017, by Shay Yakobovich, Manager of Appex Properties L. C., a Florida Limited Liability Company, on behalf of the company, who is personally known to me or who has produced as identification.

**SEAL** 

ROBERT A. SPEER MY COMMISSION # FF 134764 EXPIRES: July 11, 2019
Banded Thru Hotery Public Undonwriters

Robert A Specr Printed Notary Name

My Commission Expires:

File No.: 1709017

Recorded in Public Records 11/30/2017 2:58 PM OR Book 7816 Page 949, Instrument #2017093372, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$525.00

> This Instrument Prepared By and Return To: Tod A. Weston, Esq. Coastal Title, Inc. 51 East Commercial Boulevard Fort Lauderdale, Florida 33334

File No.: 1709017

Property Appraisers Parcel Identification (Folio) Numbers: 02-3640-750

\_\_SPACE ABOVE THIS LINE FOR RECORDING DATA\_

## WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of November, 2017, Appex Properties L.L.C., a Florida Limited Liability Company, whose post office address is 18800 NE 29th Avenue, #321, Aventura, Florida 33180, herein called the Grantors, to Zilker Holdings LLC, a Florida Limited Liability Company, whose post office address is 7451 Peppertree Circle S., Davie, Florida 33314, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

File No.: 1709017

### PROPERTY INFORMATION REPORT

September 18, 2022 Tax Account #:02-3640-750

# LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 02-3640-750(1222-29)

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

## PERDIDO TITLE & ABSTRACT, INC.

## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: TITLE SEARCH FOR TDA** 

TAX DEED SALE DATE:	DEC 5, 2022
TAX ACCOUNT #:	02-3640-750
CERTIFICATE #:	2020-1042
those persons, firms, and/or agen	22, Florida Statutes, the following is a list of names and addresses of cies having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed

YES NO

☐ Notify City of Pensacola, P.O. Box 12910, 32521
☐ Notify Escambia County, 190 Governmental Center, 32502
☐ Homestead for 2021 tax year.

ZILKER HOLDINGS LLC 8111 ACKERMAN DR B PENSACOLA, FL 32514

sale.

ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314

OLIVE OAKS OWNERS ASSOCIATION INC C/O HENRY T VENUS 1155 PALISADE ROAD PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 18th 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

**CONTINUATION PAGE** 

September 18, 2022

Tax Account #: 02-3640-750

1. The Grantee(s) of the last deed(s) of record is/are: **ZILKER HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY** 

By Virtue of Warranty Deed recorded 11/30/2017 in OR 7816/949

- 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 #: 02-3640-750 Assessed Value: \$71,517.00

**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): OLIVE OAKS OWNERS 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.



## PROPERTY INFORMATION REPORT

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

SCOTT LUNSFORD,	ESCAMBIA COUNTY TA		
	ESCAMBIA COUNTT TA	X COLLECTOR	
TAX ACCOUNT #:	02-3640-750	CERTIFICATE #:	2020-1042
REPORT IS LIMITED	TO THE PERSON(S) EXP	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I (S) OF THE PROPERTY INF	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a li- encumbrances recorded title to said land as liste	of record of the land describ isting and copies of all open I in the Official Record Boo ed on page 2 herein. It is the If a copy of any document li	•	nt and delinquent ad valorem ges, judgments and da that appear to encumber the amed above to verify receipt of
and mineral or any sub	surface rights of any kind or os, boundary line disputes, a	nature; easements, restriction	or in subsequent years; oil, gas, ns and covenants of record; ald be disclosed by an accurate
		ty or sufficiency of any docur tle, a guarantee of title, or as a	ment attached, nor is it to be any other form of guarantee or
Use of the term "Repor	rt" herein refers to the Prope	erty Information Report and th	ne documents attached hereto.
eriod Searched: Au	ugust 26, 2002 to and inclu	iding August 26, 2022	Abstractor: Pam Alvarez

BY

Michael A. Campbell, As President

Dated: September 18, 2022