PROPERTY INFORMATION REPORT

December 26, 2022 Tax Account #:05-0419-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-0419-000(0323-69)

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

TAX DEED SALE DATE:	MAR 6	MAR 6, 2023		
TAX ACCOUNT #:	05-041	05-0419-000		
CERTIFICATE #:	2020-2	2020-2121		
those persons, firms, and/o	197.522, Florida Statutes, the following is r agencies having legal interest in or claim enced tax sale certificate is being submitted	against the above-described		
Notify Escan	f Pensacola, P.O. Box 12910, 32521 abia County, 190 Governmental Center, 32 or <u>2021</u> tax year.	502		
□ □ Notify City o □ □ Notify Escan □ Homestead for ESSIE MAE SPIVEY	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH	EMERALD COAST		
□ ⊠ Notify City o □ ⊠ Notify Escam □ Homestead for ESSIE MAE SPIVEY AND JOE SPIVEY, JR	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH HAMILTON CORRECTIONAL	EMERALD COAST UTILITIES AUTHORITY		
□ ⊠ Notify City o□ Notify Escan□ Homestead for	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH	EMERALD COAST		

BY: Michael A. Campbell, As It's President

PERDIDO TITLE & ABSTRACT, INC.

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 26, 2022

Tax Account #: 05-0419-000

1. The Grantee(s) of the last deed(s) of record is/are: ESSIE MAE SPIVEY AND JOE SPIVEY JR

By Virtue of Warranty Deed recorded 12/2/1980 in OR 1496/542

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JOE SPIVEY, JR RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. THE ESCAMBIA COUNTY TAX ROLL DOES INDICATE ESSIE MAE SPIVEY IS A WIDOW.

- 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. Lien in favor of the Emerald Coast Utilities Authority recorded 1/11/2016 OR 7462/891
 - b. Judgment in favor of Meldon Rich recorded 7/20/2005 OR 5684/1997
- 4. Taxes:

Taxes for the year(s) None are delinquent.

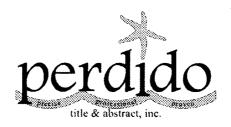
Tax Account #: 05-0419-000 Assessed Value: \$38,100.00

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): 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 CO	DUNTY TAX CO	OLLECTOR	

TAX ACCOUNT #:	05-0419-000	CERTIFICATE #:	2020-2121		
THIS REPORT IS NOT REPORT IS LIMITED INFORMATION REPORT IS LIMITED INFORMATION REPORT INFORMATION REPORT INFORMATION AND INFOR	T TITLE INSURANCE. TH TO THE PERSON(S) EXP DRT AS THE RECIPIENT(epared in accordance with the of record of the land describe sting and copies of all open in the Official Record Boold d on page 2 herein. It is the	E LIABILITY FOR ERROR RESSLY IDENTIFIED BY S) OF THE PROPERTY IN the instructions given by the used herein together with curre or unsatisfied leases, mortgates of Escambia County, Flor responsibility of the party in	RS OR OMISSIONS IN THIS NAME IN THE PROPERTY FORMATION REPORT. User named above includes a cent and delinquent ad valorem		
·					
and mineral or any subs	surface rights of any kind or s, boundary line disputes, and	nature; easements, restriction	or in subsequent years; oil, gas, ons and covenants of record; uld be disclosed by an accurate		
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: Decer	nber 01, 2002 to and inclu	ding December 01, 2022	Abstractor: Ashley McDonald		

BY

Michael A. Campbell,

As President

Dated: December 26, 2022