#### 512 R. 12/16

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2200215

To: Tax Collector of_	ESCAMBIA COUNTY	, Florida	
PO BOX 54226 NEW ORLEANS, LA	DINGS FBO SEC PTY 70154-4226,	ne same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
05-2296-000	2020/2339	06-01-2020	BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105 FT WLY 60 FT TO POB OR 36 P 700
<ul><li>redeem all</li><li>pay all deli</li><li>pay all Tax Sheriff's co</li></ul>	sts, if applicable.	interest covering the nation report costs,	
which are in my pos		incation is based and	d an outer condition of the called legal accompany
Electronic signatur CITRUS CAPITAL CITRUS CAPITAL PO BOX 54226 NEW ORLEANS, L	HOLDINGS, LLC HOLDINGS FBO SEC PTY		<u>04-21-2022</u> Application Date
	Applicant's signature		••

Dar	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.		
10.	the formation and electronic quotion foos	
11.		
12.		
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	n here:  Date of sale12/05/202 Signature, Clerk of Court or Designee	2

## INSTRUCTIONS 46.25

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 LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105 FT WLY 60 FT TO POB OR 36 P 700



## **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

1222-55

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226			Application date		Apr 21, 2022	
Property BLOCKER JOHNNIE & ZENNIE MAE				Certificate #		2020 / 2339	
	2930 MELODY LN PENSACOLA, FL 32505 2930 MELODY LN 05-2296-000 BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 7 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POE NLY 105 FT (Full legal attached.)				Date certificate issued		06/01/2020
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ntion	
Column 1 Certificate Number	Column er Date of Certifi			olumn 3 unt of Certificate	Column 4		Column 5: Total (Column 3 + Column 4)
# 2020/2339	06/01/2		683.53				717.71
			l		<u> </u>	→Part 2: Total*	717.71
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Col Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/1861	06/01/2021		711.29		6.25	35.56	753.10
	<u></u>	<u>.                                    </u>	<u></u>	1.70		Part 3: Total*	753.10
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
1. Cost of all cert	tificates in applicant's	possessio	on and other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	1,470.81
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant		.,				704.73
Property information report fee					200.00		
5. Tax deed application fee					175.00		
	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7.						l Paid (Lines 1-6)	2,550.54
I certify the above i	nformation is true and that the property in				y inform	ation report fee, a	nd tax collector's fees
D						Escambia, Florid	da
Sign here:	AL.				Dε	ite <u>May 6th, 20</u>	022
Sign	lature, Tex Collector or Des	ignee				o Instructions on Pa	

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

Printer Friendly Version

\$34,196

\$34,288

**General Information** 

Parcel ID:

092S300700450002

Account:

052296000

Owners:

**BLOCKER JOHNNIE &** 

ZENNIE MAE

Mail:

2930 MELODY IN

PENSACOLA, FL 32505

Situs:

2930 MELODY LN 32505

**Use Code:** 

SINGLE FAMILY RESID P

**Taxing** 

**COUNTY MSTU** 

**Authority:** 

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

**Escambia County Tax Collector** 

Sales Data MLS Listing #604010

Sale Date Book Page Value Type

Official Records (New Window)

None

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and

Comptroller

**Assessments** 

2019

Year Land **Imprv** Total Cap Val 2021 \$4,916 \$35,929 \$40.845 \$40,025 2020 \$4,916 \$31,471 \$36,387 \$36,387

Disclaimer

\$29,372

**Market Value Breakdown Letter** 

**Tax Estimator** 

**File for New Homestead Exemption Online** 

2021 Certified Roll Exemptions

\$4,916

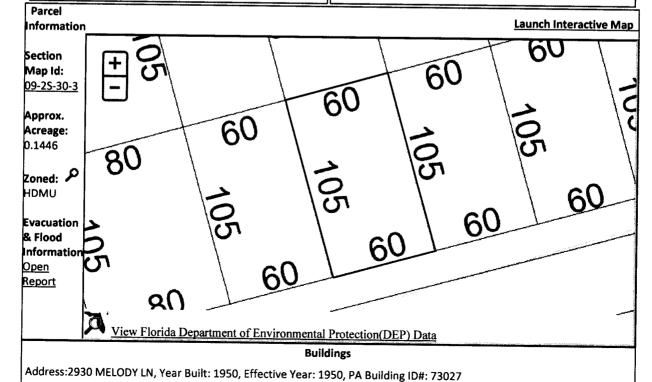
None

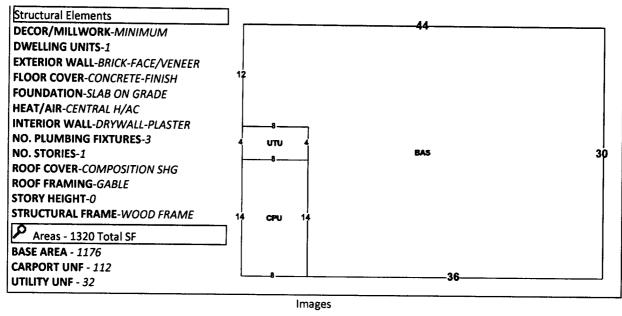
**Legal Description** 

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105...

**Extra Features** 

None







10/16/2019 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.

Last Updated:05/11/2022 (tc.4500)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022050011 5/16/2022 8:45 AM
OFF REC BK: 8785 PG: 212 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 02339, 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 LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105 FT WLY 60 FT TO POB OR 36 P 700

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 052296000 (1222-55)

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

#### JOHNNIE BLOCKER and ZENNIE MAE BLOCKER

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.

COMPAG

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** 



## 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

**83,**450.57

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

Account: 052296000 Certificate Number: 002339 of 2020

## Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504 Date 5/25/2022

Clerk's Check # 11457 Clerk's Total \$510.72

Tax Collector Check # 1 Tax Collector's Total \$2,862.85

Postage \$60.00

Researcher Copies \$0.00

Recording \$10.00

Prep Fee \$7.00

PAM CHILDERS

Total Received

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# 2022054319 5/25/2022 4:41 PM OFF REC BK: 8792 PG: 646 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 212, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02339, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 052296000 (1222-55)

**DESCRIPTION OF PROPERTY:** 

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105 FT WLY 60 FT TO POB OR 36 P 700

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: JOHNNIE BLOCKER and ZENNIE MAE BLOCKER

Dated this 25th day of May 2022.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk THIS INSTRUMENT PREPARED BY Name Main Taire Address 1798 55.4-a Possacola EL 32503 STATE OF FLORIDA

#### COUNTY OF ESCAMBIA NOTICE OF COMMENCEMENT Parcel ID Number (PID) \_\_092830077.1457\_02 Peralt Number THE UNDERSIGNED Levels gives notice that corprovened will be made to certain wal properly, and in accombance with Chapter, 213. Horida Statutes, the following information is provided in this Neuce of Cummencement DESCRIPTION OF PROPERTY ( degat description of the property and street address of available. Attach a separate of eccessory) BEGIAN INVIOR OF LITP SUY ALG WISHOFT TASS FTI BLY 553 FTI SUY 210 FTI BLY 120 FTI FOR POBINEY 105 FTI BLY 165 FTI BLY 165 FTI WUN STIFT TO POSIDIR 35 P 700 (2530 MELODY EN 32505) GENERAL DESCRIPTION OF IMPROVEMENT: Re roof and re-dack OWNER INFORMATION: Mark Vu (7930 MELOUVILN PENSACOLA FL 32505) Name and address Mark va (78 Interest in property: Fee Simple Name and address of rec sample tribholder of other from Owner) CONTRACTOR: mame, address and phone member: Mark Taylor Construction, LCC, 1719 N 9th Ave. Pensacola, Rt 32503 (850) 554-5440 SURETY: Name, address and phone number Amount of bond 5 LENDER: (name; address and phone metals;) Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13, Liga (7), Florida Statutes, (change address and phone number). In addition to him/herself, Owner designates εđ receive a copy of the Lienar's Notice as provided in § 713-13(1)(b), Florida Statings. Expiration date of natice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): <u>WARNING TO OUNER:</u> ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OF RECORDING YOUR NOTICE OF COMMENCEMENT. STATE OF FLORIDA! COUNTY OF ESCAPERIA OWNER'S SIGNATURE The foregoing instrument was acknowledged before me this 31 , day or <u>IY</u>| CCC Who is personally known to not OB who has produced identification VERHULATION PURSUANT TO \$ 92 525 FLORIDA STATCLES Driver 1100se UNDER PENALTIES OF PERGURAL DECLARS, THAT CHAVE READ TREPORTEGORIC AND THAT THE ENCIS SEVERBENDE AT ARE TRUE FOR THE BEST OF MY KNOWLEDGE AND BELIEF: $\iint_{\mathbb{R}^{N-1}} d$ SIGNATURE OF OWNER OR OWNER'S AUTHORIZED DEFICIE DIRPLEOR PARENCE MANAGER MAINSPANDS TOPET SIGNATORY STITLE OFFICE PRINT OR

ESCAMBIA COUNTY BUILDING INS

My Commission Expires
December 1, 2024

BK: 8785 PG: 1424 Last Page BK: 8785 PG: 1291 Last Page

Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL. REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order, Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** in Escambia County, Florida on this <u>10th</u> day of <u>May, 2022</u>.

John B, Trawick Special Magistrate Office of Environmental Enforcement

Page 3 Of 3

BK: 8785 PG: 1423 BK: 8785 PG: 1290

Corrective action shall include:

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

if Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$25.00 per day, commencing 11/7/2022. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person. interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners of Escambia County, Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County

Recorded in Public Records 5/16/2022 1:35 PM OR Book 8785 Page 1422. Instrument #2022050340, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27,00

Recorded in Public Records 5/16/2022 12:46 PM OR Book 8785 Page 1289. Instrument #2022080288, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording 827,00

## THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA.

CASE NO: CE21063695N LOCATION: 2930 MELODY LN PR#: 092S300700450002

VS.

BLOCKER, JOHNNIE 6024 SUNTAN CIR PENSACOLA, FL 32526 BLOCKER, ZENNIE MAE 2930 MELODY EN PENSACOLA, FL 32505

RESPONDENT(S)

#### ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof,  $\frac{\int_{-\infty}^{\infty} dt \, dt}{\int_{-\infty}^{\infty} dt \, dt} = \int_{-\infty}^{\infty} dt \, dt$  as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

Unsafe Structures - 30-203 (L) Electrical outlets/fixtures/wiring

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the <u>RESPONDENT(S)</u> shall have until 1.1/6/2022 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

Unsafe Structures - 30-203 (O) Roof

BK: 8792 PG: 535 Last Page

DocuSign Envelope ID: DD18FF99-8221-41CF-80C9-ABAB971F498C

# 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: Melody Lane					
Legal Address of Property: 2930 Melody L.	ane Pensacola FL				
The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.					
Addr <u>Per</u>	e 07 Airport Blvd				
AS TO SELLER(S):  Maya & Dunt Seller's Name Organt Ann Duart	Witness' Namo: NOCLE WA				
Seller's Name:	Witness' Name:				
AS TO BUYER(S):  Buyer's Name:  Buyer's Name:	Witness' Name:				
Buyer's Name:	Witness' Name:				

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

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

Signed, sealed and delivered in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

Zenie fra Bicka by Magan of the Dukend

Zennie Mae Blocker by

Margaret Ann Durant, as his/her Attorney-in-Fact

State of Florida

County of Santa-Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [\_] online notarization, this 17th day of May, 2022 by Zennie Mae Blocker, by Margaret Ann Durant, as his/her Attorney in Fact who [X] are personally known or [\_] have produced driver licenses as identification.

[Seal]

Notary Public State of Florida Stacie Wright My Commission HH 253731 Exp. 4/25/2026

ESCANDIA

Notary Public

Print Name:

My Commission Expires:

Prepared by: Louis E. Harper III Harper Title Company, LLC 2107 Airport Boulevard Pensacola, Florida 32504 File No: 2022-1489 Consideration: \$59,000.00

#### WARRANTY DEED

THIS WARRANTY DEED made effective the May 17, 2022, by Zennie Mae Blocker, a widower, whose mailing address is 3024 Suntan Circle, Pensacola, FL 32526, (herein "Grantor") (whether singular or plural), to Mark Vu and Emily Nguyen, husband and wife whose mailing address is 4127 Mustang Avenue, Sachse, TX 75048, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

That portion of Lot 7 of the West 368 acres of the Carlos Devilliers Grant according to plan of W. H. Davison, Section 9, Township 2 South, Range 30 West, Escambia County, Florida described as follows: Commencing at the Northeast corner of said Lot 7, thence run in a Westerly direction along the Northerly line of said lot to the Northwest corner thereof; thence run Southerly along the West line of said lot a distance of 755 feet, thence Easterly 553 feet, thence Southerly 210 feet, thence Easterly 120 feet to the Point of Beginning, thence Northerly 105 feet, thence Easterly 60 feet, thence Southerly 105 feet, thence Westerly 60 feet to the Point of Beginning.

Parcel Identification Number: 092S300700450002

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein IS the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

#### PROPERTY INFORMATION REPORT

September 18, 2022 Tax Account #:05-2296-000

## LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF LT 7 SLY ALG W LI OF LT 755 FT ELY 553 FT SLY 210 FT ELY 120 FT FOR POB NLY 105 FT ELY 60 FT SLY 105 FT WLY 60 FT TO POB OR 36 P 700

**SECTION 09, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 05-2296-000(1222-55)

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	Dec 5, 2022			
TAX ACCOUNT #:	05-	05-2296-000			
CERTIFICATE #:	202	2020-2339			
those persons, firms, and/or age	ncies having legal interest in or cl	g is a list of names and addresses of aim against the above-described itted as proper notification of tax deed			
	nsacola, P.O. Box 12910, 32521 County, 190 Governmental Center 2021 tax year.	·, 32502			
MARK VU EMILY NGUYEN 4127 MUSTANG AVE SACHSE, TX 75048	JOHNNIE BLOCKER & ZENNIE MAE BLOCKER MARK VU EMILY NGUYEN 2930 MELODY LN PENSACOLA, FL 32505	ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505			

MARK TAYLOR CONSTRUCTION LLC 1719 N 9TH AVE PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 18th day of September, 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 #: 05-2296-000

1. The Grantee(s) of the last deed(s) of record is/are: MARK VU AND EMILY NGUYEN

By Virtue of Warranty Deed recorded 5/25/2022 in OR 8792/533

- 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. Code Enforcement Lien in favor of Escambia County recorded 5/16/2022 OR 8785/1422
  - b. Notice of Commencement in favor of Mark Taylor Construction LLC recorded 6/3/2022 OR 8796/1132
- **4.** Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-2296-000 Assessed Value: \$40,025.00 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.



#### PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

Michael A. Campbell,

Dated: September 18, 2022

As President

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #:	05-2296-000	CERTIFICATE #:	2020-2	339
REPORT IS LIMITED	T TITLE INSURANCE. THI TO THE PERSON(S) EXPI ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED E	BY NAME IN TH	E PROPERTY
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	epared in accordance with the of record of the land describe sting and copies of all open of in the Official Record Book d on page 2 herein. It is the off a copy of any document list	d herein together with cu or unsatisfied leases, mor s of Escambia County, Fr responsibility of the party	rrent and delinqu tgages, judgment lorida that appear y named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any subs	<b>to:</b> Current year taxes; taxes surface rights of any kind or as, boundary line disputes, and the premises.	nature; easements, restric	tions and covenar	nts of record;
	sure or guarantee the validity ance policy, an opinion of titl			
Use of the term "Repor	t" herein refers to the Proper	ty Information Report and	d the documents a	attached hereto.
Period Searched: Au	igust 26, 2002 to and includ	ling August 26, 2022	_ Abstractor:	Stacie Wright
BY				