

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200603

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

VISCO INVESTMENT IRA LLC
VISCO INVESTMENT IRA LLC
21123 LA PENA DR
SAN ANTONIO, TX 78258,

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
07-0544-895	2020/3575	06-01-2020	BEG AT SE COR OF SEC W ALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT SAME COURSE 72 FT TO S R/W LI OF LILLIAN HWY (66 FT R/W) 94 DEG 25 MIN 5 SEC RT & ALG SD R/W LI 71 FT 85 DEG 34 MIN 55 SEC RT 70 FT 92 DEG 48 MIN 21 SEC RT 70 87/100 FT TO POB OR 7159 P 1427 OR 7193 P 38 CA 174

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
VISCO INVESTMENT IRA LLC
VISCO INVESTMENT IRA LLC
21123 LA PENA DR
SAN ANTONIO, TX 78258

08-15-2022
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>05/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS +6.25

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 SE COR OF SEC W ALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT SAME COURSE 72 FT TO S R/W LI OF LILLIAN HWY (66 FT R/W) 94 DEG 25 MIN 5 SEC RT & ALG SD R/W LI 71 FT 85 DEG 34 MIN 55 SEC RT 70 FT 92 DEG 48 MIN 21 SEC RT 70 87/100 FT TO POB OR 7159 P 1427 OR 7193 P 38 CA 174



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

0523-03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	VISCO INVESTMENT IRA LLC VISCO INVESTMENT IRA LLC 21123 LA PENNA DR SAN ANTONIO, TX 78258	Application date	Aug 15, 2022
Property description	RATCLIFF THERESA 4501 N 46TH AVE PL PENSACOLA, FL 32506 4545 LILLIAN HWY 07-0544-895 BEG AT SE COR OF SEC WALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT SAME COURSE 72 (Full legal attached.)	Certificate #	2020 / 3575
		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)
# 2020/3575	06/01/2020	184.59	74.76	259.35
→ Part 2: Total*				259.35

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)
# 2022/3015	06/01/2022	176.74	6.25	8.84	191.83
# 2019/3296	06/01/2019	178.35	6.25	44.92	229.52
Part 3: Total*					421.35

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)	680.70
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)	1,055.70

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: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date August 17th, 2022

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

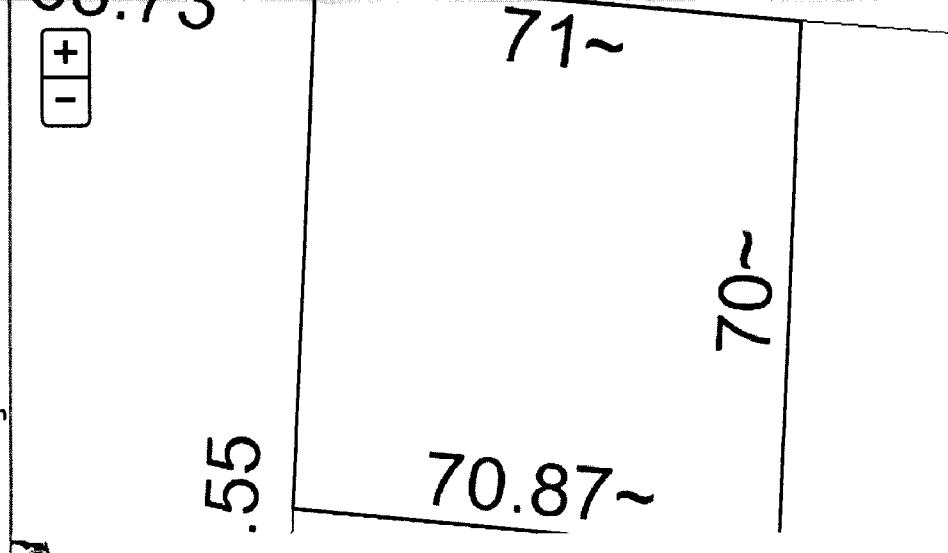
Parcel Information

Section
Map Id:
CA174

Approx.
Acreage:
0.1271

Zoned: 
HDMU

Evacuation
& Flood
Information
[Open Report](#)




71~

70~

70.87~

55.

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

Buildings

Images



7/12/2021 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:08/18/2022 (tc.7660)




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

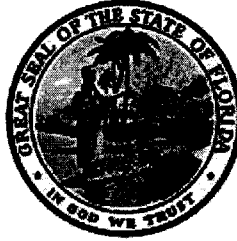
Tax Deed - Redemption Calculator

Account: 070544895 Certificate Number: 003575 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/3/2023"/>	Redemption Date <input type="text" value="8/26/2022"/> 
Months	9	0
Tax Collector	<input type="text" value="\$1,055.70"/>	<input type="text" value="\$1,055.70"/>
Tax Collector Interest	\$142.52	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,204.47	<input type="text" value="\$1,061.95"/>
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	\$61.56	<input type="text" value="\$0.00"/>
Total Clerk	\$517.56	<input type="text" value="\$456.00"/> 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	\$1,799.03	<input type="text" value="\$1,534.95 - 200 = \$1,214.95"/>
	Repayment Overpayment Refund Amount	\$264.08
Book/Page	<input type="text"/>	<input type="text"/>

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 003575

Redeemed Date 8/26/2022

Name CINDY BROOKS 6815 LILLIAN HWY PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$517.56	\$1,204.47 \$ 1197.95
Due Tax Collector = TAXDEED	\$1,204.47	
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
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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

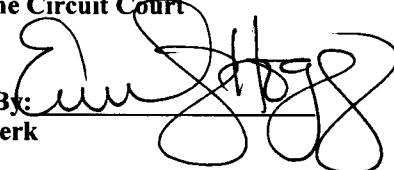
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070544895 Certificate Number: 003575 of 2020**

Payor: CINDY BROOKS 6815 LILLIAN HWY PENSACOLA FL 32506 Date 8/26/2022

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,204.47
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,799.03

\$1,197.95

**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>**

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **VISCO INVESTMENT IRA LLC** holder of **Tax Certificate No. 03575**, 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 SE COR OF SEC W ALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT SAME COURSE 72 FT TO S R/W LI OF LILLIAN HWY (66 FT R/W) 94 DEG 25 MIN 5 SEC RT & ALG SD R/W LI 71 FT 85 DEG 34 MIN 55 SEC RT 70 FT 92 DEG 48 MIN 21 SEC RT 70 87/100 FT TO POB OR 7159 P 1427 OR 7193 P 38 CA 174

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070544895 (0523-03)

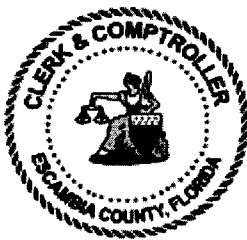
The assessment of the said property under the said certificate issued was in the name of

THERESA RATCLIFF

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** Wednesday in the month of May, which is the **3rd day of May 2023**.

Dated this 26th 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

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 8848, Page 997, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03575, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 070544895 (0523-03)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC W ALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT
SAME COURSE 72 FT TO S R/W LI OF LILLIAN HWY (66 FT R/W) 94 DEG 25 MIN 5 SEC RT &
ALG SD R/W LI 71 FT 85 DEG 34 MIN 55 SEC RT 70 FT 92 DEG 48 MIN 21 SEC RT 70 87/100 FT TO
POB OR 7159 P 1427 OR 7193 P 38 CA 174

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: THERESA RATCLIFF

Dated this 29th day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



301600 077

OUTDOOR ADVERTISING, INC.
P.O. Box 1209, 102 Admiralty Way, Milledgeville, Georgia
(912) 453-3421

IN BOOK 47-1010 JUNE 1990
JAN 10 12 05 PM '91
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

8 8 1 1 1

Lease No. 432

Ground Lease

THIS AGREEMENT made and entered into by and between Gayle Gardner & Johnnie Gardner
hereinafter referred to as "Lessee", and Publin Outdoor Advertising, Inc., a Georgia corporation, hereinafter referred to as "Lessor".

WITNESSETH THAT Lessor does hereby lease to Lessee for a term of thirty (30) years beginning November 1, 1990 and
expiring October 31, 2005 the premises known and described as follows:

Street Lillian Highway City Pensacola State Florida
4545 Lillian Highway 34 29-30

The property is leased for the purpose of construction, operation and maintenance of an outdoor advertising display. Lessee is herewith granted the sole and exclusive right to display advertising copy on the premises.

Lessee is granted the right of ingress and egress over said premises for the term hereof for the purpose of constructing, maintaining, operating, removing or replacing said display.

The consideration for the lease contract is the sum of Six hundred and 00/100 (is 600.00) Dollars
Or 10% of the Gross Revenue, whichever is greater. Payable annually.
per year, rental, payable by Lessee.
said rental being effective upon commencement of construction of the sign. If, to the commencement of construction of said sign by Lessee the rental shall be Ten (\$10.00) Dollars.

This lease is contingent upon the issuance of all necessary state and local sign permits, and availability and provision of adequate electrical service to the sign site.

In the event Lessee is prevented, by state or local authority or for any reason, from erecting a sign structure with minimum face dimensions of _____ then such event shall serve to terminate this Agreement and Lessee shall be entitled to a rebate of all unearned rents paid in advance.

In the event any rental payment hereunder by Lessee is thirty (30) days past due Lessor shall provide in Lessee written notice of same, allowing Lessee fifteen (15) days from receipt of notice to cure any such default.

It is agreed between the parties that Lessee shall remain the owner of all advertising signs, structures and improvements erected or made by Lessee and that, notwithstanding the fact that the same constitute real estate fixtures, the Lessee shall have the right to remove said signs, structures and improvements at any time during the term of this lease, or after the expiration of this lease. In the event removal of said signs, structures and improvements are required, either by cancellation or termination of this lease, or otherwise, Lessee in so removing shall be responsible for restoring the area of the sign to the existing surface level of the immediate area, said restoration not to exceed an area consisting of a six (6) foot radius from the pole of the sign structure.

Lessor warrants that he is the owner(s) _____ (s) _____ (s) _____ of the property covered by this lease and has the authority to execute this lease. Lessor further covenants that he will not permit any adjoining premises, owned or controlled by him, to be used for advertising purposes or permit Lessee's signs to be obscured.

If at any time (a) Lessee's signs become entirely or partially obscured or destroyed; (b) the premises become unsafe for the maintenance of the Lessee's signs thereon; (c) Lessee is unable to obtain necessary permits for the erection or maintenance of such signs as the Lessee may desire to construct or maintain; or (d) Lessee is prevented by governmental authority from constructing or maintaining such signs as the Lessee may so desire to construct or maintain—then and in such event, at the option of the Lessee, this lease shall terminate on fifteen (15) days written notice to Lessor, and Lessor agrees thereupon to return to the Lessee any rent paid in advance for the unexpired term; provided however, that if the conditions described in (a), (b), (c) and (d) hereof, or either of them, shall at any time temporarily exist, then Lessee shall at its option, in lieu of such termination of this lease, be entitled to an abatement of the rent payable hereunder, for and during the period of the existence of such conditions, or any of them, and in the return of any rent paid in advance for the period of such abatement.

Lessee does herewith indemnify and agree to hold Lessor harmless against all claims or damages in person or property by reason of accidents resulting from the negligence or willful acts of _____ as a partner, employees, or workmen in the construction, maintenance, repair or removal of its signs.

Should either Lessor or Lessee desire to terminate this lease at the expiration of the term set forth above, notice of such intention shall be given the other party in writing by certified mail to Publin Outdoor Advertising, Inc., P.O. Box 1209, Milledgeville, Georgia 31061 at least ninety (90) days prior to such date of expiration. If neither party gives the other such written notice, the lease shall be deemed automatically renewed for a like term as that set forth above upon the same terms and conditions as set forth herein. Should either Lessor or Lessee desire to terminate this lease at the expiration of the renewal term, notice of such intent shall be given the other party in writing at least ninety (90) days prior to such date of expiration. If neither party gives the other such written notice, this lease shall be deemed automatically renewed for a term of one (1) year upon the same terms and conditions as set forth herein and shall be deemed automatically renewed from year to year thereafter unless and until such written notice is given in the manner provided herein.

This lease is assignable by Lessor or Lessee and shall be binding upon the heirs, successors and assigns of both Lessor and Lessee.

SPECIAL STIPULATION: MAINTAIN NIGHT LIGHT ON PREMISE

This instrument is of no force and effect until approved and executed by a corporate officer of Publin Outdoor Advertising, Inc.

ACCEPTED: PUBLIN OUTDOOR
ADVERTISING, INC.

By Robert C. Publin
(Signature)
Robert C. Publin, President

Phone No. (912) 453-3421

Date _____ 19 _____

WITNESSES W. H. Hale

NOTARY PUBLIC

R: 03/87

Gayle Gardner Gayle Gardner
Johnnie Gardner Johnnie Gardner

By _____
Address 4545 Lillian Highway

Pensacola State FL Zip 32506

Phone No. 904-455-9122

Date 11-5 19 90

Notary Public, State of Florida

My Commission Expires Jan. 22, 1992

NOTARY PUBLIC

CORRECTIVE QUIT CLAIM DEED-Page Two

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 7 day of July, 2014.

Signed, sealed and delivered
in our presence

Jeanne Sheo Jeanne Shell

Carla Jones
Carla Jones

Gayle H. Gardner
GAYLE H. GARDNER

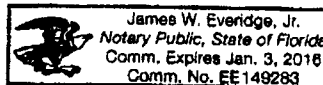
Theresa Ratcliff
Theresa Ratcliff
Power of Attorney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7
day of July, 2014, by Gayle H. Gardner, by Theresa Ratcliff,
Power of Attorney, who produced identification of FDL and did
not take an oath.

James W. Everidge, Jr.
Notary Public

Prepared By:
Theresa Ratcliff
4501 N. 46th Avenue Place
Pensacola, FL 32506
Return To:
Same Name and Address as Above



Recorded in Public Records 07/08/2014 at 03:19 PM OR Book 7193 Page 38,
Instrument #2014047788, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

***CORRECTIVE
QUIT CLAIM DEED***

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That GAYLE H. GARDNER, for and in consideration of the sum of TEN DOLLARS(\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto THERESA RATCLIFF, her heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 5734.38 FEET THENCE NORTH A DISTANCE OF 3310.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE DISTANCE OF 72.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY (66' R/W); THENCE DEFLECT 94 25'05" RIGHT AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 71.00 FEET; THENCE DEFLECT 85 34'55" RIGHT A DISTANCE OF 70.00 FEET; THENCE DEFLECT 92 48'21" RIGHT A DISTANCE OF 70.87 FEET TO THE POINT OF BEGINNING.

Parcel ID#

This Deed is to correct deed recorded in OR Book 7159 Page 1427,
Instrument #2014026846

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

PROPERTY INFORMATION REPORT

February 22, 2023

Tax Account #:07-0544-895

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF SEC W ALG S LI OF SD SEC 5734 38/100 FT N 3310 85/100 FT TO POB CONT
SAME COURSE 72 FT TO S R/W LI OF LILLIAN HWY (66 FT R/W) 94 DEG 25 MIN 5 SEC RT &
ALG SD R/W LI 71 FT 85 DEG 34 MIN 55 SEC RT 70 FT 92 DEG 48 MIN 21 SEC RT 70 87/100 FT TO
POB OR 7159 P 1427 OR 7193 P 38 CA 174**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0544-895(0523-03)

**ABTRACTOR'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: MAY 3, 2023

TAX ACCOUNT #: 07-0544-895

CERTIFICATE #: 2020-3575

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.

THERESA RATCLIFF
THERESA RADCLIFF
4501 N 46TH AVE PL
PENSACOLA, FL 32506

PABIAN OUTDOOR ADVERTISING, INC
ROBERT C. PABIAN
PO BOX 1209, 102 ADMIRALTY WAY
MILLEDGEVILLE, GA 31061

THERESA RATCLIFF
THERESA RADCLIFF
4545 LILLIAN HIGHWAY
PENSACOLA, FL 32506

PABIAN OUTDOOR ADVERTISING, INC
ROBERT C. PABIAN
PO BOX 5397
AIKEN, SC 29804-5397

PABIAN OUTDOOR
ADVERTISING, INC
ROBERT C. PABIAN
103 CLUBVILLA DR
AIKEN, SC 29803

PABIAN OUTDOOR
-SOUTHEAST, INC
5625 2ND AVE UNIT 6
KEY, FL 33040

PABIAN OUTDOOR-
SOUTHEAST, INC.
PO BOX 420236
SUMMERLAND KEY, FL 33042

Certified and delivered to Escambia County Tax Collector, this 22nd day of February, 2023.
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

February 22, 2023

Tax Account #: **07-0544-895**

1. The Grantee(s) of the last deed(s) of record is/are: **THERESA RATCLIFF**
By Virtue of Corrective Quit Claim Deed recorded 7/8/2014 in OR 7193/38
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. **Ground Lease in favor of Pabian Outdoor Advertising, Inc. recorded 6/10/1991 OR 3016/77**
4. Taxes:
Taxes for the year(s) NONE are delinquent.
Tax Account #: 07-0544-895
Assessed Value: \$8,572.00
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 #: 07-0544-895 CERTIFICATE #: 2020-3575

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: February 13, 2003 to and including February 13, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: February 22, 2023