

### **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

023-37

TRUS CAPITAL I D BOX 54226 EW ORLEANS, LA DGERS NICHOLA YE SUSIE EST (	HOLDINGS HOLDINGS A 70154-	S FBO SEC	; PTY	Applica		
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YE SUSIE EST ( 90 COOSA COUI			Applicant Name Applicant Address  CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226			Apr 21, 2022
CKEORD AL 3	pperty ROGERS NICHOLAS & Scription JOYE SUSIE EST OF 5390 COOSA COUNTY ROAD 18			Certificate #		2020 / 4698
11 MOBILE HWY -0929-395 G AT SE COR O -I OF SEC 540 64 DURSE 375 (Full	F SEC N 8 I/100 FT F legal attac	OR POB C	ONT SAME			06/01/2020
	the second second second second second			Applica	idon	
					Column 4 Interest	Column 5: Total (Column 3 + Column 4)
06/01/20	)20	738.19		<del></del>	36.91	775.10
- *		<del></del>		<b>.</b>	→Part 2: Total*	775.10
ates Redeeme	d by App	olicant (O	ther than Co	unty)		
Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Tay Collector's F		-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
06/01/2021		732.32	****	6.25	36.62	775.19
			· · · · · ·		Part 3: Total*	775.19
r Certified Ame	ounts (Li	nes 1-7)				
es in applicant's p	oossessior	and other				1,550.29
aid by the applica	nt					0.00
3. Current taxes paid by the applicant				670.04		
n report fee						200.00
n fee						175.00
tax collector und	er s.197.54	12, F.S. (se	e Tax Collector	r Instruc	tions, page 2)	0.00
			V-1	Total	Paid (Lines 1-6)	2,595.33
ation is true and t	the tax cer	tificates, in atement is	terest, property attached.	informa	ition report fee, and	d tax collector's fees
		· · · · · · · · · · · · · · · · · · ·			Escambia, Florida	<u></u>
() Tax Collector or Desig	nee			Date	e <u>May 6th, 202</u>	22
	Column Date of Certificate Sale Ob/O1/2021  Cates Redeems Column 2 Date of Other Certificate Sale O6/01/2021  Certificate Sale O6/01/2021  Certified American applicants on report fee In report fee In fee Itax collector under the property information is true and in the property informatical collector of Designary Certificate Sale  Collector of Designary Certified American is true and in the property informatical collector of Designary Certified Certified American is true and in the property informatical collector of Designary Certified American is true and in the property informatical collector of Designary Certified American is true and in the property informatical collector of Designary Certified American is true and in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the property informatical collector of Designary Certified American in the Designary Certified American in the Designary Certified American in the Designary Certified American in	Column 2 Date of Certificate Sale  O6/01/2020  Cates Redeemed by Applicant and Column 2 Date of Certificate Sale  O6/01/2020  Cates Redeemed by Applicate of Other Certificate Sale  O6/01/2021  Certificate Sale  O6/01/2021  Certified Amounts (Lines in applicant by the applicant by the applicant on report fee in fee tax collector under s.197.54  Cates Collector of Designee	Dwned by Applicant and Filed with Column 2 Date of Certificate Sale O6/01/2020  Cates Redeemed by Applicant (O Column 2 Date of Other Certificate Sale O6/01/2021  Column 2 Date of Other Certificate Sale O6/01/2021  Column 3 Face Amount of Other Certificate O6/01/2021  Column 3 Face Amount of Other Certificate O6/01/2021  Column 3 Face Amount of Other Certificate Other Other Certificate Other Other Certificate Other Other Other Certificate Other Other Certificate Other O	Column 2 Date of Certificate Sale  O6/01/2020  Column 3 Face Amount of Certificate  O6/01/2020  Column 3 Face Amount of Column 4 Tax Collector's Face Amount of Column	Downed by Applicant and Filed with Tax Deed Application of Certificate Sale Date of Certificate Sale Date of Other Certificate Sale Other Certi	Downed by Applicant and Filed with Tax Deed Application  Column 2 Date of Certificate Sale  Column 3 Face Amount of Certificate  Column 2 Date of Other Certificate  Column 3 Face Amount of Column 4 Tax Collector's Fee  Column 2 Date of Other Certificate  Column 3 Face Amount of Other Certificate  Column 4 Tax Collector's Fee  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector's Fee  Column 8 Interest  Column 9 Interest  Column 1 Tax Collector's Fee  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector's Fee  Column 7 Tax Collector's Fee  Column 8 Interest  Column 1 Tax Collector's Fee  Column 1 Tax Collector's Fee  Column 2 Date Tax Collector Instructions, page 2)  Total Paid (Lines 1-6)  Escambia, Florida  Column 1 Total Paid  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector Instructions, page 2)  Total Paid (Lines 1-6)  Escambia, Florida  Column 1 Total Paid  Column 5 Interest  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector Instructions, page 2)  Total Paid  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector Instructions, page 2)  Total Paid  Column 5 Interest  Column 1 Tax Collector Instructions, page 2)  Total Paid  Column 5 Interest  Column 6 Interest  Column 7 Tax Collector Instructions, page 2)  Total Paid  Column 6 Interest  Column 7 Tax Collector Instructions, page 2)  Total Paid  Column 8 Interest  Column 9 Interest Interest  Column 9 Interest Int

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

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	4
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 I	here: Date of sale 01/09/2 Signature, Clerk of Court or Designee	023

## 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 N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2200231

To: Tax Collector of <u>ESCAMBIA COUNTY</u> , Flo	rida
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	e to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-0929-395	2020/4698	06-01-2020	BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

### 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	i file
CITRUS CAPITAL HO	LDINGS, LLC
CITRUS CAPITAL HO	LDINGS FBO SEC PTY
PO BOX 54226	
NEW ORLEANS, LA	70154-4226

04-21-2022 Application Date

Applicant's signature

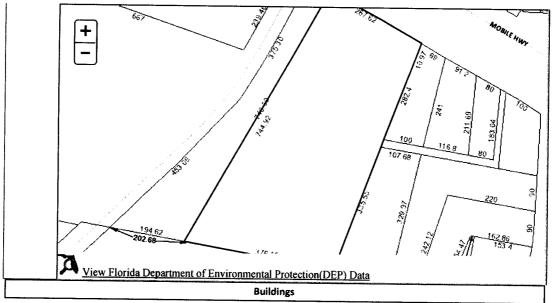
**Real Estate Search** 

**Tangible Property Search** 

**Sale List** 

<u>Back</u>

Printer Friendly Version Assessments **General Information** Year Land Total <u>Cap Val</u> Parcel ID: 221S314102009003 Imprv \$0 \$45,885 \$45,885 2021 \$45,885 090929395 Account: \$45,885 **ROGERS NICHOLAS** 2020 \$45,885 \$0 \$45,885 Owners: **JOYE CHARLES BUNYAN** \$45,885 2019 \$45,885 \$0 \$45,885 5390 COOSA COUNTY ROAD 18 Mail: **ROCKFORD, AL 35136** Disclaimer 7211 MOBILE HWY 32526 Situs: **Market Value Breakdown Letter** Use Code: VACANT RESIDENTIAL P Taxing **COUNTY MSTU Tax Estimator Authority: Open Tax Inquiry Window** Tax Inquiry: **File for New Homestead Exemption Online** Tax Inquiry link courtesy of Scott Lunsford **Escambia County Tax Collector** 2021 Certified Roll Exemptions Sales Data Official Records None Sale Date Book Page Value Type (New Window) 02/08/2022 8718 1814 \$100 CJ **Legal Description** 07/14/2014 7195 1235 \$100 OT BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI C OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 10/11/2010 6645 1772 \$100 CJ 375 64/100 FT N... C 10/11/2010 6645 1426 \$100 CJ 12/1993 3492 967 \$76,400 WD \$100 WD 02/1986 2246 431 **Extra Features** Official Records Inquiry courtesy of Pam Childers None Escambia County Clerk of the Circuit Court and Comptroller Launch Interactive Map Information Section Map id: <u>22-15-31-2</u> Approx. Acreage: 4.9958 zoned: 🔑 номи Evacuation & Flood Information <u>Open</u> Report



Images



7/13/2017 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:05/12/2022 (tc.6087)



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

Tax Deed - Redemption Calculator
Account: 090929395 Certificate Number: 004698 of 2020

Redemption No 🕶	Application Date 4/21/2022	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 5/25/2022
Months	9	1
Tax Collector	\$2,595.33	\$2,595.33
Tax Collector Interest	\$350.37	\$38.93
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,951.95	\$2,640.51
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$6.84
Total Clerk	\$517.56	\$462.84
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,546.51	\$3,120.35
	Repayment Overpayment Refund Amount	\$426.16
Book/Page		

### **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 004698

**Redeemed Date 5/25/2022** 

Name SURETY LAND TITLE OF FL 2600 NORTH 12TH AVE PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$5,17.56 \$2783,35
Due Tax Collector = TAXDEED	\$2,051.95
Postage = TD2	\$60. <b>0</b> 0
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
			FINANCIAL SUM	MARY	

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: 090929395 Certificate Number: 004698 of 2020

Payor: SURETY LAND TITLE OF FL 2600 NORTH 12TH AVE PENSACOLA FL 32503 Date 5/25/2022

Clerk's Check #	1000769897	Clerk's Total	\$5\17.\$6	2783.
Tax Collector Check #	1	Tax Collector's Total	\$2,9	
	Handlandad (A) (A) (A)	Postage	\$66.00	
Abbit states and the state of t	THE CONTROL OF METERS AND ADMINISTRATION OF THE CONTROL OF THE CON	Researcher Copies	\$0.00	
	TOTALISA ANTONIO IN IN IN INC. ANTONIO	Recording	\$10.00	
от в под под него в под	i Sankarre (1986) Persente de la companie de la com	Prep Fee	\$7.00	
and an analysis of the state of	т ресуству с уровин чистом претимов от вы чисторующим производительного долго по получили высовый выпользования вы	Total Received	<del>-\$3,546.51</del>	

\$2800.35

PAM CHILDERS
Clerk of the Circuit Court

Received By L 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# 2022054213 5/25/2022 3:15 PM
OFF REC BK: 8792 PG: 321 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 8789, Page 1190, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04698, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090929395 (0123-37)

**DESCRIPTION OF PROPERTY:** 

BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

SECTION 22, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: NICHOLAS ROGERS and CHARLES BUNYAN JOYE

Dated this 25th day of May 2022.

COUNTY, PURE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052626 5/20/2022 3:01 PM
OFF REC BK: 8789 PG: 1190 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04698, 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 N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

### **SECTION 22, TOWNSHIP 1 S, RANGE 31 W**

TAX ACCOUNT NUMBER 090929395 (0123-37)

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

### NICHOLAS ROGERS and CHARLES BUNYAN JOYE

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 **second** Monday in the month of January, which is the **9th day of January 2023.** 

Dated this 20th 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.

COMPTA O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 6/21/2022 4:55 PM OR Book 8807 Page 1822, Instrument #2022063124, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps 5700.00

1000 ···

THIS INSTRUMENT PREPARED BY AND RETURN TO: Surety Land Title of Florida, LLC 2600 N. 12th Avenue PENSACOLA, FL 32503 File No.: 2205447R

Property Appraisers Purcel Identification (Folio) Number: 22-18-31-4162-609-003

### **WARRANTY DEED**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of May, 2022 by Nicholas Rogers, a married man whose post office
address is 7085 N Blue Angel Pkwy, Pensacola, FL 32526 and Charles Bunyan Joys, an unremarried widower, whose post
office address is 1 Billingsloy Place, Pensacola, FL 32506 herein called the grantors, to Michael Wayne Hinson, Trustee, and
Linds Jane Hinson, Trustee of the Michael Wayne Mills and Lindsg Jane Hinson Revocable Living Trust dated 11/18/2011
whose post office address is 7943 Mesa Linda Street, Oak Hills, CA 92344, hereinafter called the Grantees:
(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 AHINSON

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.:

Commencing at the Southeast Corner of Section 22, Township 1 South, Range 31 West, Escambia County, Florida, thence North 83 degrees 45 minutes 00 seconds West and along the South like of said section for 540.64 feet and the point of beginning; thence continue along same course for 375.84 feet; thence North 26 degrees 29 minutes 26 seconds East for 744.92 feet to the right of way line of Mobile Highway (Also Known As U.S. Highway 90) said point being on a curve concave to the Southwest and having a central angle of 05 degrees 22 minutes 50 seconds and a radius of 2732.93 feet; thence Southeasterly along said curve an arc distance of 256.65 feet; thence South 17 degrees 42 minutes 50 seconds West for 630.53; to the point of beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

\*Grantors do not reside in the above described property nor claim it as their homestead property\*

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 grantees 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, 2021.

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

Signord sealed and delivered in the presence of:  Witness #1 Printed Name  Witness #2 Signature  Witness #2 Printed Name  Witness #2 Printed Name	Nicholas Rogers  ONGALL Bunyan Joye  Charles Bunyan Joye
STATE OF FLORIDA COUNTY OF ESCAMBIA  The foregoing instrument was acknowledged before me by means o May, 2027 by Micholas Rogers and Charles Bunyan Joye who are p as identification.  BARBARA C. RIGBY BARBARA C. RIGBY HOUSEY PUDIK: State of Florida HOUSEY PUDIK: State of Florida Commission of May 18. 2021 Ay Comm. Explir was 18. 2021 Bonded through hastonal housey asso.	day of physical presence or conline notarization, this day of craonally known to the or have produced  Notary Public

### PROPERTY INFORMATION REPORT

October 21, 2022 Tax Account #:09-0929-395

## LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

**SECTION 22, TOWNSHIP 1 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 09-0929-395(0123-37)

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

CERTIFICATION. TITLE SEARCH FOR THE	1		
TAX DEED SALE DATE:	Jan 9, 2023		
TAX ACCOUNT #:	09-0929-395		
CERTIFICATE #:	2020-4698		
those persons, firms, and/or agencies having lega	utes, the following is a list of names and addresses of I interest in or claim against the above-described ate is being submitted as proper notification of tax deed		
YES NO  ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gove ☐ Homestead for 2021 tax year.			
MICHAEL WAYNE HINSON	NICHOLAS ROGERS AND		
AND LINDA JANE HINSON TRUSTEES	ESTATE OF SUSIE JOYE		
OF THE MICHAEL WAYNE HINSON	5390 COOSA COUNTY ROAD 18		
AND LINDA JANE HINSON	ROCKFORD, AL 35136		
REVOCABLE LIVING TRUST	nocin one, in color		
7943 MESA LINDA ST	NICHOLAS ROGERS AND		
OAK HILLS, CA 92344	ESTATE OF SUSIE JOYE		
official index, off 72011	7211 MOBILE HWY		
	PENSACOLA, FL		
CHARLES BUNYAN JOYE	NICHOLAS ROGERS		
1 BILLINGSLEY PLACE	7085 N BLUE ANGEL PKWY		

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of October, 2022. PERDIDO TITLE & ABSTRACT, INC.

PENSACOLA, FL 32526

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

PENSACOLA, FL 32506

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** 

October 21, 2022

Tax Account #: 09-0929-395

1. The Grantee(s) of the last deed(s) of record is/are: MICHAEL WAYNE HINSON, TRUSTEE, AND LINDA JANE HINSON, TRUSTEE OF THE MICHAEL WAYNE HINSON AND LINDAG JANE HINSON REVOCABLE LIVING TRUST DATED 11/18/2011

By Virtue of Warranty Deed recorded 6/21/2022 in OR 8807/1822

- 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 #: 09-0929-395 Assessed Value: \$76,073.00

**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 #:	09-0929-395	CERTIFICATE #:	2020-4698	

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: September 26, 2002 to and including September 26, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,

As President

Dated: October 21, 2022