



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

0123-40

Part 1: Tax Deed Application Information

| | | | |
|-----------------------------|---|--------------------------------|--------------|
| Applicant Name | CITRUS CAPITAL HOLDINGS, LLC | Application date | Apr 21, 2022 |
| Applicant Address | CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226 | | |
| Property description | WATSON JAMES A 3836 BELLE MEADE APT B PENSACOLA, FL 32503 6214 WYNDOTTE DR 09-2012-090 NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P 439 LESS MI (Full legal attached.) | Certificate # | 2020 / 4848 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2020/4848 | 06/01/2020 | 737.74 | 36.89 | 774.63 |
| →Part 2: Total* | | | | 774.63 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2021/3820 | 06/01/2021 | 744.86 | 6.25 | 37.24 | 788.35 |
| Part 3: Total* | | | | | 788.35 |

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) | 1,562.98 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,141.39 |
| 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) | 3,079.37 |

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: Escambia, Florida
 Signature, Tax Collector or Designee Date May 6th, 2022

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

| 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>01/09/2023</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.

NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P 439 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200182

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date | Legal Description |
|----------------|-----------------|------------|--|
| 09-2012-090 | 2020/4848 | 06-01-2020 | NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P 439 LESS MINERAL RIGHTS |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

Printer Friendly Version

| <p>General Information</p> <p>Parcel ID: 4015311000000017</p> <p>Account: 092012090</p> <p>Owners: WATSON JAMES A</p> <p>Mail: 3836 BELLE MEADE APT B PENSACOLA, FL 32503</p> <p>Situs: 6214 WYNDOTTE DR 32526</p> <p>Use Code: MOBILE HOME </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p> | <p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$14,535</td> <td>\$56,442</td> <td>\$70,977</td> <td>\$70,977</td> </tr> <tr> <td>2020</td> <td>\$14,535</td> <td>\$24,099</td> <td>\$38,634</td> <td>\$38,634</td> </tr> <tr> <td>2019</td> <td>\$14,535</td> <td>\$23,298</td> <td>\$37,833</td> <td>\$37,833</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p> | Year | Land | Imprv | Total | Cap Val | 2021 | \$14,535 | \$56,442 | \$70,977 | \$70,977 | 2020 | \$14,535 | \$24,099 | \$38,634 | \$38,634 | 2019 | \$14,535 | \$23,298 | \$37,833 | \$37,833 | | | | | | | | | | | | | | | | |
|--|---|----------|----------|----------|-------------------------------|-------------------------------|------------|----------|----------|----------|----------|------|------------|----------|----------|----------|------|----------|----------|----------|----------|---------|----|--|---------|------|-----|---------|----|--|---------|------|-----|----------|----|--|---|
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | \$14,535 | \$56,442 | \$70,977 | \$70,977 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | \$14,535 | \$24,099 | \$38,634 | \$38,634 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | \$14,535 | \$23,298 | \$37,833 | \$37,833 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/29/2015</td> <td>7367</td> <td>439</td> <td>\$15,500</td> <td>QC</td> <td></td> </tr> <tr> <td>01/15/2014</td> <td>7125</td> <td>1158</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2000</td> <td>4623</td> <td>1417</td> <td>\$3,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1993</td> <td>3400</td> <td>944</td> <td>\$7,700</td> <td>CT</td> <td></td> </tr> <tr> <td>08/1988</td> <td>2591</td> <td>359</td> <td>\$40,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p> | Sale Date | Book | Page | Value | Type | Official Records (New Window) | 06/29/2015 | 7367 | 439 | \$15,500 | QC | | 01/15/2014 | 7125 | 1158 | \$100 | WD | | 10/2000 | 4623 | 1417 | \$3,000 | WD | | 07/1993 | 3400 | 944 | \$7,700 | CT | | 08/1988 | 2591 | 359 | \$40,500 | WD | | <p>2021 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P 439 LESS MINERAL RIGHTS</p> <p>Extra Features</p> <p>FRAME BUILDING</p> |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 06/29/2015 | 7367 | 439 | \$15,500 | QC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/15/2014 | 7125 | 1158 | \$100 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/2000 | 4623 | 1417 | \$3,000 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/1993 | 3400 | 944 | \$7,700 | CT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08/1988 | 2591 | 359 | \$40,500 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Parcel Information [Launch Interactive Map](#)

Section Map Id: 40-15-31-1

Approx. Acreage: 0.5079

Zoned: LDR

Evacuation & Flood Information
[Open Report](#)

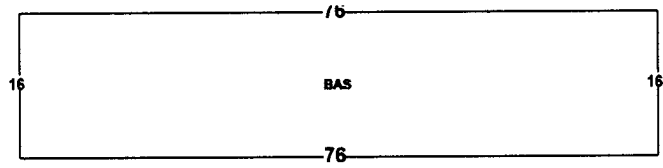
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Year Built: 2020, Effective Year: 2020, PA Building ID#: 150046

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0



Areas - 1216 Total SF

BASE AREA - 1216

Images



2/26/2021 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:05/12/2022 (tc.5765)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04848**, 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:

NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P 439 LESS MINERAL RIGHTS

SECTION 40, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 092012090 (0123-40)

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

JAMES A WATSON

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.



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# 2022106669 10/31/2022 1:08 PM
OFF REC BK: 8882 PG: 901 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 1193, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04848, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **092012090 (0123-40)**

DESCRIPTION OF PROPERTY:

**NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P
439 LESS MINERAL RIGHTS**

SECTION 40, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: JAMES A WATSON

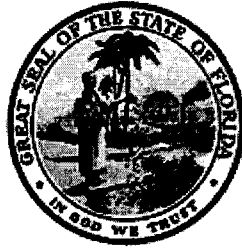
Dated this 31st day of October 2022.



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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 092012090 Certificate Number: 004848 of 2020**

Payor: JAMES WATSON 129 LINDER DR HOMOSASSA FL 34446 Date 10/31/2022

| | | | |
|-----------------------|------------|-----------------------|------------|
| Clerk's Check # | 9618203897 | Clerk's Total | \$517.56 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,501.33 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$4,095.89 |

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

A handwritten signature in black ink, appearing to be "J. Watson", written over a horizontal line.

**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
 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 004848
 Redeemed Date 10/31/2022**

Name JAMES WATSON 129 LINDER DR HOMOSASSA FL 34446

| | |
|--|------------|
| Clerk's Total = TAXDEED | \$517.56 |
| Due Tax Collector = TAXDEED | \$3,501.33 |
| 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 |
|-------------|---------------|-------------|--------------------|-------------------|-------------------|

FINANCIAL SUMMARY

No Information Available - See Dockets

JAMES A WATSON
129 LINDER DRIVE
HOMOSASSA, FL 34446

CERTIFIED MAIL

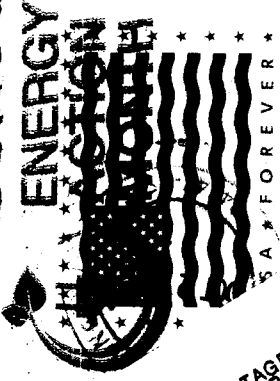


7021 0950 0001 7255 5887

JAN 27 27



32502

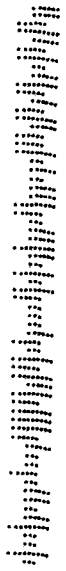


U.S. POSTAGE PAID
34446 HOMOSASSA, FL
OCT 27 22

\$4.00
R2305K138901-15

ESCAMBIA CLERK OF COURT
ATTN: TAX DEEDS
221 PALAFOX PLACE
SUITE 110
PENSACOLA, FL 32502

3250295887 0009





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 #: 09-2012-090 CERTIFICATE #: 2020-4848

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: October 1, 2002 to and including October 1, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 21, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 21, 2022

Tax Account #: **09-2012-090**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES ALEXANDER WATSON**
By Virtue of Quit Claim Deed recorded 6/29/2015 in OR 7367/439

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 Order in favor of Escambia County recorded 3/13/2020 OR 8263/106 together with Cost Order recorded 5/5/2021 OR 8524/970**
 - b. **Judgment in favor of First Select Inc recorded 2/19/2003 OR 5072/51**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.
Tax Account #: 09-2012-090
Assessed Value: \$70,977.00
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

October 21, 2022

Tax Account #:09-2012-090

**LEGAL DESCRIPTION
EXHIBIT "A"**

**NLY 38 33/100 FT LT 16 & SLY 36 67/100 FT LT 17 SAUFLEY ESTATES S/D PB 10 P 16 OR 7367 P
439 LESS MINERAL RIGHTS**

SECTION 40, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-2012-090(0123-40)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGALAS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

This Instrument Prepared by:
Edward Earl Price
6214 Wyndotte Rd., Pensacola, FL 32526

Space Above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 29th day of June, 2015 by Edward Earl Price, a single man
Whose post office address is 6214 Wyndotte Rd., Pensacola, FL 32526 First Party.

TO James Alexander Watson, a single man whose post office address is 3836 Belle Meade, Apt B, Pensacola, FL 32503 Second Party. (Wherever used herein the terms "first Party and "second Party" include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of \$ 15,500.00 (Fifteen Thousand Five Hundred Dollars) In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID # 40-1S-31-1000-000-017
BEING THE NORTHERLY 38.33 FEET OF LOT 16 AND THE SOUTHERLY 36.67 FEET OF LOT 17, SAUFLEY ESTATES, A SUBDIVISION OF A PORTION OF THE MARIE-DE-MOLAREE GRANT, SECTION 40, T-1-S, RANGE 31-W, ESCAMBIA COUNTY FLORIDA, AS RECORDED IN PLAT BOOK 10 AT PAGE 16 OF THE PUBLIC RECORDS OF SAID COUNTY, CONTAINING 0.51 ACRES MORE OR LESS AND SUBJECT TO A DRAINAGE EASEMENT OF THE EASTERLY 50.0 FEET. OR 7125 PG 1158
ALONG WITH A DOUBLE WIDE GUERDON/CRANBROOK 1982 MANUFACTURES HOME-
ID# GDLCFL03825442A TITLE # 30007485 AND ID# GDLCFL03825442B TITLE # 21777031

Subject To all rights, reservations, restrictions, agreements and easements of record if any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (to Grantor)
Printed Name JOHN ENGLISH

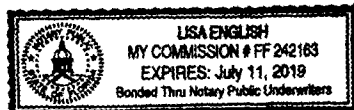
Edward Earl Price
Grantor Edward Earl Price

[Signature]
Witness Signature (to Grantor)
Printed Name LISA ENGLISH

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing Instrument was acknowledged before me this June 29, 2015, by Edward Earl Price, Who is Personally known to me or who has produced a Florida Drivers Licenses as Identification.

[Signature]
Notary Signature



Recorded in Public Records 3/13/2020 10:47 AM OR Book 8263 Page 8,
Instrument #2020022286, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19105666N
LOCATION: 6214 WYNDOTTE DR
PR#: 401S311000000017

VS.

WATSON, JAMES A
3836 BELLE MEADE APT B
PENSACOLA, FL 32503

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 or representative, thereof, *James Watson*
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 Ordinance(s) has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

Unsafe Structures - 30-203 (P) Eaves/soffits

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **6/8/2020** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

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

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **6/9/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will 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. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County 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 on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.


You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

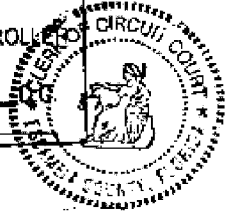
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of March, 2020.



 Gregory Farrar
 Special Magistrate
 Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 PAM CHILDERS
 CLERK OF THE CIRCUIT COURT & COMPTROLLER
 ESCAMBIA COUNTY, FLORIDA
 BY: 
 DATE: 03-13-2020



Recorded in Public Records 5/5/2021 2:52 PM OR Book 8524 Page 647,
Instrument #2021049527, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACBAEJFCH-GGDDA-I Page 1 of 1

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE19105668N
Location: 6214 WYNDOTTE DR
PR #: 401S31100000017

vs.

WATSON, JAMES A
3836 BELLE MEADE APT B
PENSACOLA, FL 32503

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/10/2020.

| Itemized Cost | |
|--------------------------|--|
| Daily fines | \$5,760.00 \$20.00 Per Day From: <u>06/09/2020</u> To: <u>03/24/2021</u> |
| Fines | \$0.00 |
| Court Cost | \$235.00 |
| County Abatement Fees | \$0.00 |
| Administrative Costs | \$0.00 |
| Payments | \$0.00 |
| Total: \$5,995.00 | |

DONE AND ORDERED at Escambia County, Florida on May 10, 2021



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO: 2002-SC-4498

FIRST SELECT, INC.
Plaintiff

FINAL JUDGMENT EXECUTION
WITHHELD

vs.

JIMMIE WATSON
Defendant(s)

NOV 20 2 15 PM '02
COUNTY CIVIL DIVISION

IT IS HEREBY Ordered and Adjudged as follows:

1. Plaintiff is entitled to a Final Judgment Execution Withheld against the Defendant(s).
2. Payment(s) of more than the amount of the installment due or down payment shall not relieve the Defendant(s) of its obligations to make the next monthly payment on the date agreed to. In the event that Defendant(s) fail to make any payment when due the Plaintiff shall be entitled to an execution order for the full amount then owing plus costs, interest and reasonable attorneys' fees to be determined by the Court.

3. It is agreed that Plaintiff whose address is P.O.Box 24245, Louisville, KY 40224-0245 shall recover from the Defendant(s) the principal sum of \$1,698.22, court costs in the amount of \$91.50, pre-judgment interest in the amount of \$40.19, attorney's fees in the amount of \$300.00, and post judgment interest at the rate of 9% per annum, to be paid as follows: the sum of \$80.00, due on or before 10/5/02, and the sum of \$80.00, which shall be due on or before the 5th day of each month thereafter until paid in full.

4. That in the event of default, Plaintiff shall be entitled to an execution order upon the filing of a verified notice of default by counsel for Plaintiff.

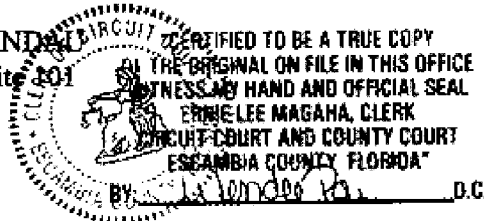
DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 20th day of

November, 2002.

[Signature]
COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU
7765 SW 87 Ave, Suite 201
Miami, FL 33173

JIMMIE WATSON
1420 N H St
Pensacola Florida 32501
02-09954-0 4168100023903170



RCD Nov 21, 2002 04:30 pm
Escambia County, Florida
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-030975

RCD Feb 19, 2003 08:53 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-061170