### **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

To: Tax Collector of <u>ESCAMBIA COUNTY</u>, Florida

CITRUS CAPITAL HOLDINGS FBO SEC PTY

Applicant's signature

NEW ORLEANS, LA 70154-4226

PO BOX 54226

Application Number: 2200202

04-21-2022 Application Date

PO BOX NEW OF	RLEANS, LA 70154-	S FBO SEC PTY 4226,	e same to the Tax	Collector and make tax deed application thereon
Acco	unt Number	Certificate No.	Date	Legal Description
09-27	734-000	2020/4913	06-01-2020	BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227
l agree	pay any current tax redeem all outstand pay all delinquent a pay all Tax Collector Sheriff's costs, if ap	ding tax certificates plus in and omitted taxes, plus in or's fees, property informationable.  The property information of the property inform	nterest covering that	·
	nic signature on file	ICS II C		

Pa	t 5: Clerk of Court Certified Amounts (Lines 8-14)			
8.				
9.	Certified or registered mail charge			
10.	Clerk of Court advertising, notice for newspaper, and electronic auction	on fees		
	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 applica F.S.	ible under s. 197.	502(6)(c),	21,915.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)			
<del></del>				
Sign h	ere: Signature, Clerk of Court or Designee	Date of sale _	01/09/2023	

### 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 NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227



## **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

0123-41

	1 <del>4</del>						0123-41
Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address Applicant Addre				Application date		Apr 21, 2022	
Property description	TOW CHARLES F & CARLA ANN 5301 SAUFLEY FIELD RD				Certificate #  Date certificate issued		2020 / 4913
PENSACOLA, FL 32526 5301 SAUFLEY FIELD RD 09-2734-000 BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFL (Full legal attached.)			FLECT 90 ed.)	06/01/2020			
Part 2: Certificat	es Owned by App	licent an	d Filed w	ith Tax Deed	Appli	ation	
Column 1 Certificate Number		Column 2 Column 3 Face Amount of Ce				Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/4913	06/01/2020		427.56			21.38	448.94
						→Part 2: Total*	448.94
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/3870	06/01/2021		439.87		6.25	21.99	468.11
** 110.00				<b>.</b>		Part 3: Total*	468.11
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
1. Cost of all cert	ificates in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	917.05
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						397.65
4. Property inform	200.00						
5. Tax deed application fee							175.00
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ictions, page 2)	0.00
7.					Tot	al Paid (Lines 1-6)	1,689.70
-	nformation is true and				y inform	nation report fee, ar	nd tax collector's fees
$\mathcal{Q}$						Escambia, Florid	a
Sign here: Sign:	ature, Tax Collector or Des	anee			Da	ate <u>May 6th, 20</u>	<u>22</u>
		g50					

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

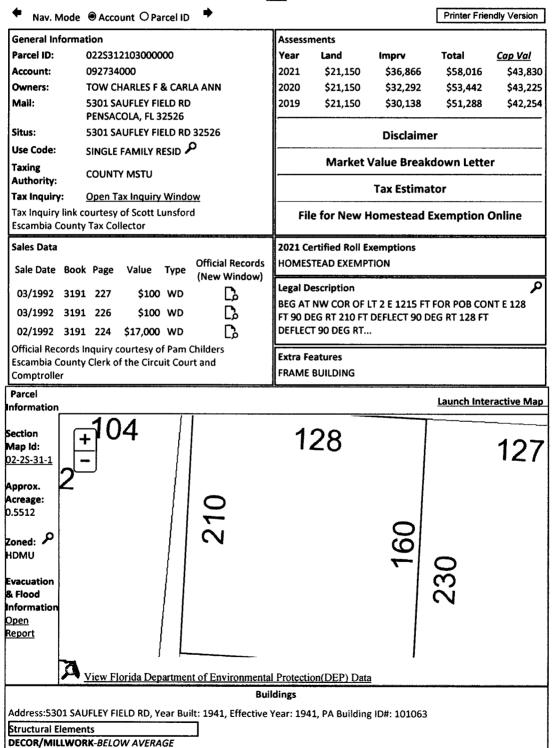


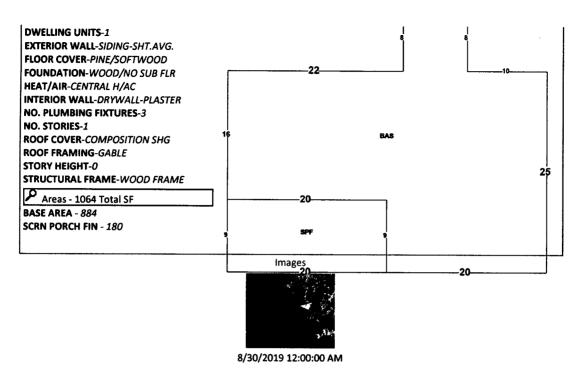
**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Back</u>





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.5676)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052646 5/20/2022 3:16 PM
OFF REC BK: 8789 PG: 1261 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04913, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 092734000 (0123-41)

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

#### CHARLES F TOW and CARLA ANN TOW

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.

COUNT

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

Tax Deed - Redemption Calculator
Account: 092734000 Certificate Number: 004913 of 2020

Redemption No V	Application Date 4/21/2022	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 10/21/2022
Months	9	6
Tax Collector	\$1,689.70	\$1,689.70
Tax Collector Interest	\$228.11	\$152.07
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,924.06	\$1,848.02
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	\$41.04
Total Clerk	\$517.56	\$497.04 CH
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	\$2,518.62	\$2,362.06
	Repayment Overpayment Refund Amount	\$156.56
Book/Page	8789	1261

#### **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 004913

**Redeemed Date 10/21/2022** 

Name CHARLES TOW 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$51,7/56 \$2025.06		
Due Tax Collector = TAXDEED	\$1,924.06		
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

, ,

#### **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: 092734000 Certificate Number: 004913 of 2020

Account: 092/34000 Certificate Number: 004913 of 2020

Payor: CHARLES TOW 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526 Date 10/21/2022

Clerk's Check #	3017463	Clerk's Total	\$617,66 \$2.02
Tax Collector Check #	1	Tax Collector's Total	\$1,324.06
	TOTAL CONTINUES REPORTED BY A CONTINUE AND A CONTIN	Postage	\$60.00
		Researcher Copies	\$0.00
THE COLUMN ACTION AND ACTION ASSESSMENT OF THE STATE OF T		Recording	\$10.00
The Control of the Co		Prep Fee	\$7.00
	and the silk of th	Total Received	-\$2,518.62

P2,042.0b

**PAM CHILDERS** 

Clerk of the Circuit Cour

Received By Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022104749 10/21/2022 2:12 PM
OFF REC BK: 8878 PG: 1772 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 1261, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04913, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 092734000 (0123-41)

**DESCRIPTION OF PROPERTY:** 

BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W** 

NAME IN WHICH ASSESSED: CHARLES F TOW and CARLA ANN TOW

Dated this 21st day of October 2022.

COUNTY TORK

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 03/07/2011 at 04:41 PM OR Book 6696 Page 1530, Instrument #2011014957, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

3351 Department of the Treasury - Internal Revenue Service Form 668 (Y)(c) Notice of Federal Tax Lien (Rev. February 2004) Area: Serial Number For Optional Use by Recording Office SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050 761273111 As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a flen in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue. Name of Taxpayer CHARLES F TOW Residence 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526-1627 IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a). Tax Period Last Day for Refiling Unpaid Balance Date of Kind of Tax Ending **Identifying Number** Assessment of Assessment **(d)** (a) **(b)** (c) **(f) (e)** 06/30/2003 09/30/2003 02/21/2005 02/21/2005 6672 XXX-XXX-03/23/2015 19039.63 6672 XXX-XX-03/23/2015 45954.64 6672 12/31/2003 02/21/2005 03/23/2015 XXX-XX-27464.77 Place of Filing CLERK OF CIRCUIT COURT **BSCAMBIA COUNTY** Total 92459.04 PENSACOLA, FL 32595 BALTIMORE, MD This notice was prepared and signed at 2011 Olst day of March Title REVENUE OFFICER Signature 23-09-2410 (850) 475-7325 for J. GREGORY (NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409) Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X

Recorded in Public Records 11/01/2007 at 03:38 PM OR Book 6242 Page 259, Instrument #2007104121, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 07/09/2007 at 11:43 AM OR Book 6178 Page 209, Instrument #2007064714, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2007-SC-1072

RESURGENCE FINANCIAL, LLC., Plaintiff,

CHARLES F TOW.

Defendant,

ERNIE LEE MARANA (LERK 1997) (1997) LERK ESCA! 10 CL-5 P 1 CO COUNTY CIVIL DIVING :

#### FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, RESURGENCE FINANCIAL, LLC., (who's address is: 4100 COMMERCIAL AVE, NORTHBROOK, IL 80062 ) recover from Defendant, CHARLES F TOW, Social Security Number the sum of \$1,474.43 on principal, \$220.00 for attorney's fees, costs in the sum of \$195.00 and prejudgment interest of \$476.34, that shall bear interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7,343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiffs attorney.

COUNTY COURT

DONE AND ORDERED in ESCAMBIA County, Florida this

2007.

Copies furnished to:

JOSEPH F. ROSEN, Esq. Attorney for Plaintiff Pollack & Rosen, P.A. 800 Douglas Road, Suite 450 Coral Gables, Florida 33134 Telephone No: 305-448-0006

**CHARLES F TOW** 5301 SAUFLEY FIELD RD PENSACOLA FL 32526-1627 CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY COURT CUIT COURT AND COUNTY FLORIDA COUNTY

Case: 2007 SC 001072 

Dkt: CC1033 Pgf:

50,00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This instrument was prepared by:
David L. Dees
Attorney at Law
418 N. Palafox Street
Pensacola, Florida 32501

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Elsic J. Henson, a married woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged, has granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

Commence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 31 West, Escambia County, Ploride; thence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet; thence deflect 90 degrees Right a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 120.00 feet to the fight of Beginning. Less portion in road right-of-way. Subject a an easement for ingress and egress across the Raut 15.00 reet of the above described property.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

And the above grante does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomseever.

David L. Dees, Witness

STATE OF FLORIDA

DATE A FLOWERS, COMPRISED BY:

COUNTY OF ESCAMBIA

day of March, 1992, by Elsie J. Henson, who is personally known to me, and who took an oath that the facts alleged in the instrument are true to the best of her knowledge and belook.

Hazel L. Bray, Notary Rub Services My Commitssion expires Miguit 7, 1495

DAVID L DEES artimited of Law and Busentiens and States page 412 2403

0.1023191M 226

STATE OF PLORIDA COUNTY OF ESCAMBIA This instrument was prepared by: David L. Deer Attorney at Law 418 N. Palafox Street Pensacola, Florida 32501

AND THE PROPERTY OF THE PROPER

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Clara J. Potts. a widow and unremarried woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged, has granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

Commence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 31 West, Escambia County, Florida; thence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet; thence deflect 90 degrees Right a distance of 128.00 feet; thence deflect 90 degrees Right a distance of 210.00 feet to the Point of Beginning. Less portion in road right-of-way. Subject to an easement for ingress and egress across the East 15.00 feet of the above described property.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTRAD OF THE GRAPTOR.

And the above grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

seal cc IN WITNESS WHEREOF, I have hereunto set my band this day of March, 1992. CA £ 0 Signed, sealed and delivered in the presence of: 0 acolyn to Franklasher Please print \* 10n SIEWART
\*Please print or type name of above witness JCE A. FLOWLING

STATE OF THE MOIS COUNTY OF MCLEAN

The foregoing instrument was acknowledge; before me this  $H_{\rm c}$  day of March, 1992, by Clara J. Potts, who is personally known to me, and who took an eath that the racts alleged in the instrument are true to the best of her knowledge and helief.

OFFICIAL SEAL " Notary Public My Commission expires /- 30 74/ ... MY COMMISSION EXPIRES VIOLATE VIOLATE VIOLATE VIOLATE VIOLAT



DAVID L. DEES A COMMETALIAN POR MAR COMME PARACOLA TOMOS SZS 74 (Smith Chairean)

ain:3191n 225

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of February, 1992, by Nellie M. Webner, individually and as personal representative of the Estate of Lena B. Ard aka Lena Brewton Ard. Ms. Webner, who is personally known to me, took an oath that the facts alleged in the instrument are true to the best of her knowledge and belief.

Hazol L. Bray, Notary Public 3 My Commission expires August 27, 1195

The foregoing instrument was acknowledged before me this 28th day of Pebruary, 1992, by Daniel H. Ard, who furnished Tennessee Driver Libente No. TN 73715431 as identification, and who took an eath that the facts alleged in the instrument

are true to the best of his knowledge and belief.

Hazel/ L. Bray, Notary Public 5, 1499 My Commission expires Angular 27, 1499

STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF ESCAMBIA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of February, 1992, by Joyce Ard, who is personally known to me, and who took an eath that the facts alleged in the instrument are true to the best of her knowledge and belief.

Hazel L. Bray, Notary Public My Commission expires August 27, 199

DAVID L DEES ATTORNEY AT LAW P. D. MIR LYMIS PERSONAL TECHNOL STATE (MIN) 413 TALL A V

西北京 一年のでは、

STATE OF FLORIDA COUNTY OF ESCAMBIA This instrument was prepared by: David L. Dees
Attorney at Law
418 N. Palafox Street
Pensacola, Florida 325

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Nollie M. Wehner, a married woman, individually and as Personal Representative of the Estate of Leng B. Ard aka Leng Brewton Ard, deceased, Daniel H. Ard, a married man, and Joyce Ard, a widow and unremarried woman, for and in consideration of the sum of Seventeen Thousand (\$17,000.00) Dollars, receipt whereof is hereby acknowledged. have granted, bargained and sold to Charles F. Tow and Carla Ann Tow, Husband and Wife, of 5165 Regalo Drive, Pensacola, Florida 32526, their heirs and assigns forever, the following described real property, to-wit:

mmence at the Northwest corner of Lot 2, Section 2, Township 2 South, Range 11 West, Escambia County, Florida; Ehence East along the North line of said Lot 2 a distance of 1215.00 feet for the Point of Beginning; thence continue along same course a distance of 128.00 feet; thence deflect 90 grees Right a distance of 210.00 feet; thence deflect 90 crees Right a distance of 128.00 feet; thence deflect 90 grees Pight a distance of 210.00 feet to the Point of Beginning. Less portion in road right-of-way. Subject to an easement for ingress and egrees across the East 15.00 feet of the above described property. of the above described property.

THE GRANTORS, JOINTLY AND INDIVIDUALLY, HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF ANY OF THE GRANTORS.

And the above grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 M day of February, 1992.

Signed, sealed and delivered in the presence of:

Julie F. Dees, Witness as to bellie M. Welner, Daniel H. Ard and Joyce Ard

Juce of Aria David L. Dees, Witness as to Nellie M. Webber, Daniel H. Ard and Joyce Ard

Nellie M. Wenner, individually and as fersonal Representative of the Estate of 1 mm. B. Ard aka Lena Brewton Ard, deceased, Grantor

DAVID L DEES ATTORIES AT JAW IF AL MORE STREET PERCENTION AT TORIENT AND THE STREET JUNE STREET

#### PROPERTY INFORMATION REPORT

October 21, 2022 Tax Account #:09-2734-000

#### LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF LT 2 E 1215 FT FOR POB CONT E 128 FT 90 DEG RT 210 FT DEFLECT 90 DEG RT 128 FT DEFLECT 90 DEG RT 210 FT TO POB LESS RD R/W OR 3191 P 224/226/227

**SECTION 02, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 09-2734-000(0123-41)

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 JAN 9, 2023 TAX DEED SALE DATE: 09-2734-000 TAX ACCOUNT #: 2020-4913 **CERTIFICATE #:** 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2021 tax year. **CHARLES F TOW AND CARLA ANN TOW CHARLES F TOW & CARLA ANN TOW 5165 REGALO DRIVE** 5301 SAUFLEY FIELD RD PENSACOLA, FL 32526 PENSACOLA, FL 32526 DEPARTMENT OF TREASURY RESURGENCE FINANCIAL LLC INTERNAL REVENUE SERVICE **4100 COMMERCIAL AVE 400 W BAY ST STE 35045 NORTHBROOK, IL 60062 JACKSONVILLE, FL 32202-4437** Certified and delivered to Escambia County Tax Collector, this 21st day of October, 2022.

PERDIDO TITLE & ABSTRACT, INC.

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

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## PROPERTY INFORMATION REPORT CONTINUATION PAGE

October 21, 2022 Tax Account #: **09-2734-000** 

1. The Grantee(s) of the last deed(s) of record is/are: CHARLES F TOW AND CARLA ANN TOW

By Virtue of Warranty Deed recorded 6/16/1992 in OR 3191/224, Warranty Deed recorded 6/16/1992 in OR 3191/226 and Warranty Deed recorded 6/16/1992 in OR 3191/227

- 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. Judgment in favor of Resurgence Financial LLC recorded 11/1/2007 OR 6242/259
  - b. Tax Lien in favor of Internal Revenue Service recorded 3/7/2011 OR 6696/1530
- 4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 09-2734-000 Assessed Value: \$43,830.00 Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): NONE

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORI	D, ESCAMBIA COUNTY TAX	COLLECTOR					
TAX ACCOUNT #:	09-2734-000	CERTIFICATE #:	2020-4913				
REPORT IS LIMITE	OT TITLE INSURANCE. THI ED TO THE PERSON(S) EXPI EPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED BY	Y NAME IN THE PROPERTY				
listing of the owner(stax information and a encumbrances record title to said land as li	sted on page 2 herein. It is the l. If a copy of any document lis	ed herein together with current or unsatisfied leases, mortgets of Escambia County, Floresponsibility of the party	rent and delinquent ad valorem				
and mineral or any sencroachments, over	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.						
	t insure or guarantee the validity urance policy, an opinion of title		sument attached, nor is it to be as any other form of guarantee or				
Use of the term "Rep	oort" herein refers to the Proper	ty Information Report and	the documents attached hereto.				
Period Searched:	October 1, 2002 to and include	ding October 1, 2022	Abstractor: Pam Alvarez				

Michael A. Campbell, As President

BY

Dated: October 21, 2022