512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200100

, TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077,	
NEW ORLEANS, LA 10134-4011,	
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application th	ereon
Account Number Certificate No. Date Legal Description	
09-4625-793 2020/5278 06-01-2020 LT 35 BLK C WOODRIDGE MANOR UN PB 13 P 76 OR 7085 P 1448 OR 7278 F OR 7407 P 299	
 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, 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 TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO	
BOX 54077 NEW ORLEANS, LA 70154-4077	

t F. Olask of Caust Cartified Amounte (Lines X.14)	
Processing tax deed fee	
Certified or registered mail charge	
Clerk of Court advertising, notice for newspaper, and electronic auction fees	
Recording fee for certificate of notice	
Sheriff's fees	
Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines 8-13)	
Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	56,450.00
Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
	<u> </u>
here: Date of sale 10/03/2 Signature, Clerk of Court or Designee	2022
	Certified or registered mail charge Clerk of Court advertising, notice for newspaper, and electronic auction fees Recording fee for certificate of notice Sheriff's fees Interest (see Clerk of Court Instructions, page 2) Total Paid (Lines 8-13) Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) Date of sale

INSTRUCTIONS

PLUS \$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.



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

1022.11

							7000 11
Part 1: Tax Deed	Application Inform	nation					
Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077			Application date		Apr 13, 2022	
Property BROADHEAD JULIA L T LIVING			TRUSTEE FOR BROADHEAD		Certificate # Date certificate issued		2020 / 5278
	TRUST THE 1200 BRIDGE CREEK TER PENSACOLA, FL 32506 1200 BRIDGE CREEK TER 09-4625-793 LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299			06/01/2020			
Part 2: Certificat	es Owned by App	icant an	d Filed wi	ith Tax Deed	Applic	cation	
Column 1 Certificate Number	Column	1 2	C	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/5278	06/01/2			1,220.10		61.01	1,281.11
→Part 2: Total*						1,281.11	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Column 2 Column 2 Column 1 Date of Other Face		Col Face A	umn 3 Amount of Certificate Column 4 Tax Collector's		Column 5		Total (Column 3 + Column 4 + Column 5)
# 2021/4195	06/01/2021		1,985.50		6.25	99.28	2,091.03
	<u> </u>	J				Part 3: Total*	2,091.03
Part 4: Tax Coll	ector Certified Am	ounts (L	ines 1-7)				
	tificates in applicant's			r certificates red	deeme Total c	d by applicant of Parts 2 + 3 above	3,372.14
2. Delinguent tax	ces paid by the applic	ant					0.00
	paid by the applicant				_		1,171.86
Property information report fee					200.00		
5. Tax deed app		··					175.00
	ed by tax collector un	der s.197.	542, F.S. (s	see Tax Collect	or Instr	ructions, page 2)	0.00
7.						tal Paid (Lines 1-6)	4,919.00
I certify the above	information is true and that the property in	d the tax c	ertificates, statement i	interest, proper s attached.	ty infor	mation report fee, a	nd tax collector's fees
Sign here: Sign	Mey Pic nature, fax Collector of Des	h, C	CA	-	נ	Escambia, Flori Date <u>April 22nd</u>	

Real Estate Search

Tangible Property Search

Sale List

Back Printer Friendly Version Assessments **General Information** Year Land Total Cap Val **Imprv** Parcel ID: 252S313100035003 2021 \$20,000 \$133,229 \$153,229 \$112,900 Account: 094625793 \$111,342 2020 \$20,000 \$138,194 Owners: **BROADHEAD JULIA L TRUSTEE FOR BROADHEAD** \$118,194 LIVING \$108,839 2019 \$20,000 \$110,314 \$130,314 TRUST THE 1200 BRIDGE CREEK TER Mail: Disclaimer PENSACOLA, FL 32506 1200 BRIDGE CREEK TER 32506 Situs: **Market Value Breakdown Letter** Use Code: SINGLE FAMILY RESID A **Tax Estimator Taxing COUNTY MSTU Authority:** File for New Homestead Exemption Online Tax Open Tax Inquiry Window Inquiry: Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector 2021 Certified Roll Exemptions Sales Data HOMESTEAD EXEMPTION Official Records Type Sale Date Book Page Value (New Window) <u>C</u>a 09/17/2015 7407 299 \$100 OT B 12/11/2014 7278 1559 \$100 WD **Legal Description** 10/03/2013 7085 1448 \$121,900 WD LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR \$69,900 QC 04/27/2013 7012 514 7085 P 1448 OR 7278 P 1559 OR 7407 P 299 \$100 CT 03/21/2013 6992 1936 02/25/2013 6994 748 \$100 WD 6186 1445 \$148,000 WD 07/2007 \$120,500 WD 05/2004 5429 1142 **Extra Features** 10/1990 2930 979 \$69,000 WD **METAL SHED** \$540,000 WD 07/1989 2727 407 Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

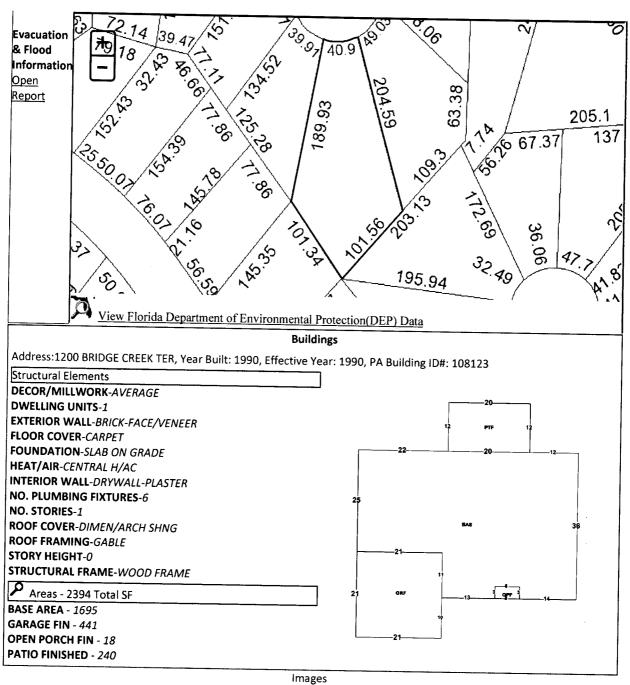
Parcel Information Launch Interactive Map

Section Map Id: 25-2S-31-2

25-25-51-2

Approx. Acreage: 0.4739

Zoned: 🔑





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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022047714 5/10/2022 12:29 PM
OFF REC BK: 8781 PG: 187 D∞ Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLAO OF FLORIDA LLC holder of Tax Certificate No. 05278, 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:

LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094625793 (1022-11)

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

JULIA L BROADHEAD TRUSTEE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of October, which is the 3rd day of October 2022.

Dated this 10th 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 094625793 Certificate Number: 005278 of 2020

Redemption No V	oplication Date 4/13/2022	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 10/3/2022	Redemption Date 5/11/2022		
Months	6	1		
Tax Collector	\$4,919.00	\$4,919.00		
Tax Collector Interest	\$442.71	\$73.79		
Tax Collector Fee	\$6.25	\$6.25		
Total Tax Collector	\$5,367.96	\$4,999.04		
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	\$41.04	\$6.84		
Total Clerk	\$497.04	\$462.84 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	\$5,942.00	\$5,478.88		
Will the state of	Repayment Overpayment Refund Amount	\$463.12		
Book/Page	8781	187		

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 005278 Redeemed Date 5/11/2022

Name JULIA L BROADHEAD 1200 BRIDGE CREEK TER PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497,04 \$ 5141.88
Due Tax Collector = TAXDEED	\$5, 67.96
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	
2062			FINANCIAL SUM	IMARY		
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: 094625793 Certificate Number: 005278 of 2020

Payor: JULIA L BROADHEAD 1200 BRIDGE CREEK TER PENSACOLA, FL 32506 Date 5/11/2022

Clerk's Check #	2998673	Clerk's Total	\$497,04 \$5.14
Tax Collector Check #	1	Tax Collector's Total	\$5,367.96
The state of the s		Postage	\$60.00
		Researcher Copies	\$0.00
	The state of the s	Recording	\$10.00
	VV	Prep Fee	\$7.00
		Total Received	\$5,942.00
Nag-14480		ран жана жана жана жана жана жана жана ж	d ~ 00

\$\$188188

PAM CHILDERS
Clerk of the Circuit Court

Received By Deputy Clerk

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022048541 5/11/2022 1:17 PM OFF REC BK: 8782 PG: 1056 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 8781, Page 187, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05278, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 094625793 (1022-11)

DESCRIPTION OF PROPERTY:

LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JULIA L BROADHEAD TRUSTEE

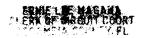
Dated this 11th day of May 2022.

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 07/07/2010 at 01:42 PM OR Book 6610 Page 1583, Instrument #2010043411, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

Recorded in Public Records 05/18/2010 at 08:47 AM OR Book 6592 Page 1317, Instrument #2010031219, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL



2010 MAY 12 P 2: 32

FILED & RECORDED

IN THE COUNTY COURT, IN AND FOR ESCAMBIA COUNTY, FLORIDA

PROGRESSIVE SELECT INSURANCE COMPANY, as Subrogee for Paul Mikell,

Plaintiff,

vs.

CASE NO.: 2009-SC-004920 V

JULIA BROADHEAD,

Defendant.

FINAL JUDGMENT

This ACTION came on regularly for Pretrial Conference on November 18, 2009; and Plaintiff appearing by counsel and Defendant appearing pro-se. The Defendant did not dispute liability nor damages and stipulated to the entry of a Final Judgment. Accordingly, the Court finds for the Plaintiff, and therefore;

IT IS ORDERED AND ADJUDGED that Plaintiff, PROGRESSIVE SELECT INSURANCE COMPANY, P.O. Box 89480 Cleveland, Ohio 44101, recover from the Defendant, JULIA BROADHEAD, whose social security number is and whose last known address is 6001 Damara Lane, Pensacola, FL 32506, for damages in the amount of \$4,019.28, costs in the amount of \$350.00 and interest in the amount of \$792.95; for a sum of \$5,162.23, that shall bear interest at the rate of 6% a year, for which let execution issue.

"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
ESCAMBIA COUNTY, FLORIDA"
BY: A LELLINGSON D.C.



Case: 2009 SC 004920

BK: 6610 PG: 1584 Last Page

BK: 6592 PG: 1318 Last Page

Case No.: 2009-SC-004920 V Final Judgment

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant, JULIA BROADHEAD, shall complete under oath Florida Rule of Civil Procedure Form 7.343 (Fact Information Sheet), including all required attachments, and serve it on Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant, JULIA BROADHEAD, to complete form 7.343, including all required attachments, and serve it on the Plaintiff's attorney.

DONE AND ORDERED in Chambers in Escambia County, Florida, this day of May, 2010.

HONORABLE PAT KINSEY

Copies Furnished to:

Plaintiff's Attorney Steven J. Jacobson, Esq. Law Offices of Steven J. Jacobson, P.A. 5701 N. Pine Island Road, Suite 320 Ft. Lauderdale, Florida 33321 (954) 726-6626

Ms. Julia Broadhead, 6001 Damara Lane, Pensacola, FL 32506

H.\PROGRESS/VE\Prog. vs. Broadhead, Julia\PROGbroadhead_julia.FJ.Court entered-appeared PTH.jc.wpd

BK: 7278 PG: 1560 Last Page

1

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the Agent for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
 - B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her cwn affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.
- E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the TRUSTORS sworn to and acknowledged before a notary public; this right being reserved to either TRUSTOR, HOWARD M. HROADHEAD or JULIA L. BROADHEAD.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED DECEMBER 11, 2014.

Signed, sealed, and delivered

in the presence of:

erintanane Sandra O. Duh

expt name Tool Williams

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this December 11, 2014, by HCWARD M. BROADHEAD and JULIA L. BROADHEAD, who are personally known to me or who have produced as identification and who did not take an oath.

BENTLEY FISHER, Notar

Notary Seal and commission expiration stamp:

Recorded in Public Records 12/29/2014 at 02:29 PM OR Book 7278 Page 1559, Instrument #2014096048, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to: J. Mark Fisher, Esq., 181 Eglin Pkwy, NE Ft. Walton Beach, FL 32548 (850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested to provide the accuracy of the legal description and assumes no liability for the same.

Property Appraiser's Parcel Identification No.: 252S313100035003 (H)

WARRANTY DEED

This Warranty Deed, executed December 11, 2014, between HOWARD M. BROADHEAD and JULIA L. BROADHEAD, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 1200 Bridgecreek Terrace, Pensacola, FL 32506, and HOWARD M. BROADHEAD and JULIA L. BROADHEAD, TRUSTEES, or their successors in Trust under THE BROADHEAD LIVING TRUST DATED DECEMBER 11, 2014, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 1200 Bridgecreek Terrace, Pensacola, FL 32506.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold and transfers all hereditaments to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Escambia County, Florida, to wit:

Lot 35, Block C, WODDRIDGE MANOR UNIT NO. 3, a subdivision of a portion of Section 25, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 13, Page 76, of the Public Records of said County.

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTCR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

The Trust beneficiaries are HOWARD M. BROADHEAD and JULIA L. BROADHEAD and they retain the right to reside upon, use and possess the above identified property for the remainder of their lives.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. HOWARD M. BROADHEAD and JULIA L. BROADHEAD intend to hold this property as tenants by the entireties (TBE). An examination was not made of the title before transfer.

Either HOWARD M. BROADHEAD or JULIA L. BROADHEAD, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either HOWARD M. BROADHEAD or JULIA L. BROADHEAD cannot continue to serve as CO-TROSTEE, then the other shall serve as the sole TROSTEE. If neither ${\color{blue}HOWARD\ M}.$ BROADHEAD nor JULIA L. BROADHEAD can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be JESSICA A. SMITH. If JESSICA A. SMITH cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be NATASHA R. UNDERWOOD.

PROPERTY INFORMATION REPORT

July 12, 2022 Tax Account #:09-4625-793

LEGAL DESCRIPTION EXHIBIT "A"

LT 35 BLK C WOODRIDGE MANOR UNIT 3 PB 13 P 76 OR 7085 P 1448 OR 7278 P 1559 OR 7407 P 299

SECTION 25, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4625-793(1022-11)

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

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

Scott Lunsford Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED	SALE DATE:	OCT 3, 2022				
TAX ACCO	OUNT #:	09-4625-793				
CERTIFICA	ATE #:	2020-5278				
those person	ns, firms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed				
YES NO	Notify City of Pensacola, P.O. Notify Escambia County, 190 (Homestead for <u>2021</u> tax year	Governmental Center, 32502				
IIII IA I DI	DOADUEAD TOUSTEE	DDOCDESSIVE SELECT				

JULIA L BROADHEAD, TRUSTEE, UNDER THE BROADHEAD LIVING TRUST DATED DECEMBER 11, 2014 1200 BRIDGE CREEK TER PENSACOLA, FL 32506

PROGRESSIVE SELECT INSURANCE COMPANY PO BOX 89480 CLEVELAND, OH 44101

JULIA BROADHEAD 6001 DAMARA LN PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 12th day of June, 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

July 12, 2022

Tax Account #: 09-4625-793

1. The Grantee(s) of the last deed(s) of record is/are: JULIA L BROADHEAD, TRUSTEE, OR THEIR SUCCESSORS IN TRUST UNDER THE BROADHEAD LIVING TRUST DATED DECEMBER 11, 2014

By Virtue of Warranty Deed recorded 12/29/2014 in OR 7278/1559

- 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 Progressive Select Insurance Company recorded 7/7/2010 OR 6610/1583
- 4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 09-4625-793 Assessed Value: \$112,900.00 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 F	REPORT IS ISSUED TO:			
SCOTT LUNSFORI	D, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	09-4625-793	CERTIFICATE #: _	2020-	5278
REPORT IS LIMITI	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED F	BY NAME IN T	HE PROPERTY
listing of the owner(tax information and encumbrances record title to said land as li	prepared in accordance with the (s) of record of the land described a listing and copies of all open of ded in the Official Record Books isted on page 2 herein. It is the red. If a copy of any document listely.	I herein together with cur or unsatisfied leases, more s of Escambia County, F responsibility of the party	rrent and deling tgages, judgmen lorida that appea y named above t	uent ad valorem its and ir to encumber the o verify receipt of
and mineral or any s	ect to: Current year taxes; taxes ubsurface rights of any kind or not aps, boundary line disputes, and on of the premises.	ature; easements, restric	tions and coven	ants of record;
	t insure or guarantee the validity surance policy, an opinion of title			
Use of the term "Rep	port" herein refers to the Propert	y Information Report an	d the documents	attached hereto.
Period Searched:	July 01, 2002 to and includ	ing July 01, 2022	_ Abstractor: _	Ashley McDonald
BY				

Michael A. Campbell, As President

Dated: July 12, 2022