



# 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

1222 12

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	RIVAZFAR AHMED 14 FRANKLIN STE 903 ROCHESTER, NY 14604 4901 LEEWARD DR 10-2043-410 LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275	Certificate #	2020 / 5779
		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)
# 2020/5779	06/01/2020	414.54	20.73	435.27
<b>→ Part 2: Total*</b>				<b>435.27</b>

## 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

## 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)	435.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	372.06
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. <b>Total Paid (Lines 1-6)</b>	<b>1,182.33</b>

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: Jennifer N. Cassidy Escambia, Florida  
 Signature, Tax Collector or Designee Date May 3rd, 2022

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

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>12/05/2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200369

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
10-2043-410	2020/5779	06-01-2020	LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2022  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 193S314204124007</p> <p><b>Account:</b> 102043410</p> <p><b>Owners:</b> RIVAZFAR AHMED</p> <p><b>Mail:</b> 14 FRANKLIN STE 903 ROCHESTER, NY 14604</p> <p><b>Situs:</b> 4901 LEEWARD DR 32507</p> <p><b>Use Code:</b> VACANT RESIDENTIAL </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></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>\$25,000</td> <td>\$0</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>2020</td> <td>\$25,000</td> <td>\$0</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>2019</td> <td>\$27,500</td> <td>\$0</td> <td>\$27,500</td> <td>\$22,000</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$25,000	\$0	\$25,000	\$25,000	2020	\$25,000	\$0	\$25,000	\$25,000	2019	\$27,500	\$0	\$27,500	\$22,000				
Year	Land	Imprv	Total	Cap Val																					
2021	\$25,000	\$0	\$25,000	\$25,000																					
2020	\$25,000	\$0	\$25,000	\$25,000																					
2019	\$27,500	\$0	\$27,500	\$22,000																					
<p><b>Sales Data</b></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>10/09/2019</td> <td>8180</td> <td>784</td> <td>\$25,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/31/2015</td> <td>7408</td> <td>275</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/2006</td> <td>5874</td> <td>1609</td> <td>\$79,400</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)	10/09/2019	8180	784	\$25,000	WD		03/31/2015	7408	275	\$100	WD		03/2006	5874	1609	\$79,400	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 124 BLK G LEEWARD S/D PHASE 2A &amp; 2B PB 18 P 27/27A OR 8180 P 784</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/09/2019	8180	784	\$25,000	WD																					
03/31/2015	7408	275	\$100	WD																					
03/2006	5874	1609	\$79,400	WD																					

<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 19-3S-31-2</p> <p><b>Approx. Acreage:</b> 0.1981</p> <p><b>Zoned:</b>  LDR</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p> <p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	<p><a href="#">Launch Interactive Map</a></p>
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**Buildings**

Images

None

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:05/05/2022 (tc.1704)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 05779**, 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 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275**

**SECTION 19, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102043410 (1222-12)**

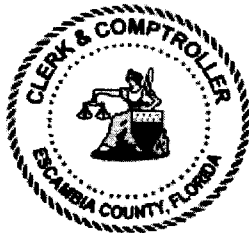
The assessment of the said property under the said certificate issued was in the name of

**AHMED RIVAZFAR**

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 December, which is the **5th day of December 2022**.

Dated this 13th 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  
 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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

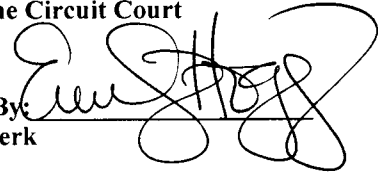
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 102043410 Certificate Number: 005779 of 2020**

**Payor: COASTAL LAND TITLE LLC 14620 PERDIDO KEY DR SUITE 100 PENSACOLA FL 32507**  
**Date 5/18/2022**

Clerk's Check #	1	Clerk's Total	<del>\$510.72</del>	\$1349.15
Tax Collector Check #	1	Tax Collector's Total	\$1,330.46	
		Postage	<del>\$0.00</del>	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>-\$1,918.18</del>	

**\$1,366.15**

**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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2020 TD 005779**

**Redeemed Date 5/18/2022**

**Name COASTAL LAND TITLE LLC 14620 PERDIDO KEY DR SUITE 100 PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$510.72	\$1349.15
Due Tax Collector = TAXDEED	\$1,330.46	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

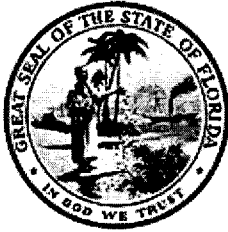
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 102043410 Certificate Number: 005779 of 2020**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="5/18/2022"/>
Months	8	1
Tax Collector	<input type="text" value="\$1,182.33"/>	<input type="text" value="\$1,182.33"/>
Tax Collector Interest	\$141.88	\$17.73
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,330.46	<input type="text" value="\$1,206.31"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$6.84
Total Clerk	\$510.72	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,918.18	\$1,686.15
	Repayment Overpayment Refund Amount	\$232.03
Book/Page	<input type="text" value="8785"/>	<input type="text" value="42"/>

## 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 8785, Page 42, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05779, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **102043410 (1222-12)**

DESCRIPTION OF PROPERTY:

**LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 P 275**

**SECTION 19, TOWNSHIP 3 S, RANGE 31 W**

NAME IN WHICH ASSESSED: AHMED RIVAZFAR

Dated this 18th day of May 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 10-2043-410 CERTIFICATE #: 2020-5779

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 1, 2002 to and including September 12, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: September 18, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 18, 2022

Tax Account #: **10-2043-410**

1. The Grantee(s) of the last deed(s) of record is/are: **BRADLEY KLEIN**  
**By Virtue of Warranty Deed recorded 4/26/2022 in OR 8770/777**
  
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 #: 10-2043-410**  
**Assessed Value: \$25,000.00**  
**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): **LEEWARD COVE HOMEOWNERS ASSOCIATION, INC.**

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.

**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:** \_\_\_\_\_ **December 5, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **10-2043-410**  
**CERTIFICATE #:** \_\_\_\_\_ **2020-5779**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**BRADLEY KLEIN**  
**10674 HOWELLS FERRY RD**  
**SEMMES, AL 36575**

**LEEWARD COVE HOMEOWNERS ASSOCIATION INC**  
**10443 GULF BEACH HWY, UNIT 6**  
**PENSACOLA, FL 32507**

**AHMED RIVAZFAR**  
**14 FRANKLIN STE 903**  
**ROCHESTER, NY 14604**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of September, 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**

**September 18, 2022**

**Tax Account #:10-2043-410**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 124 BLK G LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5874 P 1609 OR 7408 9 275**

**SECTION 19, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-2043-410(1222-12)**

Prepared by and return to:  
**R. Jeffrey Boll**  
**Coastal Land Title, LLC**  
**14620 Perdido Key Drive, Ste. 100**  
**Pensacola, FL 32507**

File Number: **P01999**

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 15th day of April, 2022, between **Ahmad Rivazfar a/k/a Ahmed Rivazfar**, an unmarried man, whose post office address is **14 Franklin Street, Suite 903, Rochester, NY 14604**, grantor, and

**Bradley Klein, a married man**, whose post office address is **10674 Howells Ferry Road, Semmes, AL 36575**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **FORTY SIX THOUSAND AND 00/100 DOLLARS (U.S. \$46,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Escambia County, Florida**, to-wit:

**Lot 124, Block G, Leeward Subdivision Phase 2A & 2B, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 27 and 27A, of the Public Records of Escambia County, Florida.**

**Parcel Identification Number: 19-3S-31-4204-124-007**

**This is Not the Homestead property of the grantor.**


**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.

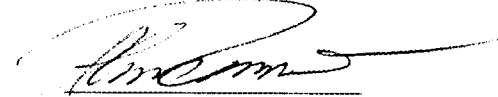
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1 Name: Travis Osa

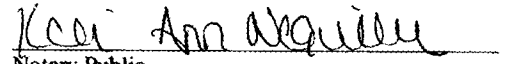
  
Witness #2 Name: Rosa LaVal

  
Ahmad Rivazfar a/k/a Ahmed Rivazfar

State of New York  
County of Monroe

The foregoing instrument was acknowledged before me this 14 day of April, 2022, by **Ahmad Rivazfar a/k/a Ahmed Rivazfar, an unmarried man**, he  is personally known to me or  has produced \_\_\_\_\_ as identification.

KERI ANN NEGRILLE  
Notary Public, State of New York  
Qualified in Monroe County  
No. 01NE6353261  
Commission Expires January 17, 2025

  
Notary Public  
Printed Name: Keri Negrilla  
My Commission Expires: 1/17/2025