

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200375

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538,

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
10-3227-395	2020/6051	06-01-2020	LT 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165

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
HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538

04-26-2022
Application Date

Applicant's signature

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.	\$39,930.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/07/2022</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.



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

1122.04

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HMF FL A, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 26, 2022
Property description	CLAYTON CHARLES S CLAYTON WILLIAM B 4710 HURON DR PENSACOLA, FL 32507 4710 HURON DR 10-3227-395 LT 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165	Certificate #	2020 / 6051
		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)
# 2020/6051	06/01/2020	777.77	38.89	816.66
→Part 2: Total*				816.66

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)
# 2021/4676	06/01/2021	797.60	6.25	39.88	843.73
Part 3: Total*					843.73

Part 4: Tax Collector Certified Amounts (Lines 1-7)

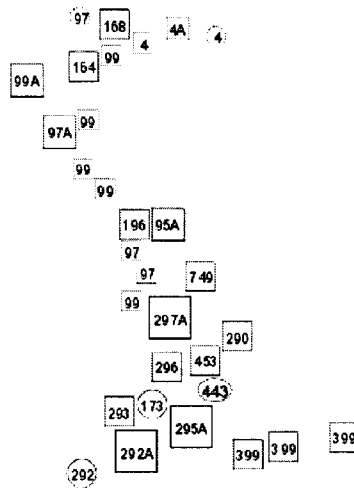
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,660.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	736.05
4. Property information report fee	200.00
5. Tax deed application fee	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)	2,771.44

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 D. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date April 28th, 2022

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

+ \$16.25



View Florida Department of Environmental Protection(DEP) Data

Buildings

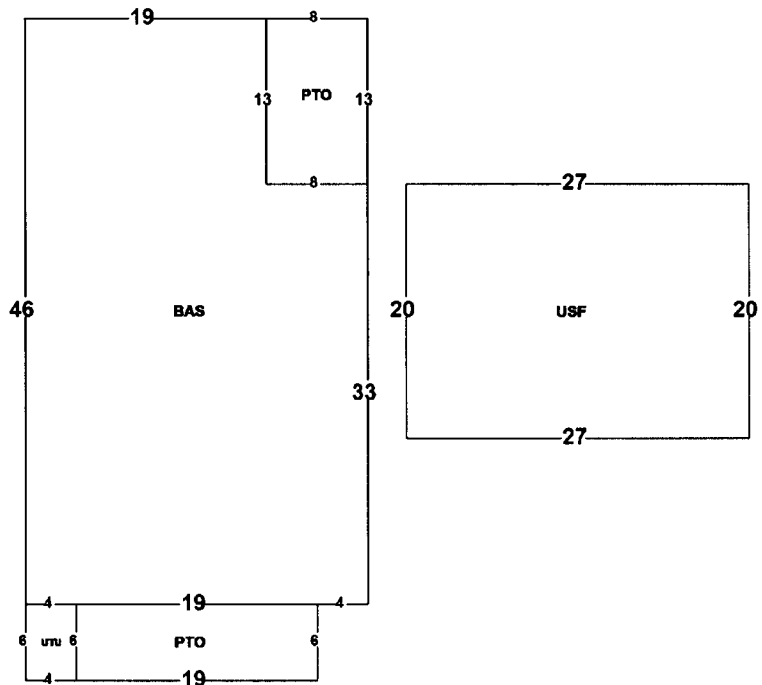
Address:4710 HURON DR, Year Built: 1972, Effective Year: 1990, PA Building ID#: 118245

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1920 Total SF

BASE AREA - 1138
PATIO - 218
UPPER STORY FIN - 540
UTILITY UNF - 24



Images



5/12/2021 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:05/02/2022 (tc.5529)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information Parcel ID: 093S322000006002 Account: 103227395 Owners: CLAYTON CHARLES S CLAYTON WILLIAM B Mail: 4710 HURON DR PENSACOLA, FL 32507 Situs: 4710 HURON DR 32507 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>\$12,000</td> <td>\$95,000</td> <td>\$107,000</td> <td>\$79,861</td> </tr> <tr> <td>2020</td> <td>\$12,000</td> <td>\$89,144</td> <td>\$101,144</td> <td>\$78,759</td> </tr> <tr> <td>2019</td> <td>\$12,000</td> <td>\$83,621</td> <td>\$95,621</td> <td>\$76,989</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$12,000	\$95,000	\$107,000	\$79,861	2020	\$12,000	\$89,144	\$101,144	\$78,759	2019	\$12,000	\$83,621	\$95,621	\$76,989																						
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Sales Data <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>11/09/2016</td> <td>7619</td> <td>1165</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>01/23/2014</td> <td>7128</td> <td>1414</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>10/1986</td> <td>2301</td> <td>345</td> <td>\$68,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1982</td> <td>1661</td> <td>209</td> <td>\$60,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1976</td> <td>976</td> <td>408</td> <td>\$19,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1972</td> <td>611</td> <td>742</td> <td>\$24,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/09/2016	7619	1165	\$100	OT		01/23/2014	7128	1414	\$100	WD		10/1986	2301	345	\$68,000	WD		07/1982	1661	209	\$60,000	WD		01/1976	976	408	\$19,000	WD		01/1972	611	742	\$24,500	WD		2021 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description LT 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165 <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
11/09/2016	7619	1165	\$100	OT																																							
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01/1972	611	742	\$24,500	WD																																							

Parcel Information Section Map Id: 09-3S-32 Approx. Acreage: 0.0958 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103227395 Certificate Number: 006051 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="5/6/2022"/> 
Months	7	1
Tax Collector	<input type="text" value="\$2,771.44"/>	<input type="text" value="\$2,771.44"/>
Tax Collector Interest	\$291.00	\$41.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,068.69	<input type="text" value="\$2,819.26"/> <i>TC</i>
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	\$47.88	\$6.84
Total Clerk	\$503.88	<input type="text" value="\$462.84"/> <i>CL</i>
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	\$3,649.57	\$3,299.10
	Repayment Overpayment Refund Amount	\$350.47
Book/Page	<input type="text"/>	<input type="text"/>

Notes

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 006051

Redeemed Date 5/6/2022

Name WILLIAM CLAYTON 4710 HURON DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$503.88	\$2962.10
Due Tax Collector = TAXDEED	\$3,068.69	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

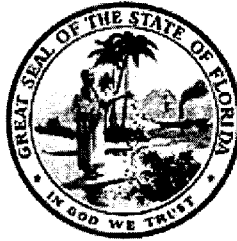
• For Office Use Only

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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**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

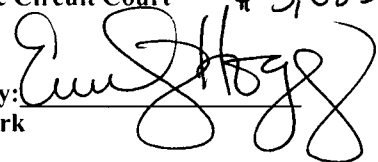
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 103227395 Certificate Number: 006051 of 2020**

Payor: WILLIAM CLAYTON 4710 HURON DR PENSACOLA, FL 32507 Date 5/6/2022

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$3,068.69
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,649.57

\$2,979.10
+ 104.27 fee

PAM CHILDERS
Clerk of the Circuit Court \$3,083.37

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>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL A LLC** holder of **Tax Certificate No. 06051**, 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 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103227395 (1122-04)

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

CHARLES S CLAYTON and WILLIAM B CLAYTON

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 November, which is the **7th day of November 2022**.

Dated this 6th 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

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 8779, Page 615, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06051, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **103227395 (1122-04)**

DESCRIPTION OF PROPERTY:

LT 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: CHARLES S CLAYTON and WILLIAM B CLAYTON

Dated this 6th day of May 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 4/8/2022 9:28 AM OR Book 8759 Page 422,
Instrument #2022035737, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

8759-422

Recorded in Public Records 2/14/2022 3:14 PM OR Book 8722 Page 1409,
Instrument #2022015615, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 143683017 E-Filed 02/10/2022 01:01:52 PM

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

DISCOVER BANK,

Plaintiff,

CASE NO.: 2021 CC 004755

v.

DIVISION: III

CHARLES S. CLAYTON
4710 Huron Drive
Pensacola, FL 32507

Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE came before the Court on Plaintiff's Motion for Final Judgment, and the Court finding that the Defendant is indebted to the Plaintiff, it is:

ORDERED AND ADJUDGED that the Plaintiff, DISCOVER BANK, recover from the Defendant, CHARLES S. CLAYTON, the sum of \$8,289.91 and costs herein taxed at \$370.85, all of which shall bear interest at the prevailing statutory interest rate of 4.25% per year through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with Section 55.03, Florida Statutes. For all of the above let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.

Amy Broderick
eSigned by COUNTY COURT JUDGE AMY BRODERICK
on 02/10/2022 11:18:28 34VVF3U

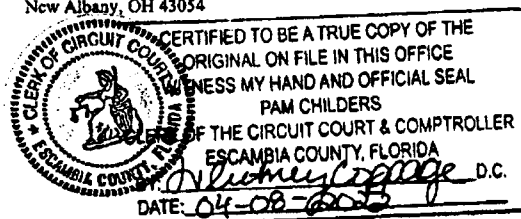
COUNTY JUDGE

Copies furnished to:

Zwicker & Associates, P.C.
Attorneys for Plaintiff
10751 Deerwood Park Blvd., Suite 100
Jacksonville, FL 32256
floridalitigation@zwickerpc.com

Charles S. Clayton, Defendant

Plaintiff's address (F.S. 55.10)
Discover Bank.
c/o Discover Products, Inc.
6500 New Albany Road
New Albany, OH 43054



BK: 7296 PG: 1587 Last Page

Executed this 4th day of February, 2015.

THE PERDIDO BAY VILLAS HOMEOWNERS
ASSOCIATION, INC.
a Florida not-for-profit corporation

By: [Signature]
JOHN ACKERMAN, Its President

STATE OF FLORIDA
COUNTY OF ESCAMBLA

The foregoing instrument was acknowledged before me this 4th day of February, 2015, by John Ackerman, as President of The Perdido Bay Villas Homeowners Association, Inc., who is personally known to me or who produced _____ as identification.

My Commission Expires:

[Signature]
NOTARY PUBLIC

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified U.S. Mail, Return Receipt Requested, and First Class Mail, Dorothy J Clayton Life Estate, Charles S Clayton and William B Clayton, 4710 Huron Drive, Pensacola, Florida 32507 on this 4th day of February, 2015.

[Signature]
Tina Roberts, for The Perdido Bay Villas
Homeowners Association, Inc.
434 S Navy Blvd
Pensacola, Florida 32507
Telephone No. (850) 456-0144
Telefax No. (850) 456-0147

Recorded in Public Records 02/06/2015 at 01:58 PM OR Book 7296 Page 1586,
Instrument #2015009640, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

7296-1586

Prepared by:
Tina S Roberts, for The Perdido
Bay Villas Homeowners association, Inc.
Post Office Box 4217
Pensacola, Florida 32507

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This is a claim of lien for an unpaid assessments and interest on such assessments, together with reasonable attorney's fees and costs incurred by The Perdido Bay Villas Homeowners Association, Inc., whose address is 4748 Huron Drive, Pensacola, Florida 32507, incident to the collection of the assessment and enforcement of this lien, which is granted by Section 718.116, Florida Statutes, and the Declaration of Covenants and Restrictions of Perdido Bay Villas dated the 8th day of March, 1972 and recorded in Official Records Book 597, at Page 408 of the Public Records of Escambia County, Florida, and all supplements and amendments thereto, upon the following described property in Escambia County, Florida:

Lot 6, Block "B", Perdido Bay Villas, a subdivision of a portion of Sections 9 and 11, Township 3 South, Range 32 West, according to the map or plat thereof as recorded in Plat Book 8, Page(s) 10, Public Records of Escambia County, Florida.

The owners of the property described above are Dorothy J Clayton Life Estate, Charles S Clayton and William B Clayton. The owner's mailing address and property address is 4710 Huron Drive, Pensacola, Florida 32507.

This Claim of Lien is to secure the payment of the assessment against the owners by the undersigned Association in the following amounts as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessments due for March – December, 2014	\$ 977.50
Assessments due for January – February, 2015	\$ 214.00

The foregoing assessment bears interest at the rate of eighteen percent (18%) per annum from the date the assessment became due, plus reasonable attorney's fees and costs incident to the collection and enforcement of this lien.

7128-1414

Recorded in Public Records 01/24/2014 at 04:02 PM OR Book 7128 Page 1414,
Instrument #2014005471, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

Prepared by/Return to:
Ronald L. Nelson, Esq.
517 East Government Street
Pensacola, Florida 32502

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

PARCEL I.D. NO.: 0938322000006002

This Warranty Deed is made this 23 day of January, 2014, between DOROTHY J. CLAYTON, a single woman, whose address is 4710 Huron Drive, Pensacola, Florida 32507, herein "Grantor", and CHARLES SCOTT CLAYTON (whose address is 4710 Huron Drive, Pensacola, Florida 32507) and WILLIAM BENJAMIN CLAYTON (whose address is 4710 Huron Drive, Pensacola, Florida 32507), as joint tenants with right of survivorship (and not as tenants in common), herein together "Grantee".

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey, assign and grant unto Grantee, Grantee's successors and assigns forever, the following described real property situate, lying and being in the County of Escambia, State of Florida, to wit:

LOT 6, BLOCK "B", PERDIDO BAY VILLAS, A SUBDIVISION OF A PORTION OF SECTION 9 AND 11, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 8 AT PAGE 10 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Grantor retains a life estate in the above-described property.

The above-described property constitutes the homestead of Grantor.

And Grantor does hereby fully warrant the title to the said property and will defend the same against the lawful claims of all persons.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, if any, which are not hereby reimposed, and taxes for the year 2014 and subsequent years.

In testimony whereof, Grantor has executed this deed the day and year first above written.

WITNESSES:

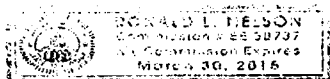
Kristal H. Hard
Print Name: Kristal H. Hard

Dorothy J. Clayton
DOROTHY J. CLAYTON

Print Name: Ronald L. Nelson

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23 day of January, 2014, by DOROTHY J. CLAYTON, who is personally known to me and who did not take an oath.



R. L. Nelson
Notary Public

PROPERTY INFORMATION REPORT

August 22, 2022

Tax Account #:10-3227-395

LEGAL DESCRIPTION EXHIBIT "A"

LT 6 BLK B PERDIDO BAY VILLAS PB 8 P 10 OR 7128 P 1414 OR 7619 P 1165

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3227-395(1122-04)

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: NOVEMBER 7, 2022
TAX ACCOUNT #: 10-3227-395
CERTIFICATE #: 2020-6051

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

**CHARLES SCOTT CLAYTON AND
WILLIAM BENJAMIN CLAYTON**
4710 HURON DR
PENSACOLA, FL 32507

**PERDIDO BAY VILLAS HOMEOWNERS
ASSOCIATION, INC**
4701 HURON DR
PENSACOLA, FL 32507

DISCOVER BANK
C/O DISCOVER PRODUCTS, INC.
6500 NEW ALBANY RD
NEW ALBANY, OH 43054

**PERDIDO BAY VILLAS HOMEOWNERS
ASSOCIATION, INC**
908 GARDENGATE CIR
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 22nd day of August, 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**

August 22, 2022
Tax Account #: **10-3227-395**

1. The Grantee(s) of the last deed(s) of record is/are: **Charles Scott Clayton and William Benjamin Clayton, as joint tenants with right of survivorship**

By Virtue of Warranty Deed recorded 1/24/2014 in OR 7128/1414 and Death Certificate recorded 11/9/2016 - OR 7619/1165

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. **Lien in favor of The Perdido Bay Villas Homeowners Association, Inc. recorded 2/6/2015 OR 7296/1586**

b. **Default Final Judgment in favor of Discover Bank recorded 4/8/2022 OR 8759/422**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent. ☐ Mark if paid

Tax Account #: 10-3227-395

Assessed Value: \$89,346.00

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): **THE PERDIDO BAY VILLAS 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.



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 #: 10-3227-395 CERTIFICATE #: 2020-6051

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: 8/14/2022 to and including 8/14/2022 Abstractor: Byron Brown

BY

Michael A. Campbell,
As President
Dated: August 22, 2022