



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

0123-65

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	DSV SPV1 LLC 6061 S WILLOW DR STE 300 GREENWOOD VILLAGE, CO 80111 7630 JEFFERSON AVE 11-1490-100 BEG AT SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE AT RT ANG 32 (Full legal attached.)	Certificate #	2020 / 6497
		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)
# 2020/6497	06/01/2020	729.54	36.48	766.02
→Part 2: Total*				766.02

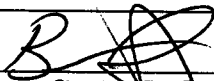
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2021/5097	06/01/2021	761.16	6.25	38.06	805.47
Part 3: Total*					805.47

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)	1,571.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	758.96
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)	2,705.45

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: 
Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

t 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 SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE AT RT ANG 32 FT TO SE LI OF R/W N 45 DEG 40 MIN E ALG JEFFERSON AVE 576 FT SELY 210 FT NELY PARL TO AVE 135 FT NWLY TO JEFFERSON AVE SWLY 135 FT TO POB OR 7747 P 1512

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200284

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
11-1490-100	2020/6497	06-01-2020	BEG AT SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE AT RT ANG 32 FT TO SE LI OF R/W N 45 DEG 40 MIN E ALG JEFFERSON AVE 576 FT SELY 210 FT NELY PARL TO AVE 135 FT NWLY TO JEFFERSON AVE SWLY 135 FT TO POB OR 7747 P 1512

I agree to:

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

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

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

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments					
Parcel ID:	055N304452000001					Year	Land	Imprv	Total	Cap Val	
Account:	111490100					2021	\$3,211	\$40,916	\$44,127	\$42,953	
Owners:	DSV SPV1 LLC					2020	\$3,211	\$35,838	\$39,049	\$39,049	
Mail:	6061 S WILLOW DR STE 300 GREENWOOD VILLAGE, CO 80111					2019	\$3,211	\$33,450	\$36,661	\$36,661	
Situs:	7630 JEFFERSON AVE 32535					Disclaimer					
Use Code:	SINGLE FAMILY RESID					Market Value Breakdown Letter					
Taxing Authority:	CENTURY CITY LIMITS					Tax Estimator					
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2021 Certified Roll Exemptions					
Sales Data						None					
Sale Date	Book	Page	Value	Type	Official Records (New Window)						
06/08/2017	7747	1512	\$100	QC							
09/26/2014	7241	1781	\$22,400	WD							
04/24/2014	7163	379	\$300	CT							
06/2004	5453	570	\$100	WD							
02/2004	5345	1316	\$100	WD							
11/2002	5015	277	\$75,000	WD							
08/1978	1254	393	\$100	QC							
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description					
						BEG AT SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE AT RT ANG 32 FT TO SE LI OF R/W...					
						Extra Features					
						None					

Parcel Information [Launch Interactive Map](#)

Section

Map Id:
05-5N-30-2

Approx. Acreage:
0.6521

Zoned:

Evacuation & Flood Information
[Open Report](#)

Map showing Jefferson Ave and surrounding parcels. Dimensions include 42.11, 131, 135, 250, 210, 250, 210, 135, 40, 25, 150, 95, 305, 200, 250, 6.

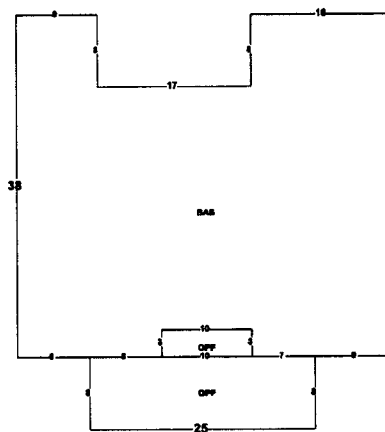
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 7630 JEFFERSON AVE, Year Built: 1922, Effective Year: 1965, PA Building ID#: 5546

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1666 Total SF

BASE AREA - 1436

OPEN PORCH FIN - 230

Images



1/21/2020 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052711 5/23/2022 8:37 AM
OFF REC BK: 8789 PG: 1480 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **06497**, 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 SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE AT RT ANG 32 FT TO SE LI OF R/W N 45 DEG 40 MIN E ALG JEFFERSON AVE 576 FT SELY 210 FT NELY PARL TO AVE 135 FT NWLY TO JEFFERSON AVE SWLY 135 FT TO POB OR 7747 P 1512

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111490100 (0123-65)

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

DSV SPV1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 1480, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06497, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 111490100 (0123-65)

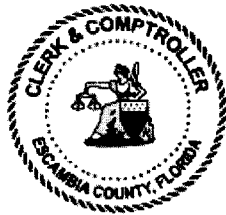
DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE
AT RT ANG 32 FT TO SE LI OF R/W N 45 DEG 40 MIN E ALG JEFFERSON AVE 576 FT SELY 210
FT NELY PARL TO AVE 135 FT NWLY TO JEFFERSON AVE SWLY 135 FT TO POB OR 7747 P
1512**

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: DSV SPV1 LLC

Dated this 3rd day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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: 111490100 Certificate Number: 006497 of 2020

Payor: TODD WASHINGTON 3540 TORINGDON WAY STE 200 CHARLOTTE NC 28277 Date
8/3/2022

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$3,076.94
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,671.50

\$ 3037.39
~~\$3,671.50~~
\$3054.39

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 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

Case # 2020 TD 006497

Redeemed Date 8/3/2022

Name TODD WASHINGTON 3540 TORINGDON WAY STE 200 CHARLOTTE NC 28277

Clerk's Total = TAXDEED	\$517.86	\$ 3037.39
Due Tax Collector = TAXDEED	\$3,076.94	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 111490100 Certificate Number: 006497 of 2020

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="8/3/2022"/>
Months	9	4
Tax Collector	<input type="text" value="\$2,705.45"/>	<input type="text" value="\$2,705.45"/>
Tax Collector Interest	\$365.24	\$162.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,076.94	<input type="text" value="\$2,874.03"/> <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	\$61.56	\$27.36
Total Clerk	\$517.56	<input type="text" value="\$483.36"/> <i>CK</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	\$3,671.50	\$3,374.39
	Repayment Overpayment Refund Amount	\$297.11



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 #: 11-1490-100 CERTIFICATE #: 2020-6497

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 18, 2002 to and including October 18, 2022 Abstractor: BYRON BROWN

BY

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

October 22, 2022

Tax Account #: **11-1490-100**

1. The Grantee(s) of the last deed(s) of record is/are: **DSV SPV1, LLC**
By Virtue of Quit Claim Deed recorded 7/20/2017 in OR 7747/1512

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Order in favor of Escambia County recorded 2/1/2021 OR 8455/1126**

4. Taxes:
Taxes for the year(s) None are delinquent.
Tax Account #: 11-1490-100
Assessed Value: \$47,248.00
Exemptions: NONE

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

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

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

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: Jan 9, 2023

TAX ACCOUNT #: 11-1490-100

CERTIFICATE #: 2020-6497

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

DSV SPV1 LLC
7630 JEFFERSON AVE
CENTURY, FL 32535

DSV SPV1 LLC
6061 S WILLOW DR STE 300
GREENWOOD VILLAGE, CO 80111

DSV SPV1 LLC
16 BERRYHILL RD STE 200
COLUMBIA, SC 29210

ESCAMBIA COUNTY CODE ENFORCEMENT
ENVIRONMENTAL ENFORCEMENT DIVISION
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 22nd 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

October 22, 2022
Tax Account #:11-1490-100

LEGAL DESCRIPTION
EXHIBIT "A"

**BEG AT SW COR OF SE 1/4 OF SE 1/4 S 87 1/2 DEG E ALG SEC LI 76 1/2 FT TO JEFFERSON AVE
AT RT ANG 32 FT TO SE LI OF R/W N 45 DEG 40 MIN E ALG JEFFERSON AVE 576 FT SELY 210
FT NELY PARL TO AVE 135 FT NWLY TO JEFFERSON AVE SWLY 135 FT TO POB OR 7747 P
1512**

SECTION 05, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1490-100(0123-65)

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

Recorded in Public Records 7/20/2017 3:16 PM OR Book 7747 Page 1512,
Instrument #2017055561, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

(The space above reserved for recording purposes.)

Prepared by: April Lucas-Masselis Legal Department Vision Property Management, LLC P.O. Box 488 Columbia, SC 29202 803-753-5530	Send Tax Bills To: DSV SPV1, LLC 16 Berryhill Rd., Suite 200 Columbia, SC 29210	Grantor: Kaja Holdings 2, LLC P.O. Box 488 Columbia, SC 29202	Grantee: DSV SPV1, LLC 16 Berryhill Rd., Suite 200 Columbia, SC 29210
--	--	--	--

KCFL204

QUIT CLAIM DEED

THIS INDENTURE, made on the 8th day of June, 2017 by and between **THE GRANTOR** Kaja Holdings 2, LLC, party of the first part, and **THE GRANTEE**, DSV SPV1, LLC, party of the second part, whose tax billing address is 16 Berryhill Rd., Suite 200, Columbia, SC 29210.

WITNESSETH, that the said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents **REMISE, RELEASE AND FOREVER QUIT CLAIM** unto the said party of the second part of the following described lots, tracts or parcels of land, lying, being and situate in the following described premises situated in the County of **ESCAMBIA**, and in the State of **FLORIDA**, to-wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

Commonly known as: 7630 Jefferson Ave, Century FL 32535-2847

Tax Map ID: 055N304452000001

Prior recording reference: Doc# 2014075734, recorded 10/14/2014

This conveyance is made subject to all restrictions, easements and matters appearing of record.

This conveyance is made subject to all existing mortgages of record, liability for which Grantee expressly assigns and agrees to pay.

Together with all singular, the rights, members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all the singular and said premises before mentioned unto the said DSV SPV1, LLC, their successors and assigns, forever – so that neither the said Grantor nor its successors nor any other person or persons, claiming under it, shall at any time hereinafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

BK: 7747 PG: 1513

IN WITNESS WHEREOF, Kaja Holdings 2, LLC, has caused this deed to be executed this 8th day of June, 2017.

WITNESS:

Chrystal D Gossett
Signature

Chrystal D. Gossett
Printed Name

Alex Szkaradek
Signature

Alex Szkaradek
Printed Name
Authorized Signatory for
Kaja Holdings 2, LLC

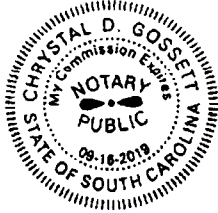
WITNESS:
O'Shawnacee Wood
Signature

O'Shawnacee Wood
Printed Name

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

Before me, a Notary Public in and for Lexington County and State of South Carolina, personally appeared Alex Szkaradek, authorized signatory of Kaja Holdings 2, LLC acknowledged the execution of the foregoing Quit Claim Deed for and on behalf of said corporation, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this
8th day of June, 2017.



Chrystal D Gossett
Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF ESCAMBIA AND STATE OF FLORIDA, BEING KNOWN AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTH 87-1/2 DEGREES EAST ALONG SECTION LINE, 76-1/2 FEET TO JEFFERSON AVENUE, AT RIGHT ANGLES 32 FEET TO SOUTHEAST LINE OF RIGHT-OF-WAY, NORTH 45-40' EAST ALONG JEFFERSON AVENUE, 576 FEET SOUTHEASTERLY 210 FEET NORTHEASTERLY PARALLEL TO AVENUE 135 FEET NORTHWESTERLY TO JEFFERSON AVENUE, SOUTHWESTERLY 135 FEET TO POINT OF BEGINNING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A THREE INCH DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 23 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 76.71 FEET TO A THREE INCH DIAMETER CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF JEFFERSON AVENUE (R/W VARIES); THENCE RUN SOUTH 44 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.67 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID JEFFERSON AVENUE; THENCE RUN NORTH 45 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 572.96 FEET TO A HALF INCH CAPPED ROD (#3578) FOR THE POINT OF BEGINNING; THENCE DEPART SAID RIGHT-OF-WAY SOUTH 48 DEGREES 47 MINUTES 49 SECONDS EAST, A DISTANCE OF 209.90 FEET TO A HALF INCH CAPPED IRON ROD (#3286); THENCE RUN NORTH 45 DEGREES 11 MINUTES 45 SECONDS EAST, A DISTANCE OF 134.96 FEET TO A HALF INCH CAPPED ROD (#3286); THENCE RUN NORTH 48 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 288.80 FEET TO A HALF INCH CAPPED ROD (#3578) LYING ON SAID EASTERLY RIGHT-OF-WAY; THENCE RUN SOUTH 45 DEGREES 40 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 134.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 0.65 ACRE IN AREA MORE OR LESS.

Commonly known as: 7630 Jefferson Ave, Century FL 32535-2847

Tax Map ID: 055N304452000001

Recorded in Public Records 2/1/2021 9:41 AM OR Book 8455 Page 1126,
Instrument #2021010934, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 2/1/2021 9:03 AM OR Book 8455 Page 961,
Instrument #2021010683, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE20105038N
LOCATION: 7630 JEFFERSON AVE
PR#: 055N304452000001**

VS.

**DSV SPV1 LLC,
16 BERRYHILL RD STE 200
COLUMBIA, SC 29210**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, None, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues:

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

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

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

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

BK: 8455 PG: 1127

BK: 8455 PG: 962

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (X) Exterior door in bad repair

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/25/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$25.00** per day, commencing **2/26/2021**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances,

BK: 8455 PG: 1128 Last Page

BK: 8455 PG: 963 Last Page

the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

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

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

DONE AND ORDERED at Escambia County, Florida on the 26th day of January, 2021.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *[Signature]*
DATE: *02-01-2021*

