APPLICATION FOR TAX DEED

Section 197.502. Florida Statutes

Application Number: 2200121

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I,			
BLACK CUB, LLC			
SB MUNI CUST FOR			
PO BOX 31191			
TAMPA, FL 33631-319	1,		
hold the listed tax certific	cate and hereby surrender the	same to the Tax Collector and make tax	deed application thereon:

Certificate No. Legal Description **Account Number** Date 11-4089-500 2020/7008 06-01-2020 BEG AT NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150 12/100 FT S 0 DEG 47 MIN 35 SEC E 150 FT FOR POB CONT S 0 DEG 47 MIN 35 SEC E 139 73/100 FT S 89 DEG 12 MIN 25 SEC W 150 FT N 0 DEG 47 MIN 35 SEC W 133 75/100 FT N 86 DEG 56 MIN 05 SEC E 150 12/100 FT TO POB AND ALSO BEG AT NE COR OF SEC W 300 FT FOR POB S 350 FT W 50 FT N 134 FT E 20 FT N TO N LI F SEC E TO POB LESS N 54 80/100 FT OR 3738 P 39 OR 4339 P 1554 OR 2685 P 419

OR 4339 P 1554

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.

·	<u>04-19-2022</u> Application Dat
TAMPA, FL 33631-3191	04 10 2022
PO BOX 31191	
SB MUNI CUST FOR	
BLACK CUB, LLC	
Electronic signature on file	

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	e de la companya de
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.	24,268.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	nere: Date of sale 10/03/2 Signature, Clerk of Court or Designee	022

INSTRUCTIONS 1625

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 NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150 12/100 FT S 0 DEG 47 MIN 35 SEC E 150 FT FOR POB CONT S 0 DEG 47 MIN 35 SEC E 139 73/100 FT S 89 DEG 12 MIN 25 SEC W 150 FT N 0 DEG 47 MIN 35 SEC W 133 75/100 FT N 86 DEG 56 MIN 05 SEC E 150 12/100 FT TO POB AND ALSO BEG AT NE COR OF SEC W 300 FT FOR POB S 350 FT W 50 FT N 134 FT E 20 FT N TO N LI F SEC E TO POB LESS N 54 80/100 FT OR 3738 P 39 OR 4339 P 1554 OR 2685 P 419 OR 4339 P 1554



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

1022-30

Part 1: Tax Deed	Application Infor	mation					1011-30
Applicant Name Applicant Address					Application date		Apr 19, 2022
Property description	roperty KITTRELL CRAIG D & MARY T escription 1237 MUSCOGEE RD			Certi	ificate#	2020 / 7008	
CANTONMENT, FL 32533 1237 MUSCOGEE RD 11-4089-500 BEG AT NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY AL (Full legal attached.)			RD (100 FT	Date certificate issued		06/01/2020	
	es Owned by App				Appii		Column 5: Total
Column 1 Certificate Numbe	Columr r Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	(Column 3 + Column 4)
# 2020/7008	06/01/20	020		495.94		24.8	520.74
	··· · · · ·		•		•	→Part 2: Total	* 520.74
Part 3: Other Cer	tificates Redeeme	ed by Ap	plicant (C	ther than Co	unty)	<u> </u>	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's F		-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/5513	06/01/2021		509.22	1	6.25	25.46	540.93
						Part 3: Total	540.93
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)	in the second se	31		
1. Cost of all certi	ficates in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above	1,061.67
2. Delinquent taxe	es paid by the applica	ınt					0.00
3. Current taxes p	paid by the applicant						464.78
Property information report fee							200.00
5. Tax deed application fee							175.00
6. Interest accrue	d by tax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Instr	ructions, page 2)	0.00
7. Total Paid (Lines 1-6) 1,901							1,901.45
- \	formation is true and				/ infon	mation report fee, a	and tax collector's fees
						Escambia, Flori	da
Sign here: Signa	ature. Tax Collector or Design	gnee				Date <u>April_26th,</u>	2022

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Assessments

Sale List

Printer Friendly Version

General Inform	aation
Parcel ID:	181N311000000000
Account:	114089500
Owners:	KITTRELL CRAIG D & MARY T
Mail:	1237 MUSCOGEE RD CANTONMENT, FL 32533
Situs:	1237 MUSCOGEE RD 32533
Use Code:	SINGLE FAMILY RESID 🔑
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link	courtesy of Scott Lunsford

Year	Land	Imprv	Total	Cap Val	
2021	\$9,747	\$128,624	\$138,371	\$48,536	
2020	\$9,747	\$114,021	\$123,768	\$47,866	
2019	\$5,587	\$107,686	\$113,273	\$46,790	
Disclaimer					
Market Value Breakdown Letter					
Tax Estimator					

Escambia County Tax Collector

File for New Homestead Exemption Online

Sales Data					
Sale Date	Book	Page	Value	Туре	Official Records (New Window)
11/1998	4339	1554	\$100	WD	[] _o
10/1987	2685	419	\$100	WD	Ľ,
11/1983	1840	833	\$9,500	WD	Ľ,
01/1976	993	282	\$100	WD	<u></u>

Official Records Inquiry courtesy of Pam Childer Escambia County Clerk of the Circuit Court and Comptroller

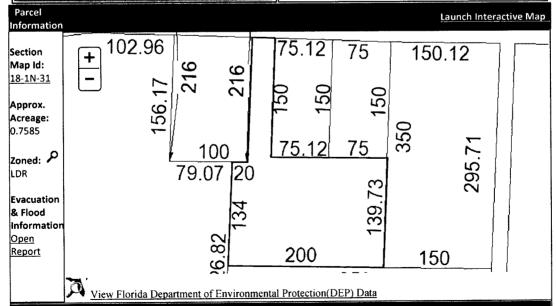
2021 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

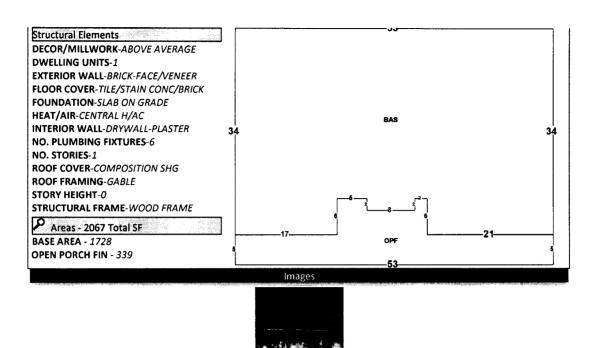
BEG AT NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150...

Extra Features



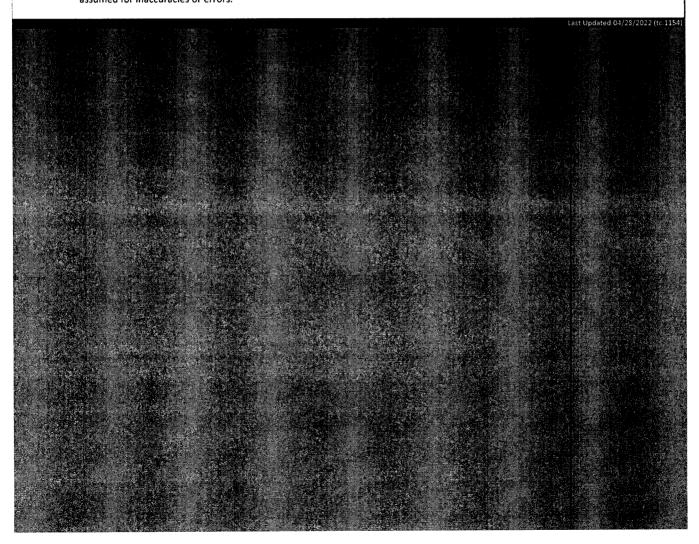
Buildings

Address:1237 MUSCOGEE RD, Year Built: 1998, Effective Year: 1998, PA Building ID#: 8603



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.

2/24/2022 12:00:00 AM



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022047735 5/10/2022 12:55 PM
OFF REC BK: 8781 PG: 209 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BLACK CUB LLC holder of Tax Certificate No. 07008, 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 NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150 12/100 FT S 0 DEG 47 MIN 35 SEC E 150 FT FOR POB CONT S 0 DEG 47 MIN 35 SEC E 139 73/100 FT S 89 DEG 12 MIN 25 SEC W 150 FT N 0 DEG 47 MIN 35 SEC W 133 75/100 FT N 86 DEG 56 MIN 05 SEC E 150 12/100 FT TO POB AND ALSO BEG AT NE COR OF SEC W 300 FT FOR POB S 350 FT W 50 FT N 134 FT E 20 FT N TO N LI F SEC E TO POB LESS N 54 80/100 FT OR 3738 P 39 OR 4339 P 1554 OR 2685 P 419 OR 4339 P 1554

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114089500 (1022-30)

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

CRAIG D KITTRELL and MARY T KITTRELL

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.

COUNT EUR

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 114089500 Certificate Number: 007008 of 2020

Redemption No V	Application Date 4/19/2022	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	\$1,901.45	\$1,901.45
Tax Collector Interest	\$171.13	\$28.52
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,078.83	\$1,936.22
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	\$2,652.87	\$2,416.06
	Repayment Overpayment Refund Amount	\$236.81
Book/Page	8781	209

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 007008 Redeemed Date 5/11/2022

Name CRAIG D KITTRELL 1237 MUSCOGEE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$497,04 \$ 2079.06
Due Tax Collector = TAXDEED	\$2,078.83
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	e Docket Desc		Amount Owed Amount Duc		Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS

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



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: 114089500 Certificate Number: 007008 of 2020

Payor: CRAIG D KITTRELL 1237 MUSCOGEE RD CANTONMENT, FL 32533 Date 5/11/2022

Clerk's Check # 1	Clerk's Total	\$497,04 \$ 2.0-	19.06
Tax Collector Check # 1	Tax Collector's Total	\$2,078.83	
	Postage	\$60,00	
	Researcher Copies	\$0.00	
	Recording	\$10.00	
	Prep Fee	\$7.00	
	Total Received	\$2,652.87	

\$2096.06

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# 2022048690 5/11/2022 3:19 PM
OFF REC BK: 8782 PG: 1723 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 209, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07008, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 114089500 (1022-30)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150 12/100 FT S 0 DEG 47 MIN 35 SEC E 150 FT FOR POB CONT S 0 DEG 47 MIN 35 SEC E 139 73/100 FT S 89 DEG 12 MIN 25 SEC W 150 FT N 0 DEG 47 MIN 35 SEC W 133 75/100 FT N 86 DEG 56 MIN 05 SEC E 150 12/100 FT TO POB AND ALSO BEG AT NE COR OF SEC W 300 FT FOR POB S 350 FT W 50 FT N 134 FT E 20 FT N TO N LI F SEC E TO POB LESS N 54 80/100 FT OR 3738 P 39 OR 4339 P 1554 OR 2685 P 419 OR 4339 P 1554

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: CRAIG D KITTRELL and MARY T KITTRELL

Dated this 11th day of May 2022.

COMPT PO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 7, 2022

Tax Account #: 11-4089-500

- 1. The Grantee(s) of the last deed(s) of record is/are: CRAIG D. KITTRELL AND MARY T. KITTRELL
 - By Virtue of Warranty Deed recorded 11/24/1998 in OR 4339/1554
- 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 #: 11-4089-500 Assessed Value: \$48,536.00 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.

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 ACCOUNT #:	11-4089-500			
CERTIFICATE #:	2020-7008			
	legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed			
sale.				
YES NO ☐ ☐ Notify City of Pensacola, P.O. ☐ Notify Escambia County, 190 G ☐ Homestead for 2021 tax year	Governmental Center, 32502			
CRAIG D. KITTRELL AND MARY T. KITTRELL 1237 MUSCOGEE RD CANTONIMENT EL 22522				

CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 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

July 7, 2022 Tax Account #:11-4089-500

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF SEC SLY ALG E LI OF SEC 54 29/100 FT TO S R/W LI OF MUSCOGEE RD (100 FT R/W) WLY ALG SD R/W 150 12/100 FT S 0 DEG 47 MIN 35 SEC E 150 FT FOR POB CONT S 0 DEG 47 MIN 35 SEC E 139 73/100 FT S 89 DEG 12 MIN 25 SEC W 150 FT N 0 DEG 47 MIN 35 SEC W 133 75/100 FT N 86 DEG 56 MIN 05 SEC E 150 12/100 FT TO POB AND ALSO BEG AT NE COR OF SEC W 300 FT FOR POB S 350 FT W 50 FT N 134 FT E 20 FT N TO N LI F SEC E TO POB LESS N 54 80/100 FT OR 3738 P 39 OR 4339 P 1554 OR 2685 P 419 OR 4339 P 1554

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4089-500(1022-30)

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

OR BK 4339 PG1554 Escambia County, Florida INSTRUMENT 98-555298

\$ P

THIS INSTRUMENT PREPARED BY AND RETURN TO:

S. Avery Smith, Esq. Post Office Box 4113 Pensacola, Florida 32507-0113

Property Appraisers Parcel Identification (Folio) Numbers: 18-1N-31-1103-000-001

Grantees SS #s:

DEED DOC STAMPS PD @ ESC CO \$ 0.70 11/24/98/ERNIE LEE MASCHO, CLERK By:

THIS WARRANTY DEED, made the 18th day of November, A.D. 1998 by CRAIG D. KITTRELL, JOINED BY HIS WIFE MARY T. KITTRELL, herein called the grantors, to CRAIG D. KITTRELL and MARY T. KITTRELL, husband and wife whose post office address is 1237 MUSCOGEE ROAD, CANTONMENT, FLORIDA 32533, hereinafter called the Grantees:

SPACE ABOVE THIS LINE FOR RECORDING DATA_

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, and easements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1997.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

S. Avery Smith

Witness #2 Signature
Thomas M Smith

Witness #2 Printed Name

Witness #1 Printed Name

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of November, 1998 by CRAIG D. KITTRELL and MARY T. KITTRELL who are personally known to me or have produced <u>FC Dayers Lights</u> as identification.

SEAL

S. AVERY SANTH
MY COMMISSION # CG 642517
EOWNES: April 28, 2001
Rended Thru Notery Public Underwriters

Notary Signature

S Avery Smith

Printed Notary Signature

OR BK 4339 PG1555 Escambia County, Florida INSTRUMENT 98-555298

EXHIBIT "A"

PARCEL 1:

Commence at Northeast corner of Section 18, Township 1 North, Range 31 West; thence West 300 feet for the Point of Beginning. Thence South 350 feet; thence West 50 feet; thence North 134 feet; thence East 20 feet; thence North to North line of Section 18, Township 1 North, Range 31 West, less North 54.80 feet; thence East to the Point of Beginning. This being on existing road right-of-way.

PARCEL 2:

Commence at the Northeast corner of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; thence Southerly along the East Section line a distance of 54.29 feet and to the South right-of-way line of Muscogee Road (100' R/W); thence Westerly along the South right-of-way line of Muscogee Road a distance of 150.12 feet; thence South 0 degrees 47'35" East a distance of 150.0 feet to the Point of Beginning; thence continue South 0 degrees 47'35" East a distance of 139.73 feet; thence South 89 degrees 12'25" West a distance of 150.0 feet; thence North 0 degrees 47'35" West a distance of 133.75 feet; thence North 86 degrees 56'05" East a distance of 150.12 feet to the Point of Beginning.

File # 98000128

OR BK 4339 PG1556 Escambia County, Florida INSTRUMENT 98-555298

RCD Nov 24, 1998 02:14 pm Escambia County, Florida

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

Ernie Lee Magaha rk of the Circuit Court INSTRUMENT 98-555298

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statements.

Name of Roadway: 1237 MUSCOGEE ROAD

Legal Address of Property: 1237 MUSCOGEE ROAD, CANTONMENT, FLORDIA 32533

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

S. Avery Smith, Esquire

P. O. Box 4113 Pensacola, Florida 32507-0113

AS TO SELLER(S):

Witness' Name:

AS TO BUYER(S):

Witness' Name:

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS Effective 4/15/95



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 #	11-4089-500	CERTIFICATE #: _	2020-7	7008
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:	June 29, 2002 to and includi	ng June 29, 2022	_ Abstractor: _	Ashley McDonald
BY				

Michael A. Campbell, As President

Dated: July 7, 2022