

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200121

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
11-4089-500	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.

Electronic signature on file
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191

04-19-2022
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.	24,268.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here:	Date of sale <u>10/03/2022</u>
Signature, Clerk of Court or Designee	

INSTRUCTIONS *1 C.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.

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

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1022-30

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 19, 2022
Property description	KITTRELL CRAIG D & MARY T 1237 MUSCOGEE RD 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.)	Certificate #	2020 / 7008
		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)
# 2020/7008	06/01/2020	495.94	24.80	520.74
→ Part 2: Total*				520.74

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

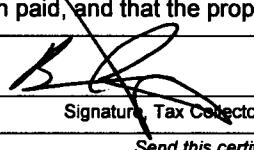
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/5513	06/01/2021	509.22	6.25	25.46	540.93
Part 3: Total*					540.93

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)	1,061.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	464.78
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)	1,901.45

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 April 26th, 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

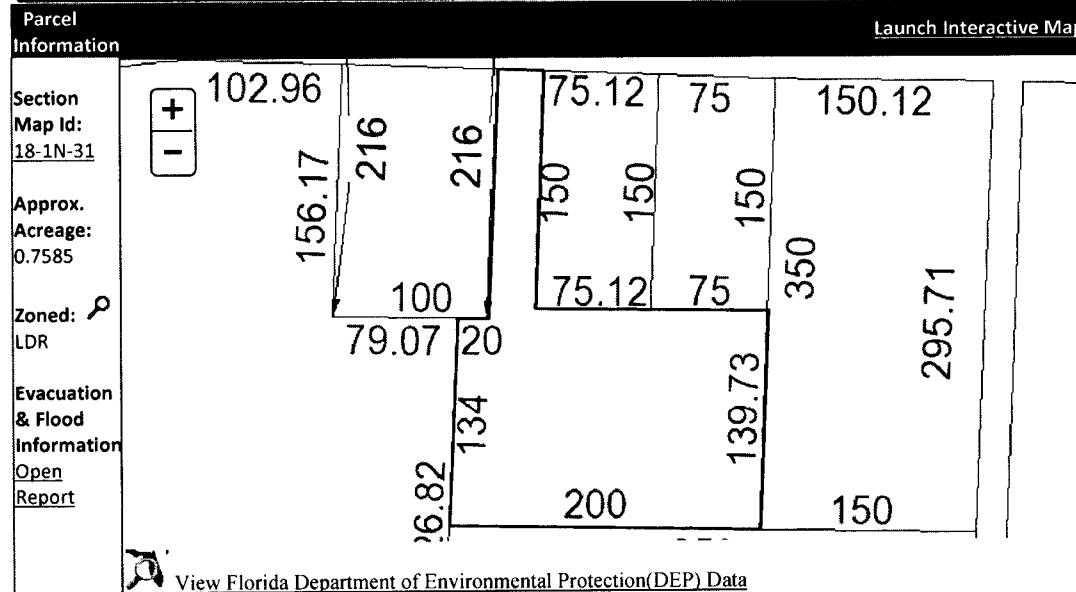
Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments	
Parcel ID:	181N311000000000	Year	Land
Account:	114089500		Imprv
Owners:	KITTRELL CRAIG D & MARY T		Total
Mail:	1237 MUSCOGEE RD CANTONMENT, FL 32533		Cap Val
Situs:	1237 MUSCOGEE RD 32533	2021	\$9,747 \$128,624 \$138,371 \$48,536
Use Code:	SINGLE FAMILY RESID	2020	\$9,747 \$114,021 \$123,768 \$47,866
Taxing Authority:	COUNTY MSTU	2019	\$5,587 \$107,686 \$113,273 \$46,790
Tax Inquiry:	Open Tax Inquiry Window	Disclaimer	
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Market Value Breakdown Letter	

Sales Data		2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value
11/1998	4339	1554	\$100 WD
10/1987	2685	419	\$100 WD
11/1983	1840	833	\$9,500 WD
01/1976	993	282	\$100 WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		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	
		None	



Buildings

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

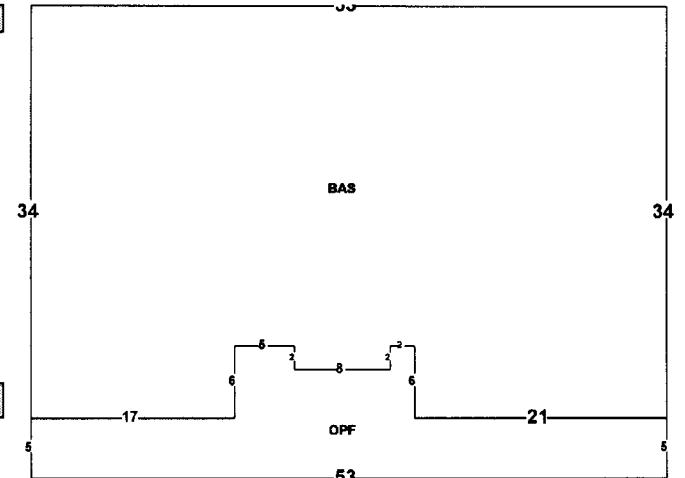
Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VEENER
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

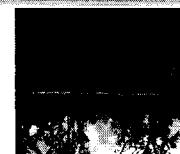
 Areas - 2067 Total SF

BASE AREA - 1728

OPEN PORCH FIN - 339



Images



2/24/2022 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 04/28/2022 (tc 1154)

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.

**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

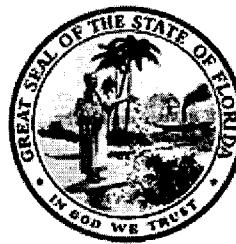
Tax Deed - Redemption Calculator

Account: 114089500 Certificate Number: 007008 of 2020

Redemption	No <input type="button" value="▼"/>	Application Date	4/19/2022	Interest Rate	18%
		Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL
		Auction Date <input type="text" value="10/3/2022"/>			Redemption Date <input type="text" value="5/11/2022"/> 
Months	6			1	
Tax Collector	<input type="text" value="\$1,901.45"/>			<input type="text" value="\$1,901.45"/>	
Tax Collector Interest	<input type="text" value="\$171.13"/>			<input type="text" value="\$28.52"/>	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	<input type="text" value="\$2,078.83"/>			<input type="text" value="\$1,936.22"/> <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	<input type="text" value="\$41.04"/>			<input type="text" value="\$6.84"/>	
Total Clerk	<input type="text" value="\$497.04"/>			<input type="text" value="\$462.84"/> <i>CH</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	<input type="text" value="\$2,652.87"/>			<input type="text" value="\$2,416.06"/>	
		Repayment Overpayment Refund Amount			<input type="text" value="\$236.81"/>
Book/Page	<input type="text" value="8781"/>			<input type="text" value="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



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 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	Docket	Desc	Amount Owed	Amount Due	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
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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**

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	\$2,079.06
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

A handwritten signature in black ink, appearing to read "Pam Childers".

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.



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 #: 11-4089-500 CERTIFICATE #: 2020-7008

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 including June 29, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: July 7, 2022

OR BK 4339 PG 1556
 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**
Clerk 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):

S. Avery Smith
Witness' Name:

Craig D. Kittrell
CRAIG D. KITTRELL

S. Avery Smith
Witness' Name:

Mary T. Kittrell
MARY T. KITTRELL

AS TO BUYER(S):

S. Avery Smith
Witness' Name:

Craig D. Kittrell
CRAIG D. KITTRELL

S. Avery Smith
Witness' Name:

Mary T. Kittrell
MARY T. KITTRELL

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

OR BK 4339 PG 1555
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.

OR BK 4339 PG 1554
Escambia County, Florida
INSTRUMENT 98-555298

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/24/98 ERNIE LEE MAGONE, CLERK
By: *[Signature]*

SP
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:

SPACE ABOVE THIS LINE FOR RECORDING DATA

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:

(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 grantees 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:

S. Avery Smith
Witness #1 Signature

S. Avery Smith
Witness #1 Printed Name

Thomas M. Smith
Witness #2 Signature

Thomas M. Smith
Witness #2 Printed Name

Craig D. Kittrell L.S.
CRAIG D. KITTRELL

Mary Skitrell L.S.
MARY T. KITTRELL

**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 FL Drivers License as identification.

SEAL



S. Avery Smith
Notary Signature
S. Avery Smith
Printed Notary Signature

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.**

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

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

CRAIG D. KITTRELL
AND MARY T. KITTRELL
1237 MUSCOGEE RD
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
CONTINUATION PAGE**

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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.