



# 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

0223-22

### 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	MCDONALD LAURIE JOAN 1780 PERDIDO LAKE LN PENSACOLA, FL 32533 1780 PERDIDO LAKE LN 12-0551-840 BEG AT NE COR OF SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W R/W LI OF SR 97 (Full legal attached.)	Certificate #	2020 / 7307
		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)
# 2020/7307	06/01/2020	750.14	37.51	787.65
<b>→Part 2: Total*</b>				<b>787.65</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/5736	06/01/2021	756.14	6.25	37.81	800.20
<b>Part 3: Total*</b>					<b>800.20</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,587.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	726.68
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>2,689.53</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  _____ Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 6th, 2022</u>
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*Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2*

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/06/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** + 625

**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 SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W R/W LI OF SR 97 (100 FT R/W) S 1 DEG 18 MIN 24 SEC W ALG R/W LI 465 FT N 88 DEG 28 MIN 45 SEC W 860 FT FOR POB N 88 DEG 28 MIN 45 SEC W 476 57/100 FT TO ELY R/W LI 50 FT RD (PERDIDO LAKE LN) S 32 DEG 53 MIN 47 SEC E ALG R/W LI 276 82/100 FT S 88 DEG 28 MIN 45 SEC E 347 74/100 FT N 5 DEG 24 MIN 12 SEC W 230 FT TO POB OR 7524 P 959

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200263

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
12-0551-840	2020/7307	06-01-2020	BEG AT NE COR OF SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W R/W LI OF SR 97 (100 FT R/W) S 1 DEG 18 MIN 24 SEC W ALG R/W LI 465 FT N 88 DEG 28 MIN 45 SEC W 860 FT FOR POB N 88 DEG 28 MIN 45 SEC W 476 57/100 FT TO ELY R/W LI 50 FT RD (PERDIDO LAKE LN) S 32 DEG 53 MIN 47 SEC E ALG R/W LI 276 82/100 FT S 88 DEG 28 MIN 45 SEC E 347 74/100 FT N 5 DEG 24 MIN 12 SEC W 230 FT TO POB OR 7524 P 959

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

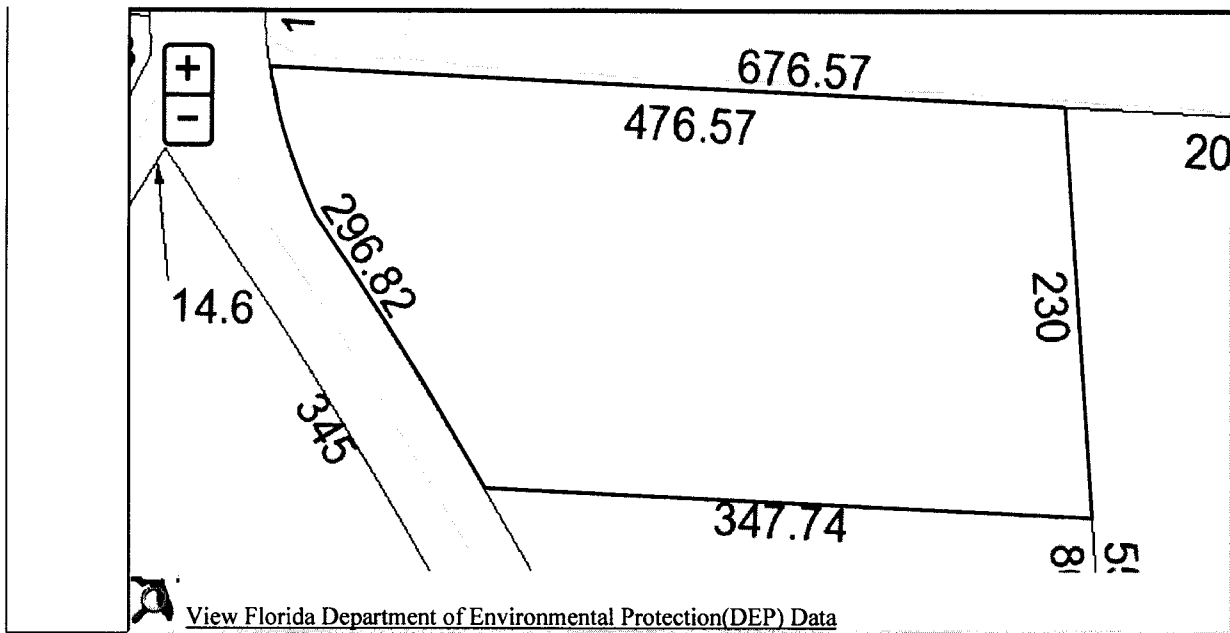
← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 312N313000000030</p> <p><b>Account:</b> 120551840</p> <p><b>Owners:</b> MCDONALD LAURIE JOAN</p> <p><b>Mail:</b> 1780 PERDIDO LAKE LN PENSACOLA, FL 32533</p> <p><b>Situs:</b> 1780 PERDIDO LAKE LN 32533</p> <p><b>Use Code:</b> MOBILE HOME </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$22,955</td> <td>\$18,945</td> <td>\$41,900</td> <td>\$41,900</td> </tr> <tr> <td>2020</td> <td>\$21,746</td> <td>\$17,642</td> <td>\$39,388</td> <td>\$39,388</td> </tr> <tr> <td>2019</td> <td>\$21,746</td> <td>\$16,910</td> <td>\$38,656</td> <td>\$38,656</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$22,955	\$18,945	\$41,900	\$41,900	2020	\$21,746	\$17,642	\$39,388	\$39,388	2019	\$21,746	\$16,910	\$38,656	\$38,656
Year	Land	Imprv	Total	Cap Val																	
2021	\$22,955	\$18,945	\$41,900	\$41,900																	
2020	\$21,746	\$17,642	\$39,388	\$39,388																	
2019	\$21,746	\$16,910	\$38,656	\$38,656																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/16/2016</td> <td>7524</td> <td>959</td> <td>\$43,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/16/2016</td> <td>7524</td> <td>957</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/2005</td> <td>5739</td> <td>644</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/2005</td> <td>5669</td> <td>12</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>12/2004</td> <td>5536</td> <td>576</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/1989</td> <td>2756</td> <td>845</td> <td>\$9,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/16/2016	7524	959	\$43,000	WD		05/16/2016	7524	957	\$100	QC		09/2005	5739	644	\$100	QC		06/2005	5669	12	\$100	QC		12/2004	5536	576	\$100	QC		09/1989	2756	845	\$9,500	WD		<p><b>2021 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG AT NE COR OF SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W R/W LI OF SR 97 (100 FT R/W)...</p> <p><b>Extra Features</b></p> <p>METAL SHED OPEN PORCH</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
05/16/2016	7524	959	\$43,000	WD																																							
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09/1989	2756	845	\$9,500	WD																																							

<p><b>Parcel Information</b></p> <p><b>Section</b></p> <p><b>Map Id:</b> <u>31-2N-31</u></p> <p><b>Approx. Acreage:</b> 2.1454</p> <p><b>Zoned:</b>  RR</p> <p><b>Evacuation &amp; Flood Information</b></p> <p><a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
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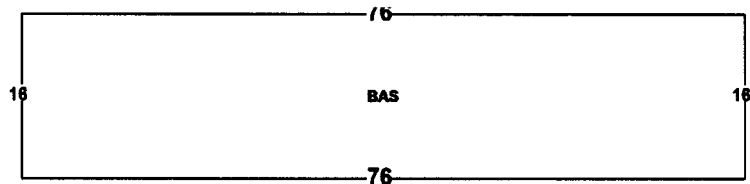
View Florida Department of Environmental Protection(DEP) Data

**Buildings**

Address:1780 PERDIDO LAKE LN, Year Built: 2006, Effective Year: 2006, PA Building ID#: 124849

**Structural Elements**

- DWELLING UNITS-1
- MH EXTERIOR WALL-VINYL/METAL
- MH FLOOR FINISH-CARPET
- MH FLOOR SYSTEM-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH MILLWORK-TYPICAL
- MH ROOF COVER-METAL
- MH ROOF FRAMING-GABLE HIP
- MH STRUCTURAL FRAME-TYPICAL
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- STORY HEIGHT-0



**Areas - 1216 Total SF**

**BASE AREA - 1216**

**Images**



7/26/2021 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 07307**, 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 SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W R/W LI OF SR 97 (100 FT R/W) S 1 DEG 18 MIN 24 SEC W ALG R/W LI 465 FT N 88 DEG 28 MIN 45 SEC W 860 FT FOR POB N 88 DEG 28 MIN 45 SEC W 476 57/100 FT TO ELY R/W LI 50 FT RD (PERDIDO LAKE LN) S 32 DEG 53 MIN 47 SEC E ALG R/W LI 276 82/100 FT S 88 DEG 28 MIN 45 SEC E 347 74/100 FT N 5 DEG 24 MIN 12 SEC W 230 FT TO POB OR 7524 P 959**

**SECTION 31, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120551840 (0223-22)**

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

**LAURIE JOAN MCDONALD**

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 2022.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 120551840 Certificate Number: 007307 of 2020**

**Payor: LAURIE JOAN MCDONALD 1780 PERDIDO LAKE LN PENSACOLA, FL 32533**      **Date**  
 11/30/2022

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$3,099.21
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,700.61</del>

**\$3,162.06**

**\$3,179.06**

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

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

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

**Case # 2020 TD 007307**  
**Redeemed Date 11/30/2022**

**Name LAURIE JOAN MCDONALD 1780 PERDIDO LAKE LN PENSACOLA, FL 32533**

Clerk's Total = TAXDEED	\$524.40	<del>\$3,099.21</del> \$ 3,162.06
Due Tax Collector = TAXDEED	\$3,099.21	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**  
**Account: 120551840 Certificate Number: 007307 of 2020**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="11/30/2022"/>
Months	10	7
Tax Collector	<input type="text" value="\$2,689.53"/>	<input type="text" value="\$2,689.53"/>
Tax Collector Interest	\$403.43	\$282.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,099.21	<u>\$2,978.18</u> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$47.88
Total Clerk	\$524.40	<u>\$503.88</u> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,700.61	\$3,499.06 - 120 - 200 = <u>\$3,179.06</u>
	Repayment Overpayment Refund Amount	\$201.55
Book/Page	<input type="text" value="8808"/>	<input type="text" value="1781"/>

## 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 8808, Page 1781, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07307, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 120551840 (0223-22)

### DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W  
R/W LI OF SR 97 (100 FT R/W) S 1 DEG 18 MIN 24 SEC W ALG R/W LI 465 FT N 88 DEG 28 MIN 45  
SEC W 860 FT FOR POB N 88 DEG 28 MIN 45 SEC W 476 57/100 FT TO ELY R/W LI 50 FT RD  
(PERDIDO LAKE LN) S 32 DEG 53 MIN 47 SEC E ALG R/W LI 276 82/100 FT S 88 DEG 28 MIN 45  
SEC E 347 74/100 FT N 5 DEG 24 MIN 12 SEC W 230 FT TO POB OR 7524 P 959

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: LAURIE JOAN MCDONALD

Dated this 30th day of November 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 #: 12-0551-840 CERTIFICATE #: 2020-7307

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: November 10, 2002 to and including November 10, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: November 20, 2022

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

November 20, 2022

Tax Account #: **12-0551-840**

1. The Grantee(s) of the last deed(s) of record is/are: **LAURIE JOAN MCDONALD**  
**By Virtue of Warranty Deed recorded 5/16/2016 in OR 7524/959**
  
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) 2019-2021 are delinquent.**  
**Tax Account #: 12-0551-840**  
**Assessed Value: \$44,628.00**  
**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:** FEB 6, 2023  
**TAX ACCOUNT #:** 12-0551-840  
**CERTIFICATE #:** 2020-7307

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.

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

**LAURIE JOAN MCDONALD**  
**1780 PERDIDO LAKE LN**  
**PENSACOLA, FL 32533**

**LAURIE JOAN MCDONALD**  
**2034 BAYOU DR**  
**NAVARRE, FL 32566**

**Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of November, 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**

**November 20, 2022**

**Tax Account #:12-0551-840**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF SW1/4 N 88 DEG 28 MIN 45 SEC W ALG N LI OF SW1/4 130 32/100 FT TO W  
R/W LI OF SR 97 (100 FT R/W) S 1 DEG 18 MIN 24 SEC W ALG R/W LI 465 FT N 88 DEG 28 MIN 45  
SEC W 860 FT FOR POB N 88 DEG 28 MIN 45 SEC W 476 57/100 FT TO ELY R/W LI 50 FT RD  
(PERDIDO LAKE LN) S 32 DEG 53 MIN 47 SEC E ALG R/W LI 276 82/100 FT S 88 DEG 28 MIN 45  
SEC E 347 74/100 FT N 5 DEG 24 MIN 12 SEC W 230 FT TO POB OR 7524 P 959**

**SECTION 31, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0551-840(0223-22)**

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

Recorded in Public Records 05/16/2016 at 04:10 PM OR Book 7524 Page 959,  
Instrument #2016036230, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$301.00

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Prepared by and Return to Darlene Barrett,  
an employee of First International Title, Inc.  
411 W Gregory Street  
Pensacola, FL 32502  
File No.: 81998-59

## **WARRANTY DEED**

This indenture made on May 16, 2016, by **Robert F. Berger, a Single Man** whose address is: **3550 Tyler Ave Pensacola FL 32503** hereinafter called the "grantor", to **Laurie Joan McDonald, a Single woman** whose address is: **2034 Bayou Drive, Navarre, FL 32566** hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or Individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, to-wit:

SEE ATTACHED EXHIBIT A

Parcel Identification Number: 312N313000000030

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Robert F. Berger  
Robert F. Berger

Signed, sealed and delivered in our presence:

Kim Wade  
Witness Signature

Print Name: Kim Wade

Darlene Barrett  
Witness Signature

Print Name: Darlene Barrett

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me on MAY 16, 2016, by Robert F. Berger, who is/are personally known to me or who has/have produced a valid Drivers license as identification.

Darlene Barrett

Notary Public  
Printed Name:  
My Commission expires:





Escrow File No.: 81998-59

**EXHIBIT "A"**

Commence at the Northeast Corner of the Southwest Quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence run N88°28'45"W along the North line of the Southwest Quarter for 130.32 feet to the West right-of-way line of State Road No. S-97 (100 foot R/W); thence run S01°18'24"W along said right-of-way line for 465.00 feet; thence run N88°28'45"W for 860.00 feet for the Point of Beginning; thence continue along the last course run N88°28'45"W for 476.57 feet to the Easterly right-of-way line of an existing 50.00 foot roadway (to be named Perdido Lake Lane); thence run S32°53'47"E along said right-of-way line for 276.82 feet; thence run S88°28'45"E for 347.74 feet; thence run N05°24'12"W for 230.00 feet to the Point of Beginning.

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:**

Commence at the Northeast Corner of the Southwest Quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence run N88°28'45"W along the North line of the Southwest Quarter for 130.32 feet to the West right of way line of State Road No. S-97 (100 foot R/W); thence run N01°18'24"E along said West right of way line for 495.00 feet; thence run N88°28'45"W for 1411.59 feet to the Easterly right of way line of a 66.00 foot road way for the Point of Beginning; thence continue along the last course run N88°28'45"W for 70.77 feet to the Westerly right of way of said road way; thence run S19°38'37"E along said right of way line for 368.23 feet to the point of curvature of a curve concaved to the Southwest (having a radius of 368.07 feet, a delta angle of 28°00'00" and a chord distance of 178.09 feet); thence run Southeasterly along the arc of said curve for 179.87 feet to the Point of Tangent; thence run S08°21'23"W for 300.00 feet to the point of curvature of a curve concaved to the Northwest (having a radius of 418.07 feet, a delta angle of 18°52'20" and a chord distance of 137.08 feet); thence run Southwesterly along the arc of said curve for 137.70 feet to a point of intersection of the Westerly right of way line of said 66.00 foot road way and the extension of the Southerly right of way line of a 50.00 foot road way; thence run S32°55'41"E along the Southerly right of way line of said 50.00 foot road way for 773.75 feet to the North right of way line of Perdido Lake Road; thence run N66°35'23"E along said North right of way line for 50.69 feet to the Northerly right of way line of said 50.00 foot road way; thence run N32°53'47"W along said right of way line for 735.19 feet to the Easterly right of way line of said 66.00 foot road way and a point on a curve concaved to the Northwest (having a radius of 484.07 feet, a delta angle of 16°30'25" and a chord distance of 138.98 feet); thence run Northeasterly along the arc of said curve for 139.46 feet to the Point of Tangent; thence run N08°21'23"E for 300.00 feet to the point of curvature of a curve concaved to the Southwest (having a radius of 434.07 feet, a delta angle of 28°00'00", a chord distance of 210.02 feet); thence run Northwesterly along the arc of said curve for 212.13 feet to the Point of tangent; thence run N19°38'37"W for 342.68 feet to the Point of Beginning.

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:**

Thirty-three feet each side of the following described centerline: Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence run West along the North line of said Southwest Quarter of the Southwest Quarter for 233.00 feet; thence 155°04' right for 128.28 feet to point "A" and the Point of Beginning; thence continue along same line for 1251.36 feet to the P.T. of a curve to the right having a radius of 279.52 feet; thence 10°08'30" right and along the chord of said curve for a chord distance of 98.42 feet to the P.C. of said curve; thence 10°08'30" right for 63.70 feet to the Westerly right of way line of State Road No. S-97 and the terminal point of this description.