



# 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

122.50

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	HAYES SCOTT HAYES TRACY 2180 W KINGSFIELD RD CANTONMENT, FL 32533 1680 SUCCESS DR 12-0567-010 LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113	Certificate #	2020 / 7327
		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)
# 2020/7327	06/01/2020	423.37	21.17	444.54
# 2021/5754	06/01/2021	420.18	21.01	441.19
<b>→Part 2: Total*</b>				<b>885.73</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)
# /					
<b>Part 3: Total*</b>					<b>0.00</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)	885.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	372.12
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>1,632.85</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 *Jennifer N. Cassidy*  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 3rd, 2022

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

+ \$12.50

<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>11/07/2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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

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

**Clerk of Court (complete Part 5)**

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200343

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
12-0567-010	2020/7327	06-01-2020	LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2022  
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](#)

<b>General Information</b> <b>Parcel ID:</b> 332N311300000002 <b>Account:</b> 120567010 <b>Owners:</b> HAYES SCOTT HAYES TRACY <b>Mail:</b> 2180 W KINGSFIELD RD CANTONMENT, FL 32533 <b>Situs:</b> 1680 SUCCESS DR 32533 <b>Use Code:</b> VACANT INDUSTRIAL <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$25,000</td> <td>\$0</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>2020</td> <td>\$25,000</td> <td>\$0</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>2019</td> <td>\$25,000</td> <td>\$0</td> <td>\$25,000</td> <td>\$25,000</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$25,000	\$0	\$25,000	\$25,000	2020	\$25,000	\$0	\$25,000	\$25,000	2019	\$25,000	\$0	\$25,000	\$25,000
Year	Land	Imprv	Total	Cap Val																	
2021	\$25,000	\$0	\$25,000	\$25,000																	
2020	\$25,000	\$0	\$25,000	\$25,000																	
2019	\$25,000	\$0	\$25,000	\$25,000																	

<b>Sales Data</b> <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>10/03/2016</td> <td>7603</td> <td>1113</td> <td>\$105,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/05/2014</td> <td>7223</td> <td>584</td> <td>\$6,200</td> <td>TD</td> <td></td> </tr> <tr> <td>05/2007</td> <td>6141</td> <td>111</td> <td>\$512,000</td> <td>QC</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)	10/03/2016	7603	1113	\$105,000	WD		09/05/2014	7223	584	\$6,200	TD		05/2007	6141	111	\$512,000	QC		<b>2021 Certified Roll Exemptions</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/03/2016	7603	1113	\$105,000	WD																					
09/05/2014	7223	584	\$6,200	TD																					
05/2007	6141	111	\$512,000	QC																					
<b>Legal Description</b> LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113																									
<b>Extra Features</b> None																									

<b>Parcel Information</b> <b>Section Map Id:</b> 33-2N-31 <b>Approx. Acreage:</b> 2.3270 <b>Zoned:</b> HC/LI <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<a href="#">Launch Interactive Map</a>
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
<b>Buildings</b> <a href="#">Images</a>	

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/04/2022 (tc.68463)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 07327**, 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:

**LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113**

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120567010 (1122-56)**

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

**SCOTT HAYES and TRACY HAYES**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **7th day of November 2022**.

Dated this 11th 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  
 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: 120567010 Certificate Number: 007327 of 2020**

**Payor: TRACY HAYES 1765 E NINE MILE RD STE 1 #110 PENSACOLA FL 32514      Date  
 5/17/2022**

Clerk's Check #            2999135  
 Tax Collector Check #    1

Clerk's Total	\$503.88	\$1812.68
Tax Collector's Total	<del>\$1,816.80</del>	
Postage	<del>\$60.00</del>	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	<del>\$2,397.68</del>	
		\$1829.68

**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



**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 007327  
 Redeemed Date 5/17/2022**

**Name TRACY HAYES 1765 E NINE MILE RD STE 1 #110 PENSACOLA FL 32514**

Clerk's Total = TAXDEED	\$503.88	\$ 1812.68
Due Tax Collector = TAXDEED	\$1,816.80	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

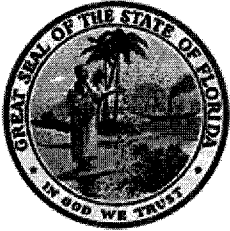
• For Office Use Only

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: 120567010 Certificate Number: 007327 of 2020**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="4/26/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="11/7/2022"/>	Redemption Date	<input type="text" value="5/17/2022"/>
Months			7		1
Tax Collector			<input type="text" value="\$1,632.85"/>		<input type="text" value="\$1,632.85"/>
Tax Collector Interest			\$171.45		\$24.49
Tax Collector Fee			<input type="text" value="\$12.50"/>		<input type="text" value="\$12.50"/>
Total Tax Collector			\$1,816.80		<input type="text" value="\$1,669.84"/> 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			\$47.88		\$6.84
Total Clerk			\$503.88		<input type="text" value="\$462.84"/> 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			\$2,397.68		\$2,149.68
		Repayment Overpayment Refund Amount			\$248.00

## 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 8783, Page 363, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07327, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 120567010 (1122-56)

DESCRIPTION OF PROPERTY:

LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: SCOTT HAYES and TRACY HAYES

Dated this 17th 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 #: 12-0567-010 CERTIFICATE #: 2020-7327

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

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

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

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

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

Period Searched: 8/14/2002 to and including 8/14/2022 Abstractor: Byron Brown

BY

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

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

August 22, 2022

Tax Account #: **12-0567-010**

1. The Grantee(s) of the last deed(s) of record is/are: **SCOTT HAYES AND TRACY HAYES**

**By Virtue of Warranty Deed recorded 10/10/2016 in OR 7603/1113**

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. Mortgage in favor of Daniel Harrison recorded 10/10/2016 OR 7603/1115**

4. Taxes:

**Taxes for the year(s) NONE are delinquent. X Mark if paid**

**Tax Account #: 12-0567-010**

**Assessed Value: \$25,000.00**

**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): **CENTRAL COMMERCE PARK ASSOCIATION, INC.**

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

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

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** NOVEMBER 7, 2022

**TAX ACCOUNT #:** 12-0567-010

**CERTIFICATE #:** 2020-7327

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

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

**SCOTT HAYES AND TRACY HAYES**  
**2180 WEST KINGSFIELD RD.**  
**CANTONMENT, FL 32533**

**CENTRAL COMMERCE PARK**  
**ASSOCIATION, INC**  
**1681 SUCCESS DR**  
**CANTONMENT, FL 32533**

**DANIEL HARRISON**  
**55 EAST STRASBOURG LANE**  
**STANSBURY, UT 84074**

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of August, 2022.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**August 22, 2022**

**Tax Account #:12-0567-010**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 2 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113**

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0567-010(1122-56)**

Recorded in Public Records 10/10/2016 at 10:21 AM OR Book 7603 Page 1113,  
Instrument #2016078053, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$735.00

7603-1113

Prepared by and return to:  
**Timothy K. Anderson**  
Attorney at Law  
Law Offices of Timothy K. Anderson  
480 Maplewood Drive Suite 5  
Jupiter, FL 33458  
561-744-8255  
File Number: 16-2650.06  
Will Call No.:

[Space Above This Line For Recording Data]

### Warranty Deed

**This Warranty Deed** made this 6th day of October, 2016 between **Daniel Harrison, a single man** whose post office address is 55 E Strasbourg Lane, Stansbury Park, UT 84074, grantor, and **Scott Hayes and Tracy Hayes, husband and wife** whose post office address is 2180 W. Kingsfield Road, Cantonment, FL 32533, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lots 1, 2, 3 and 4, Central Commerce Park, Phase 1, according to the map or plat thereof as recorded in Plat Book 17, Page 100, Public Records of Escambia County, Florida.

Grantor hereby warrants that the subject property is vacant land.

Grantor also warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of the homestead property. Grantor's residence and homestead address is: 55 E. Strasbourg Lane, Stansbury Park, UT 84074.

Folio / ID Numbers: 120567015 / 120567020 / 120567010 / 120567005

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 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 31, 2015.

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

DoubleTimee

Signed, sealed and delivered in our presence:

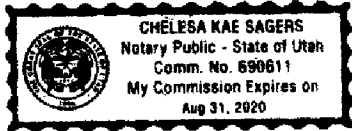
Missa Holmann  
 Witness Name: Missa Holmann  
Amy Ramsay  
 Witness Name: Amy Ramsay

Daniel Harrison (Seal)  
 Daniel Harrison

State of Utah  
County of Tooele

The foregoing instrument was acknowledged before me this 3 day of October, 2016 by Daniel Harrison, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Chelsea Kae Sagers  
 Notary Public  
 Printed Name: Chelsea Kae Sagers  
 My Commission Expires: 8-31-2020



Recorded in Public Records 10/10/2016 at 10:21 AM OR Book 7603 Page 1115,  
Instrument #2016078054, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 MTG Stamps \$255.50 Int. Tax \$146.00

7603-1115

LOAN AMOUNT: \$73,000

[Space Above This Line For Recording Date]

### FIRST MORTGAGE

This Indenture, Made this 4<sup>th</sup> day of October 2016, by and between Scott Hayes and Tracy Hayes as husband and wife whose address is 2180 W. Kingsfield Road, Cantonment, Florida 32533, hereinafter called the Mortgagor, and Daniel Harrison whose address is 55 E. Strasbourg Lane, Stansbury Park, UT 84074, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto for the complete legal description of the secured real property.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

To permit no other lien or mortgage to be placed ahead of this mortgage.

Mortgagor shall provide proof of payment of annual real estate taxes by March 15 of each year, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within ten (10) days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

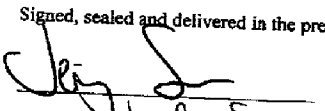
This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

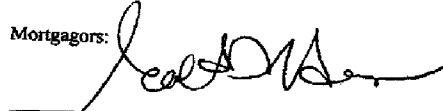
The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

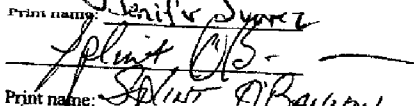
Executed at Escambia County, Florida on the date written above.

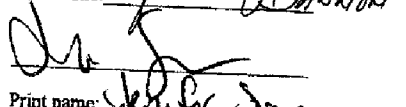
Signed, sealed and delivered in the presence of:

Mortgagors:

  
Print name: Jennifer Suarez

  
Scott Hayes

  
Print name: Splint O'Bannon

  
Print name: Tracy Hayes

  
Tracy Hayes

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn and subscribed to before me, a Notary Public, this 4 day of <sup>October</sup> ~~August~~, 2016, by Scott Hayes and Tracy Hayes, who is  personally known to me or ( ) produced the following as identification:



Jennifer Suarez  
Signature of Notary  
Jennifer Suarez  
Print Name of Notary  
9/16/19  
Commission Expires:

## Exhibit A

**Lots 1, 2, 3 and 4, Central Commerce Park, Phase 1, according to the map or plat thereof as recorded in Plat Book 17, Page 100, Public Records of Escambia County, Florida.**

**Parcel / Folio Identification Numbers: 120567015 / 120567020 / 120567010 / 120567005**

File Number: 16-2650.06

DoubleTime