

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200345

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
12-0567-020	2020/7329	06-01-2020	LOT 4 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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

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



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 58

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 1660 SUCCESS DR 12-0567-020 LOT 4 CENTRAL COMMERCE PARK PHASE 1 PB 17 P 100/100A/100B OR 7603 P 1113	Certificate #	2020 / 7329
		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)
# 2020/7329	06/01/2020	423.37	21.17	444.54
# 2021/5756	06/01/2021	420.18	21.01	441.19
→ Part 2: Total*				885.73

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)
# /					
Part 3: Total*					0.00

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. Total Paid (Lines 1-6)	1,632.85

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 J. Cassidy Escambia, Florida
Signature, Tax Collector or Designee 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



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:	332N3113000000004					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	120567020					2021	\$25,000	\$0	\$25,000	\$25,000
Owners:	HAYES SCOTT HAYES TRACY					2020	\$25,000	\$0	\$25,000	\$25,000
Mail:	2180 W KINGSFIELD RD CANTONMENT, FL 32533					2019	\$25,000	\$0	\$25,000	\$25,000
Situs:	1660 SUCCESS DR 32533					Disclaimer				
Use Code:	VACANT INDUSTRIAL 🔑					Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU					Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
10/03/2016	7603	1113	\$105,000	WD		Legal Description				
09/05/2014	7223	586	\$6,200	TD		LOT 4 CENTRAL COMMERCE PARK PHASE 1 PB 17 P				
05/2007	6141	111	\$512,000	QC		100/100A/100B OR 7603 P 1113				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				

Parcel Information
Section Map Id: 33-2N-31
Approx. Acreage: 2.3396
Zoned: HC/LI
Evacuation & Flood Information
[Open Report](#)

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

[Buildings](#)
[Images](#)

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.68518)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048866 5/11/2022 4:35 PM
OFF REC BK: 8783 PG: 365 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 07329**, 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 4 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 120567020 (1122-58)

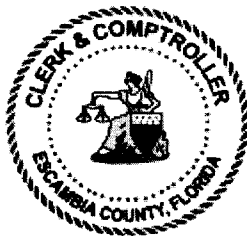
The assessment of the said property under the said certificate issued was in the name of

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



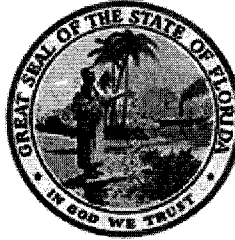
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120567020 Certificate Number: 007329 of 2020

Redemption	No ▼	Application Date	4/26/2022	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	11/7/2022	Redemption Date	5/17/2022
Months			7		1
Tax Collector		\$1,632.85		\$1,632.85	
Tax Collector Interest		\$171.45		\$24.49	
Tax Collector Fee		\$12.50		\$12.50	
Total Tax Collector		\$1,816.80		\$1,669.84 <i>TC</i>	
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$47.88		\$6.84	
Total Clerk		\$503.88		\$462.84 <i>CH</i>	
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$2,397.68		\$2,149.68	
		Repayment Overpayment Refund Amount		\$248.00	

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 007329
 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
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: 120567020 Certificate Number: 007329 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	\$507.88 \$1812.68
Tax Collector's Total	\$1816.80
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,397.68 \$1,829.68

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8783, Page 365, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07329, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 120567020 (1122-58)

DESCRIPTION OF PROPERTY:

LOT 4 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

BK: 7603 PG: 1118 Last Page

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: 16-2658.06

DoubleTimee

BK: 7603 PG: 1117

STATE OF FLORIDA
COUNTY OF ESCAMBLA

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



JENIFER SUAREZ
MY COMMISSION # FF 819019
EXPIRES: September 18, 2019
Bonded Tarn Budget Notary Services

Signature of Notary: Jenifer Suarez
Print Name of Notary: Jenifer Suarez
Commission Expires: 9/18/19

BK: 7603 PG: 1116

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'Brian

Print name:

Shelly B. Jones

Tracy Hayes

Print name:

Splint O'Brian

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 Data]

FIRST MORTGAGE

This Indenture, Made this 4th 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.

BK: 7603 PG: 1114 Last Page

Signed, sealed and delivered in our presence:

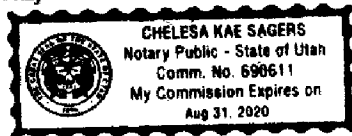
Michelle Johnson
Witness Name: Michelle Johnson
Amy Ramsay
Witness Name: Amy Ramsay

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]



Chelesa Kae Sagers
Notary Public

Printed Name: Chelesa Kae Sagers

My Commission Expires: 8-31-2020

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 Date]

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 Strasbour 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. Strasbour 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.

DoubleTimes

PROPERTY INFORMATION REPORT

August 22, 2022

Tax Account #:12-0567-020

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 4 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 12-0567-020(1122-58)

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 #: 12-0567-020

CERTIFICATE #: 2020-7329

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 22nd 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
CONTINUATION PAGE

August 22, 2022

Tax Account #: **12-0567-020**

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 #: 12-0567-020

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.



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 #: 12-0567-020 CERTIFICATE #: 2020-7329

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