APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200220

512 R. 12/16

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
,		
CITRUS CAPITAL HOLE	DINGS, LLC	
CITRUS CAPITAL HOLD		
PO BOX 54226		
NEW ORLEANS, LA 7	0154-4226,	
old the listed tay certif	icate and hereby surrende	>= 4bo oomo 4o 4

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
12-2374-045	2020/7681	06-01-2020	BEG AT SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33 MIN 38 SEC W 732 68/100 FT TO ELY R/W LI OF PILGRIM TRAIL (66 FT R/W) SD R/W LI BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO SE RADIUS 1004 45/100 FT NELY ALG SD CURVE (CHORD BEARING N 40 DEG 59 MIN 40 SEC E CHORD DIST 639 06/100 FT) ARC DIST 650 36/100 FT S 31 DEG 20 MIN 44 SEC E 601 30/100 FT TO POB OR 6371 P 1315 LESS MINERAL RIGHTS

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
Applicant's signature

04-21-2022 Application Date

Pai	t 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.	60,691.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	nere: Date of sale 02/06/2 Signature, Clerk of Court or Designee	023

INSTRUCTIONS \$ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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 SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33 MIN 38 SEC W 732 68/100 FT TO ELY R/W LI OF PILGRIM TRAIL (66 FT R/W) SD R/W LI BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO SE RADIUS 1004 45/100 FT NELY ALG SD CURVE (CHORD BEARING N 40 DEG 59 MIN 40 SEC E CHORD DIST 639 06/100 FT) ARC DIST 650 36/100 FT S 31 DEG 20 MIN 44 SEC E 601 30/100 FT TO POB OR 6371 P 1315 LESS MINERAL RIGHTS



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

0223-18

Part 1: Tax Deed	Application Infor	mation						
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	SCHACHLE CHAR SCHACHLE RUTH	ANN	&		Certific	ate#	2020 / 7681	
	4851 PILGRIM TRL MOLINO, FL 32577 4851 PILGRIMS TRL 12-2374-045 BEG AT SE COR OF SEC N 87 DI W ALG S LI OF SEC 3266 26/100 N 87 DEG 3 (Full legal attached.)		/100 FT FO	00 FT FOR POB CONT		ertificate issued	06/01/2020	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2020/7681	06/01/2		Face Airio	1,343.35	<u> </u>	67.17	1,410.52	
			<u> </u>	•		→Part 2: Total*	1,410.52	
Part 3: Other Ce	rtificates Redeem	ed by An	nlicant (O	ther than Co	untv)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Col Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/6031	06/01/2021	Other C	1,371.84		6.25	68.59	1,446.68	
	<u> </u>	<u> </u>				Part 3: Total*	1,446.68	
Part 4: Tax Coll	ector Certified An	ounts (L	ines 1-7)					
	tificates in applicant's			certificates red	deemed Total of	by applicant Parts 2 + 3 above)	2,857.20	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,292.84	
	mation report fee						200.00	
5. Tax deed app			 .				175.00	
	ed by tax collector un	der s.197.	542. F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00	
7.						I Paid (Lines 1-6)	4,525.04	
I certify the above i	nformation is true and that the property in				y inform	ation report fee, ar	nd tax collector's fees	
17						Escambia, Florio	la	
Sign here:					Da	ite <u>May 6th, 20</u>	022	
Sigr	nature, Tax Collector or Des	_				e Instructions on Pag		

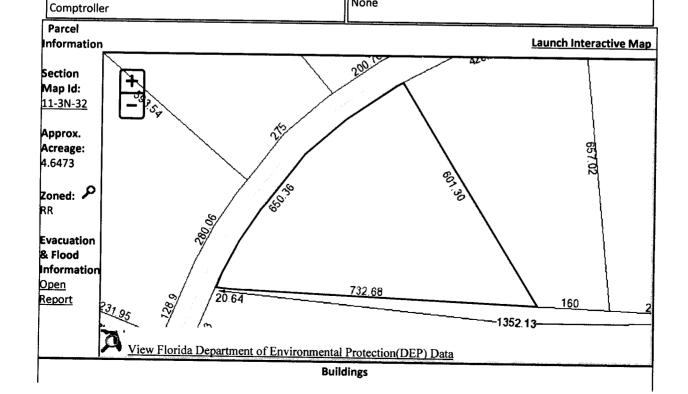
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Real Estate Search

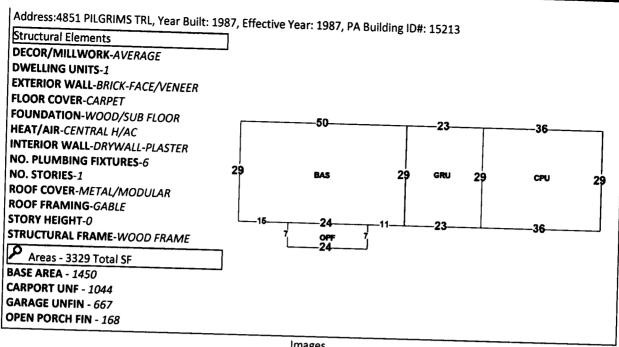
Tangible Property Search

Sale List

Nav. Mod	e • Acco	unt O Parcel ID	-				Printer Frie	ndly Version
General Infor	mation			Assessi	ments			~·····································
Parcel ID:	113N3	23300011001		Year	Land	Imprv	Total	Cap Val
Account:	12237	4045		2021	\$30,627	\$125,877	\$156,504	\$121,382
Owners:		HLE CHARLES D	SR &	2020	\$32,216	\$110,256	\$142,472	\$119,707
Mail:		ILGRIM TRL IO, FL 32577		2019	\$32,216	\$104,244	\$136,460	\$117,016
Situs:		ILGRIMS TRL 32	577			Disclaime	er	
Use Code:	Code: SINGLE FAMILY RESID				Market '	Value Break	down Lette	r
Taxing COUNTY MSTU						Tax Estima	tor	
Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				Fil	e for New H	lomestead E	exemption (Online
Sales Data Sale Date 8	Book Page	Value Type	Official Records (New Window)	H	ertified Roll E	-		
08/28/2008 6	371 1315	\$130,000 WD		Legal De	escription			م
06/1987 2	408 781	\$18,800 SC	C _b	BEG AT SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33			W ALG	
05/1982 1	649 137	\$100 WD	C _o	MIN 38		100 FT FOR PO	B CONT N 87	DEG 33
	.083 742	\$9,000 WD	C _b					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and			Extra Fe	atures				



None



Images



11/18/2021 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.

Last Updated:05/12/2022 (tc.4905)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022063698 6/22/2022 2:48 PM
OFF REC BK: 8808 PG: 1779 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 07681, 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 SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33 MIN 38 SEC W 732 68/100 FT TO ELY R/W LI OF PILGRIM TRAIL (66 FT R/W) SD R/W LI BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO SE RADIUS 1004 45/100 FT NELY ALG SD CURVE (CHORD BEARING N 40 DEG 59 MIN 40 SEC E CHORD DIST 639 06/100 FT) ARC DIST 650 36/100 FT S 31 DEG 20 MIN 44 SEC E 601 30/100 FT TO POB OR 6371 P 1315 LESS MINERAL RIGHTS

SECTION 11, TOWNSHIP 3 N, RANGE 32 W

TAX ACCOUNT NUMBER 122374045 (0223-18)

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

CHARLES D SCHACHLE SR and RUTH ANN SCHACHLE

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.

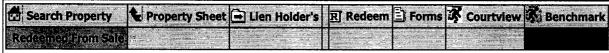
Dated this 22nd day of June 2022.

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.

COMPTRO

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: 122374045 Certificate Number: 007681 of 2020

Redemption Yes 🗸	Application Date 4/21/2022	Interest Rate [18%]
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/6/2023	Redemption Date 7/11/2022
Months	10	3
Tax Collector	\$4,525.04	\$4,525.04
Tax Collector Interest	\$678.76	\$203.63
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,210.05	\$4,734.92
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	\$68.40	\$20.52
Total Clerk	\$524.40	\$476.52
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	\$5,811.45	\$5,228.44
	Repayment Overpayment Refund Amount	\$583.01

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 007681 Redeemed Date 7/11/2022

Name CHARLES D SCHACHLE JR 4851 PILGRIM TRL MOLINO, FL 32577

Clerk's Total = TAXDEED	\$524/40 \$4891.44
Due Tax Collector = TAXDEED	\$5,2(10.05
Postage = TD2	\$6¢.òp
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

		Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
--	--	------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL 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: 122374045 Certificate Number: 007681 of 2020

Payor: CHARLES D SCHACHLE JR 4851 PILGRIM TRL MOLINO, FL 32577 Date 7/11/2022

Clerk's Check # 1	Clerk's Total \$324.40 \$4	80
Tax Collector Check # 1	Tax Collector's Total \$5,200.05	
	Postage \$60.00	
	Researcher Copies \$0.00	
	Recording \$10.00	William Color
	Prep Fee \$7.00	***************************************
	Total Received \$5,811.45	
	\$4,908,44	

PAM CHILDERS
Clerk of the Eircuit Court

Received By:\(\)
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

44

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022070254 7/11/2022 3:28 PM
OFF REC BK: 8819 PG: 1397 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8808, Page 1779, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07681, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 122374045 (0223-18)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33 MIN 38 SEC W 732 68/100 FT TO ELY R/W LI OF PILGRIM TRAIL (66 FT R/W) SD R/W LI BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO SE RADIUS 1004 45/100 FT NELY ALG SD CURVE (CHORD BEARING N 40 DEG 59 MIN 40 SEC E CHORD DIST 639 06/100 FT) ARC DIST 650 36/100 FT S 31 DEG 20 MIN 44 SEC E 601 30/100 FT TO POB OR 6371 P 1315 LESS MINERAL RIGHTS

SECTION 11, TOWNSHIP 3 N, RANGE 32 W

NAME IN WHICH ASSESSED: CHARLES D SCHACHLE SR and RUTH ANN SCHACHLE

Dated this 11th day of July 2022.

AQUE A

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk BK: 7749 PG: 591 Last Page

DONE AND ORDERED in Chambers in Escambia County, Pensacola, Florida.

esigned by SIRSUT COURT JUDGE JENNIE KINSEY

The Honorable Jennie Kinsey

Copies furnished: Bradley G. Johnson, Esquire Brian North, Esquire Recorded in Public Records 7/25/2017 12:13 PM OR Book 7749 Page 590, Instrument #2017056483, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 59194151 E-Filed 07/18/2017 06:26:05 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA **FAMILY LAW DIVISION**

IN RE: The Marriage of RUTH ANN SCHACHLE, Petitioner/Wife,

and

Case No. 2016 DR 002884

Division: "P"

CHARLES DOUGLAS SCHACHLE, Respondent/Husband.

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE having come before the Court on a Petition for Dissolution of Marriage. The parties have entered into a Marital Settlement Agreement and filed the proper documents for an uncontested dissolution of marriage. It is hereby,

ORDERED AND ADJUDGED

- 1. That the Court has jurisdiction over the parties and the subject matter herein.
 - 2. That the parties were married to each other on May 14, 1994.
- 3. That there is one child of the marriage, C.D.S., DOB: December 26, 1998, who has attained the age of 18, and is anticipating graduation from high school, in May 2017. The Wife is not now pregnant, and no further issue is contemplated.
- That the marriage between the parties is irretrievably broken, therefore, The marriage between Ruth A. Schachle and Charles D. Schachle is hereby dissolved.
- That the parties have entered into a Marital Settlement Agreement which has been filed with the clerk on February 2, 2017, and is hereby incorporated into this Final Judgment of Dissolution of Marriage by reference. The parties are ordered to strictly comply with said agreement.

BK: 6371 PG: 1316 Last Page

RESIDENTIAL SALES

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

NAME OF ROADWAY: PILGRIM TRAIL

LEGAL ADDRESS OF PROPERTY:

4851 PILGRIM TRAIL, MOLINO, Florida 32577

THE COUNTY HAS ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

This form completed by: TVM08-621

Taylor & Van Matre, P.A. 4300 Bayou Boulevard ,Suite 16 Pensacola, Florida

AS TO SELLER(S):

- Seller

TO BUYER

CHARLES DOUGLAS

SCHACHLE, SR.

- Borrower

Seller

Recorded in Public Records 09/03/2008 at 08:57 AM OR Book 6371 Page 1315, Instrument #2008066379, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$910.00

Prepared By: James C. Taylor Taylor & Van Matre, P.A. 4300 Bayeu Bivd., Suite #16 Pensacola, Florida 32503 File Number: TVM08-621 Sales Price \$130,000.

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated August 28, 2008 RICHARD L. BINGHAM and CAROLYN Y. BINGHAM, husband and wife

whose post office address is: 104 LIGHTHOUSE KEY, GRAND RIVERS, KY hereinafter called the GRANTOR, to

CHARLES DOUGLAS SCHACHLE, SR. and RUTH ANN SCHACHLE, husband and wife

whose post office address is:

4851 PILGRIM TRAIL, MOLINO, Florida 32577 bereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$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, viz:

A parcel of land in the Southwest quarter of Section 11, Township 3 North, Range 32 West, Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Section 11; thence go N 87°33'38" W, along the South line of the said Section a distance of 3266.26 feet to the Point of Beginning; thence continue N 87°33'38" W a distance of 732.68 feet to a point on the Easterly right of way line of Pilgrim Trail (a county right of way 66 feet in width according to deed recorded in Official Records Book 910, page 242 of the Public Records of said County), said right of way line being a non-tangent circular curve concave to the Southeast having a radius of 1004.45 feet; thence go Northeasterly along the said curve (chord bearing N 40°59'40" E, and having a chord distance of 639.06 feet) an arc distance of 650.36 feet; thence go S 31°20'44" E, a distance of 601.30 feet to the Point of Beginning. Less and Except any portion of the subject property that may lie within the road right of way.

Parcel ID Number: 113N32-3300-011-001

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and scaled these presents the date set forth above.

Signed, scaled and plivered in our presence:

State of FLORIDA

County of ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this August 28, 2008 by:RICHARD L. BINGHAM and CAROLYN Y. BINGHAM, busband and wife, who is personally known to me or who has produced Drivers

License as identification.

NOTARYAUBLIC My Commission Expires:

PROPERTY INFORMATION REPORT

November 20, 2022 Tax Account #:12-2374-045

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC N 87 DEG 33 MIN 38 SEC W ALG S LI OF SEC 3266 26/100 FT FOR POB CONT N 87 DEG 33 MIN 38 SEC W 732 68/100 FT TO ELY R/W LI OF PILGRIM TRAIL (66 FT R/W) SD R/W LI BEING A NON-TANGENT CIRCULAR CURVE CONCAVE TO SE RADIUS 1004 45/100 FT NELY ALG SD CURVE (CHORD BEARING N 40 DEG 59 MIN 40 SEC E CHORD DIST 639 06/100 FT) ARC DIST 650 36/100 FT S 31 DEG 20 MIN 44 SEC E 601 30/100 FT TO POB OR 6371 P 1315 LESS MINERAL RIGHTS

SECTION 11, TOWNSHIP 3 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2374-045(0223-18)

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

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: FEB 6, 2023 12-2374-045 TAX ACCOUNT #: 2020-7681 **CERTIFICATE #:** In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale. YES NO Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2021 tax year. CHARLES DOUGLAS SCHACHLE, SR. AND RUTH ANN SCHACHLE **4851 PILGRIM TRL MOLINO, FL 32577**

Certified and delivered to Escambia County Tax Collector, this 20th 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

CONTINUATION PAGE

November 20, 2022 Tax Account #: 12-2374-045

1. The Grantee(s) of the last deed(s) of record is/are: CHARLES DOUGLAS SCHACHLE, SR. AND RUTH ANN SCHACHLE

By Virtue of Warranty Deed recorded 9/3/2008 in OR 6371/1315

- 2. The land covered by this Report is: See Attached Exhibit "A"
- 3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-2374-045 Assessed Value: \$125,023.00 Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): NONE

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

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



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 #:	12-2374-045	CERTIFICATE #:	2020-7681
REPORT IS LIMITED T	O THE PERSON(S) EX	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I (S) OF THE PROPERTY INF	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded in title to said land as listed	record of the land describing and copies of all oper the Official Record Boo on page 2 herein. It is th	the instructions given by the upped herein together with current or unsatisfied leases, mortgatoks of Escambia County, Floric eresponsibility of the party natisted is not received, the office	nt and delinquent ad valorem ges, judgments and da that appear to encumber the amed above to verify receipt of
and mineral or any subsu	rface rights of any kind o boundary line disputes, a	or nature; easements, restriction	or in subsequent years; oil, gas, ns and covenants of record; ald be disclosed by an accurate
This Report does not insu	ire or guarantee the valid	ity or sufficiency of any docur	nent attached, nor is it to be

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

considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or

Period Searched: __

warranty of title.

November 4, 2002 to and including November 4, 2022 At

Abstractor:

BYRON BROWN

BY

Michael A. Campbell,

As President

Dated: November 20, 2022