

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200085

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
13-1721-000	2020/7993	06-01-2020	W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-13-2022
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>10/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$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.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1022-51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 13, 2022
Property description	CULLIVER SONYA 605 W LA RUA PENSACOLA, FL 32501 605 W LA RUA ST 13-1721-000 W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95	Certificate #	2020 / 7993
		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)
# 2020/7993	06/01/2020	932.21	46.61	978.82
→ Part 2: Total*				978.82

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)
# 2021/6294	06/01/2021	980.42	6.25	49.02	1,035.69
Part 3: Total*					1,035.69

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)	2,014.51
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	979.03
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)	3,368.54

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 Shirley Dick, CFCA
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 2022

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

Buildings

Address: 605 W LA RUA ST, Year Built: 1908, Effective Year: 1975, PA Building ID#: 18179

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 1466 Total SF

BASE AREA - 1371

OPEN PORCH UNF - 95

11

29

BAS

4

31

15

Images



9/23/2019 12:00:00 AM

1

19

OPU

5

19

5

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.68073)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07993**, 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:

W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131721000 (1022-51)

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

SONYA CULLIVER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of October, which is the **3rd day of October 2022**.

Dated this 10th day of May 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



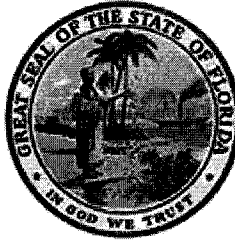
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 131721000 Certificate Number: 007993 of 2020

Redemption	No	Application Date	4/13/2022	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	10/3/2022	Redemption Date	6/21/2022 
Months	6			2	
Tax Collector	\$3,368.54			\$3,368.54	
Tax Collector Interest	\$303.17			\$101.06	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$3,677.96			\$3,475.85 T.C.	
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	\$41.04			\$13.68	
Total Clerk	\$497.04			\$469.68 C.H.	
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	\$4,252.00			\$3,962.53 -120-200	
				\$3,642.53	
		Repayment Overpayment Refund Amount		\$289.47	
Book/Page	8781			275	

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 007993

Redeemed Date 6/21/2022

Name SONYA CULLIVER 605 W LA RUA PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$497.04	\$ 3,625.53
Due Tax Collector = TAXDEED	\$3,627.96	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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: 131721000 Certificate Number: 007993 of 2020**

Payor: SONYA CULLIVER 605 W LA RUA PENSACOLA, FL 32501 Date 6/21/2022

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$497.04 \$ 3,625.53
Tax Collector's Total	\$3,677.96
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$4,252.00 \$3,642.53

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *N Coppage*
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>**

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8781, Page 275, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07993, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 131721000 (1022-51)

DESCRIPTION OF PROPERTY:

W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: SONYA CULLIVER

Dated this 21st day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 04/26/2011 at 02:54 PM OR Book 6713 Page 1308,
Instrument #2011027210, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)	3351	Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 777030811	For Optional Use by Recording Office		
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer SONYA T CULLIVER					
Residence 605 LAURA ST PENSACOLA, FL 32534-9668					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2002	XXX-XX [REDACTED]	07/23/2007	08/22/2017	7291.85
1040	12/31/2004	XXX-XX [REDACTED]	07/23/2007	08/22/2017	6443.53
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 13735.38

This notice was prepared and signed at BALTIMORE, MD, on this,

the 15th day of April, 2011.

Signature for FRED BANKS	 Title ACS SBSE (800) 829-3903	23-00-0008
------------------------------------	---	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

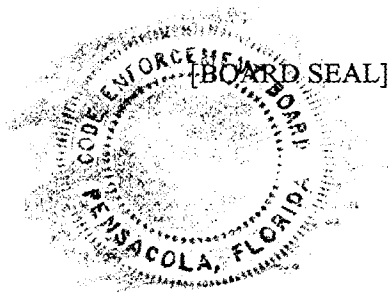
BK: 6418 PG: 105 Last Page

5. If the aforesaid violation(s) is (are) corrected and, thereafter, a Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the Code Inspector and for every day thereafter the repeat violation continues to exist; and, in that situation, another hearing is not necessary for the issuance of an order assessing fine/imposing lien.

6. Pursuant to Section 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any previous or subsequent order may be recorded in the public records of Escambia County, Florida, and once recorded CONSTITUTES NOTICE to any subsequent purchasers, successors in interest, or assigns, and the findings and conclusions are binding upon them, and also CONSTITUTES A LIEN in favor of the City of Pensacola, Florida, P.O. Box 12910, Pensacola, Florida 32521-001 against the above-described property and upon all other non-exempt real or personal property owned by the respondent(s). After three (3) months from the recording of such lien, the Board may, without further hearing or notice to the respondent(s), request the City Council to FORECLOSE on the lien. The City is entitled to collect from the respondent(s) all costs incurred in the recording and/or satisfying of the lien for any and all amounts due and/or becoming due hereunder.

7. The fine directive previously entered by the Board on (N/A), is hereby rescinded.

ENTERED this 29 day of February, 2008, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT BOARD

(Signature of Chairperson)

Post Office Box 12910
Pensacola, FL 32521-0001

Danny Grundhoefer
(Printed Name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me this 29 day of February, 2008, by Danny Grundhoefer, Chairperson of the Code Enforcement Board of the City of Pensacola, Florida, who is personally known to me and who did not take an oath.

Prepared by:
Louis F. Ray, Jr., Esq.
Florida Bar No. 097641
Attorney at Law
118 W. Cervantes Street
P. O. Box 591
Pensacola, FL 32593-0591

(Signature of Notary)
(Notary Stamp)



Recorded in Public Records 1/29/2020 11:41 AM OR Book 8238 Page 1648,
Instrument #2020008470, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Amy Lovoy
Finance Director
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

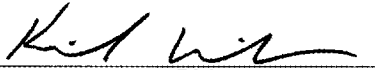
CULLIVER, SONYA
1120 W Lee St

W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS
Parcel Identification Number 000S009050230074
Real Estate Account Number 144191500

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 13th day of November 2019. Said lien shall be equal in dignity
to all other special assessments for benefits against property within the City.

DATED this 21st day of January, 2020

THE CITY OF PENSACOLA
a municipal corporation



BY:

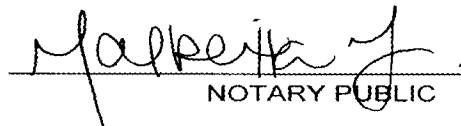
KEITH WILKINS
CITY ADMINISTRATOR

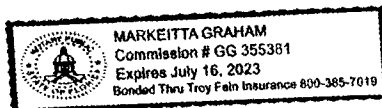


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of
January, 2020 by Keith Wilkins, City Administrator of the City of Pensacola, a Florida municipal
corporation, on behalf of said municipal corporation who is personally known to me.


NOTARY PUBLIC



Recorded in Public Records 7/19/2019 3:39 PM OR Book 8132 Page 972,
Instrument #2019062960, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, SONYA
1120 W Lee St

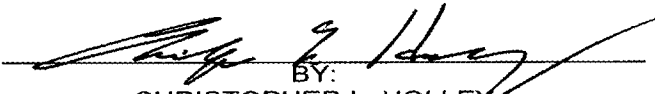
W 20 FT OF LT 22 ALL LTS 23 & 24 & E 20 FT LT 25 BLK 74 1ST ADDN TO NORTH HILL HIGHLANDS

Parcel Identification Number 000S009050230074
Real Estate Account Number 144191500

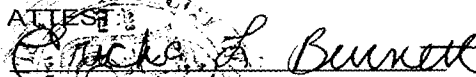
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 22nd day of April 2019. Said lien shall be equal in dignity to all
other special assessments for benefits against property within the City.

DATED this 11th day of July, 2019

THE CITY OF PENSACOLA
a municipal corporation


BY:
CHRISTOPHER L. HOLLEY
CITY ADMINISTRATOR

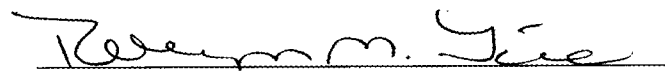
ATTEST:

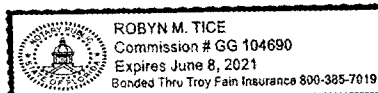

CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of
JULY, 2019, by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation who is personally known to me.


NOTARY PUBLIC



Revised 1/24/2018

Recorded in Public Records 03/05/2010 at 04:50 PM OR Book 6566 Page 1684,
Instrument #2010014420, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,
Block 74, 1st addn to North Hill Highlands

in the total amount of \$169.94 (One Hundred Sixty-Nine & 94/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 8th day of February, 2010. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of February, 2010.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER

ATTEST

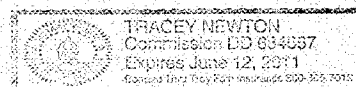
Debra L. Barnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of
March, 2010, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.

Tracey Newton
NOTARY PUBLIC



Recorded in Public Records 12/01/2009 at 02:20 PM OR Book 6534 Page 1724,
Instrument #2009081875, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.
1120 W. Lee Street

W 20' of lot 22, all Lots 23-24 & E 20' of Lot 25, Block
74, 1st Addn to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 13th day of November, 2009. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 13th day of November, 2009.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER

ATTEST:

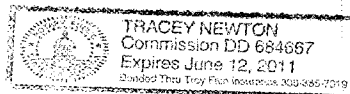
Debra L. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of
November, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.

Tracey Newton
NOTARY PUBLIC



Recorded in Public Records 10/02/2009 at 12:07 PM OR Book 6513 Page 1992,
Instrument #2009068073, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

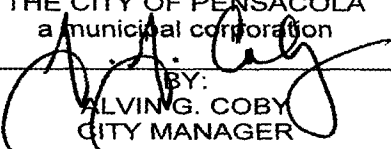
CULLIVER, S. Y.
1120 W. Lee Street

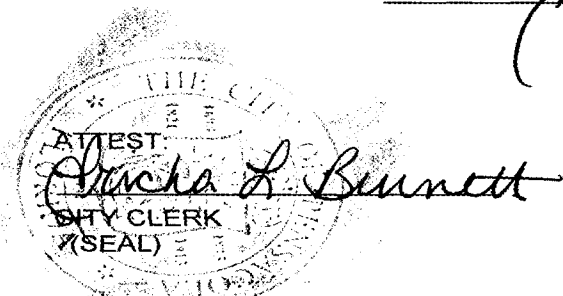
W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block
74, 1st Addn to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 15th day of September, 2009. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of September, 2009.

THE CITY OF PENSACOLA
a municipal corporation

BY: 
ALVIN G. COBY
CITY MANAGER

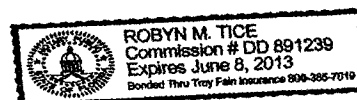


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of
September, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.


NOTARY PUBLIC



Recorded in Public Records 08/07/2009 at 02:16 PM OR Book 6493 Page 1009,
Instrument #2009054204, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S Y
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block
74, 1st Addn to North Hill Highlands

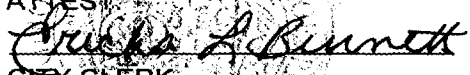
in the total amount of \$169.94 (One Hundred Sixty-Nine & 94/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 10th day of July, 2009. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 10th day of July, 2009.

THE CITY OF PENSACOLA
a municipal corporation

BY:
ALVIN G. COBY
CITY MANAGER

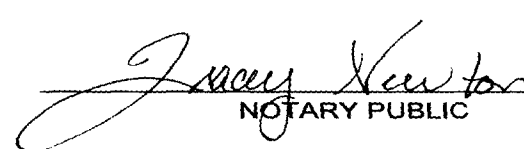
ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of
August, 2009, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.


NOTARY PUBLIC



Recorded in Public Records 12/30/2008 at 02:42 PM OR Book 6410 Page 1844,
Instrument #2008094786, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

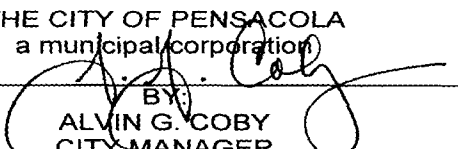
CULLIVER, S. Y.
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block 74,
1st Addn to North Hill Highlands

in the total amount of \$688.74 (Six Hundred Eighty-Eight & 74/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 25th day of November, 2008. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 25th day of November, 2008.

THE CITY OF PENSACOLA
a municipal corporation

BY: 
ALVIN G. COBY
CITY MANAGER

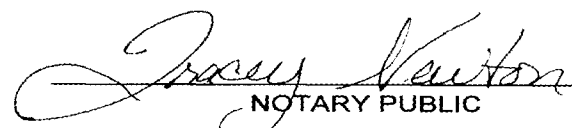
ATTEST:

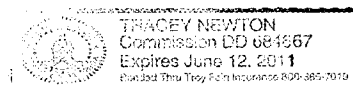

CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of
December, 2008, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.


NOTARY PUBLIC



Recorded in Public Records 11/05/2008 at 04:15 PM OR Book 6394 Page 311,
Instrument #2008082671, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block
74, 1st addition North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 22nd day of October, 20 08. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 22nd day of October, 20 08.

THE CITY OF PENSACOLA
a municipal corporation

BY:

ALVIN G. COBY
CITY MANAGER

ATTEST:

Cricket L. Burnett
CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of
November, 2008, by Alvin G. Coby, City Manager of the City of Pensacola, a Florida municipal
corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an
oath.

Tracey Newton
NOTARY PUBLIC



Recorded in Public Records 08/04/2008 at 02:33 PM OR Book 6360 Page 1625,
Instrument #2008058518, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

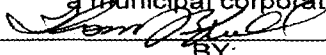
CULLIVER, S. Y.
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,
Block 74, 1st addn to North Hill Highlands & S 10'
of adj vac alley ordinance 04-05

in the total amount of \$173.02 (One Hundred Seventy-Three & 02/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 24th day of July, 2008. Said lien shall be equal
in dignity to all other special assessments for benefits against property within the City.

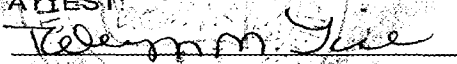
DATED this 24th day of July, 2008.

THE CITY OF PENSACOLA
a municipal corporation


BY:

THOMAS J. BONFIELD
CITY MANAGER

ATTEST:


ASST. CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of
July, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.


NOTARY PUBLIC



Recorded in Public Records 03/06/2008 at 08:29 AM OR Book 6296 Page 1225,
Instrument #2008017652, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25,
Block 74, 1st addn to North Hill Highlands

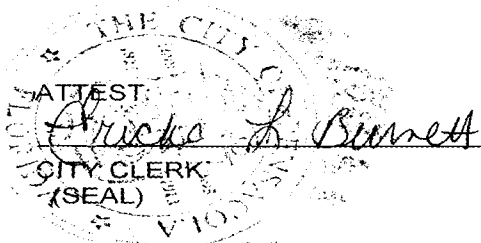
in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 18th day of January, 2008. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 18th day of January, 2008.

THE CITY OF PENSACOLA
a municipal corporation


BY:

THOMAS J. BONFIELD
CITY MANAGER



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of
February, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did
not take an oath.


NOTARY PUBLIC



Recorded in Public Records 12/03/2007 at 03:14 PM OR Book 6256 Page 474,
Instrument #2007112616, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, SY
1120 W. Lee Street

W 20' of Lot 22, all Lots 23-24 & E 20' of Lot 25, Block
74, 1st Addition to North Hill Highlands

in the total amount of \$191.12 (One Hundred Ninety-One & 12/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 19th day of November, 2007. Said lien shall
be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 19th day of November, 2007.

THE CITY OF PENSACOLA
a municipal corporation



BY:

THOMAS J. BONFIELD
CITY MANAGER

ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of
NOVEMBER, 2007, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did
not take an oath.


NOTARY PUBLIC

 **Robyn M. Tice**
Commission # DD418777
Expires June 8, 2009
Bonded Tray Fair - Insurance, Inc. 850-385-7019

Recorded in Public Records 04/13/2006 at 12:14 PM OR Book 5883 Page 974,
Instrument #2006037581, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a municipal corporation, acting pursuant to Section 14-1-133 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

CULLIVER, S. Y.
1120 West Lee Street

The W 20' of Lot 22, all of Lots 23-24 & the E 20' of Lot 25, Block 74, 1st Addn to North Hill Highlands

in the total amount of \$3,505.00 (Three Thousand Five Hundred Five & 00/100)
for all cost incurred in demolishing and removing certain structures from the aforementioned
property on or about the 4th day of April, 2006.

DATED this 4th day of April, 2006.

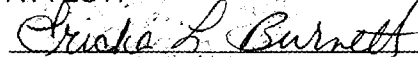
THE CITY OF PENSACOLA
a municipal corporation



BY:

THOMAS J. BONFIELD
CITY MANAGER

ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of APRIL, 2006, by Thomas J. Bonfield, City Manager of the City of Pensacola, a municipal corporation, on behalf of the said municipal corporation.


NOTARY PUBLIC

 Robyn M. Tice
Commission # DD418777
Expires June 8, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

BK: 7007 PG: 1500 Last Page

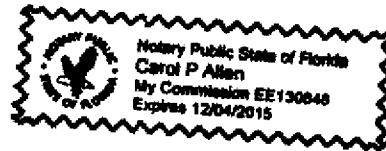
Signed in the presence of:

Carla Burnett 4.12.13
CARLA BURNETT (Date)
Witness P.O. Box 1968
Sumner, AL 36575

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of April,
2013, by JULIA A. WEATHERSPOON, who is personally known to me or has produced
_____ as identification.

Carol P. Allen
Notary Public - State of Florida



BK: 7007 PG: 1499

The Property Appraiser's Parcel Identification Number is **GEO Number**
000S00-9010-017-079.

5. CONSIDERATION

Good and valuable consideration plus \$22,000 received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. SPECIAL WARRANTY

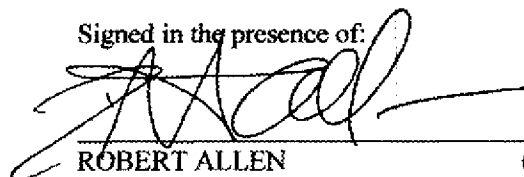
I do hereby warrant title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under me except for covenants, reservations, restrictions and easements of record.

8. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on April 6, 2013.

 4/2/2013
JULIA A. WEATHERSPOON (Date)

Signed in the presence of:
 4/12/13
ROBERT ALLEN (Date)

Witness

Recorded in Public Records 04/26/2013 at 01:26 PM OR Book 7007 Page 1498,
Instrument #2013029509, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$154.00

Prepared by:

ROBERT ALLEN
P.O. BOX 1270
PENSACOLA, FL 32591
When recorded return to:

ROBERT ALLEN
P.O. BOX 1270
PENSACOLA, FL 32591

(Space above this line reserved for recording office use only)

SPECIAL WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: JULIA A. WEATHERSPOON
P.O. BOX 2136
SEMMES ALABAMA 36575

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: SONYA CULLIVER
605 WEST LA RUA STREET
PENSACOLA FL

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

The West Thirty-five (35) feet of the East Eighty (80) feet of lots sixteen (16) to nineteen (19) in block seventy-nine (79) of the west king tract Belmont numbering according to map of said city copyrighted by Thomas C. Watson in 1906

PROPERTY INFORMATION REPORT

July 7, 2022

Tax Account #:13-1721-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-1721-000(1022-51)

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: OCT 3, 2022
TAX ACCOUNT #: 13-1721-000
CERTIFICATE #: 2020-7993

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 <u>2021</u> tax year.

SONYA CULLIVER
605 W LA RUE ST
PENSACOLA, FL 32501

SONYA T CULLIVER
605 LAURA ST
PENSACOLA, FL 32534-9668

S. Y. CULLIVER AKA
SONYA CULLIVER
1120 W LEE ST
PENSACOLA, FL 32501

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE FL 32202 – 4437

Certified and delivered to Escambia County Tax Collector, this 7th day of July, 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

July 7, 2022

Tax Account #: **13-1721-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SONYA CULLIVER**

By Virtue of Warranty Deed recorded 4/26/2013 in OR 7007/1498

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. Lien in favor of City of Pensacola recorded 4/13/2006 OR 5883/974
- b. Lien in favor of City of Pensacola recorded 12/3/2007 OR 6256/474
- c. Lien in favor of City of Pensacola recorded 3/6/2008 OR 6296/1225
- d. Lien in favor of City of Pensacola recorded 8/4/2008 OR 6360/1625
- e. Lien in favor of City of Pensacola recorded 11/5/2008 OR 6394/311
- f. Lien in favor of City of Pensacola recorded 12/30/2008 OR 6410/1844
- g. Lien in favor of City of Pensacola recorded 8/7/2009 OR 6493/1009
- h. Lien in favor of City of Pensacola recorded 10/2/2009 OR 6513/1992
- i. Lien in favor of City of Pensacola recorded 12/1/2009 OR 6534/1724
- j. Lien in favor of City of Pensacola recorded 3/5/2010 OR 6566/1684
- k. Lien in favor of City of Pensacola recorded 7/19/2019 OR 8132/972
- l. Lien in favor of City of Pensacola recorded 1/29/2020 OR 8238/1648
- m. Lien in favor of City of Pensacola recorded 1/23/2009 OR 6418/104
- n. Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 4/26/2011 OR 6713/1308

4. Taxes:

Taxes for the year(s) None are delinquent.

Tax Account #: 13-1721-000

Assessed Value: \$46,060.00

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.



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 #: 13-1721-000 CERTIFICATE #: 2020-7993

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

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

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

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

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

Period Searched: June 29, 2002 to and including June 29, 2022 Abstractor: Ashley McDonald

BY

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