

Images



10/4/2021 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.



Real Estate Search

Tangible Property Search

Sale List

Nav. Mod	e	unt O Pard	cel ID	7				Printer Frie	ndly Version
General Inform	nation				Assessr	nents		· · · · · · · · · · · · · · · · · · ·	·····
Parcel ID:	282526	215000802	28		Year	Land	Imprv	Total	Cap Val
Account:	171056	5500			2021	\$180,000	\$292,893	\$472,893	\$442,810
Owners:	COOLW	/ATERBEAC	H LLC		2020	\$145,000	\$257,560	\$402,560	\$402,560
Mail:		RGO DR COLA BEAC	H, FL 3	32561	2019	\$145,000	\$243,995	\$388,995	\$371,286
Situs:	907 PA	NFERIO DR	3256:	l			Disclaime	ar .	
Use Code:	SINGLE	FAMILY RE	SID 🗲	•			Discialific		·
Taxing Authority:	PENSAC	COLA BEACI	Н			Market \	Value Break	down Lette	er
Tax Inquiry:	Open T	ax Inquiry \	Vindo	w			Tax Estima	tor	
Tax Inquiry link Escambia Coun			nsford		File	e for New H	iomestead I	exemption	Online
Sales Data					2021 Ce	rtified Roll E	cemptions		
Sale Date B	ook Page	Value	Туре	Official Records (New Window)	None				
02/28/2017 7	675 1021	\$100	LI						
07/13/2015 7	380 538	\$100	QC	Ē,	110				
06/22/2015 7	368 894	\$100	LI	Ē	_	escription	LVIII A CECUA	10 4 00 4 0 4 7	
02/26/2015 7		\$366,500		C)	538 SHE		N VILLA SEGUN	IDA PB 4 P 17	OR 7380 P
11/20/2013 7		\$251,100		· ·					
		\$190,000		<u>C</u> ò					
04/1992 3	166 474	\$129,900	LI	C _o	Extra Fe	atures	· · · · · · · · · · · · · · · · · · ·		·
02/1981 3	211 179	\$100	LI	[a	POOL	. ==			
02/1981 1	518 761	\$86,000	LI	D _o	MOOD [DECK			
Official Records Escambia Count Comptroller				nilders					

Parcel Information

Launch Interactive Map

Section Map Id: PB011

Approx. Acreage: 0.2859

Zoned: P

Evacuation & Flood Information



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

117245

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040			Applic	ation date	Apr 20, 2022	
Property description	COOLWATERBEAG 906 LARGO DR	CH LLC			Certific	cate #	2020 / 9040
	PENSACOLA BEACH, FL 32561 907 PANFERIO DR 17-1056-500 LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11			Date certificate issued		06/01/2020	
Part 2: Certificat	es Owned by App	licant and	d Filed w	th Tax Deed	Applic	ation	
Column 1 Certificate Number	Colum	n 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/9040	06/01/2			5,918.11		295.91	6,214.02
						→Part 2: Total*	6,214.02
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)	Military Note	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/7015	06/01/2021		6,197.04		6.25	309.85	6,513.14
	· · · · · · · · · · · · · · · · · · ·					Part 3: Total*	6,513.14
Part 4: Tax Coll	ector Certified An	nounts (L	in es 1-7)			A PARTY OF THE PROPERTY OF THE PARTY OF THE	
1. Cost of all cer	tificates in applicant's	possessio	n and othe	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	12,727.16
2. Delinquent tax	ces paid by the applic	ant					0.00
3. Current taxes	paid by the applicant		-				6,604.31
4. Property infor	mation report fee						200.00
5. Tax deed app	lication fee						175.00
6. Interest accru	ed by tax collector ur	der s.197.5	542, F.S. (s	see Tax Collecto	or Instru	ctions, page 2)	0.00
7.					Tot	al Paid (Lines 1-6)	19,706.47
I certify the above i	information is true an	d the tax ce	ertificates, i	nterest, propert s attached.	y inform	nation report fee, a	nd tax collector's fees
7	A C					Escambia, Florid	da
Sign here:	nature, Tax Collector or De	signee			D	ate <u>April 28th,</u>	2022
Sigi	. / /	-				ee Instructions on Pa	70.2

Par	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.		
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)	
<u> </u>		
Sign	here: Date of sale11/07/2 Signature, Clerk of Court or Designee	022

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.

512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200142

To: Tax Collector of_	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - US BANK CF KEYS FU PO BOX 645040 CINCINNATI, OH 452	JNDING LLC - 2020 264-5040,	some to the Tay	Collector and make tax deed application thereon
noid the listed tax cer	uncate and hereby surrender the	Same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
17-1056-500	2020/9040	06-01-2020	LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11
• redeem all	rent taxes, if due and outstanding tax certificates plus in		
pay all Tax	nquent and omitted taxes, plus in Collector's fees, property informat sts, if applicable.	•	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax so which are in my poss	• •	ation is based and	I all other certificates of the same legal description
Electronic signature KEYS FUNDING LL US BANK CF KEYS PO BOX 645040 CINCINNATI, OH	.C - 2020 S FUNDING LLC - 2020		<u>04-20-2022</u> Application Date

Applicant's signature

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048820 5/11/2022 4:19 PM
OFF REC BK: 8783 PG: 221 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 2020 holder of Tax Certificate No. 09040, 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:

LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171056500 (1122-45)

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

COOLWATERBEACH LLC

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.

COMPT TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Recorded in Public Records 8/3/2022 4:14 PM OR Book 8835 Page 505, Instrument #2022079166, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

HIS :	INSTRUMENT PREPARED BY:			
ame: ddre	Tracey Bass SS: PO Box 10338			
ens	acola, Fl. 32524			
	E OF FLORIDA NTY OF ESCAMBIA			
		NOTICE OF COMM	MENCEMEN'I' Number (PID) <u>282S26215000802</u>	28 -
erm	it Number			
tatut	es, the following information is pr	ntice that improvement will be made to only ovided in this Notice of Commencement		
	TABLESS 1CT ADDA WILLS	RTY: (legal description of the property SEGUNDA PB 4 P 17 OR 7380 P	GOO OHELL	
2.	GENERAL DESCRIPTION	OF IMPROVEMENT: REMOVE	EXISTING STANDING SEAM MET	TAL ROOF AND REPLACE
3.	OWNER INFORMATION: Name and address: JAHRI AND T	AKIA EVANS, 13TH AND PACKER AVE, PHILI	DELPHIA, PA. 19148	
	Interest in property: OWNER	S le titleholder (if other than Owner): _		
	Name and address of fee ship	FIRST CITY	PUIL DERS LLC PO BOX 10336.	PENSACOLA, FL. 32524
4.	CONTRACTOR: (name, addi	ess and phone number): FIRST CITY	BOILDERG, LEGY O DOX 100007	
5.	SURETY: Name, address and phone nur Amount of bond \$	nber: N/A		
6.	LENDER: (name, address and	phone number) N/A		
7.	§ 713.13(1)(a)7, Florida Stati	orida designated by Owner upon wates: (name, address and phone number	\	
8.	In addition to him/herself, Or receive a copy of the Lienor'	s Notice as provided in § 713.13(1)	of of	
9.	Expiration date of notice of o	commencement (the expiration date	is 1 year from the date of recordin	g unless a different date is
FI A IN BI SI	OMMENCEMENT ARE CO ORIDA STATUTES, AND O NOTICE OF COMMENCES ISPECTION. IF YOU INTE EFORE COMMENCING WO TATE OF FLORIDA WINER'S SIGNATURE	PAYMENTS MADE BY THE O NSIDERED IMPROPER PAYM CAN RESULT IN YOUR PAYIN MENT MUST BE RECORDED A ND TO OBTAIN FINANCING, O DRK OR RECORDING YOUR N	G TWICE FOR IMPROVEMENT AND POSTED ON THE JOB SIT CONSULT WITH YOUR LEND NOTICE OF COMMENCEMEN TAKIAC. OWNER'S PRINTED NOTICE OF COMMENCEMENT OF COMMENT OF COMMENCEMENT OF COMMENT OF COMME	TES TO YOUR PROPERTY. TE BEFORE THE FIRST ER OR AN ATTORNEY T. COUNTY OF ESCAMBIA JANS JAME 71 by
_		- T - T - T - T - T - T - T - T - T - T	Do me OR who has produced identify PURSUANT TO § 92.525 FLORIDA	
A	RE TRUE TO THE BEST OF N	Y KNOWLEDGE AND BELLEVI	Carolinety	I ORIDA
S A	IGNATURE OF OWNER OR OW UTHORIZED OFFICER/DIRECT	NER'S OR/PARTNER/MANAGER	NOTARY PUBLIC - STATE OF F	CAROLINE E. TYREE Notary Public
s	IGNATORY'S TITLE/OFFICE		PRINT OR STAMP CAMALAGE	Comm# HH168142 Expires 8/23/2025
		ESCAMBIA COUNTY B	BUILDING INSPECTIONS DIVISION	1

Revised 10/8/09 Form 100.15

Recorded in Public Records 03/30/2007 at 04:59 PM OR Book 6116 Page 940, Instrument #2007030534, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 02/28/2007 at 10:16 AM OR Book 6094 Page 1670, Instrument #2007019081, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT
OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN: 172005SC005522xxxxx Case No.: 2005-SC-005522

Division:

CAPITAL ONE BANK, 2300 Maywill Street, Richmond, VA 23230,

Plaintiff,

VS.

MARILYN D. MCDONALD,

Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2007 FEB 22 P 2: 59

COUNTY CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

This action was before this Court for a Pre-Trial Conference on March 8, 2006, and the Defendant having appeared before the Court and admitted the Plaintiff's claim, and the Court being fully advised in the premises, it is

ORDERED AND ADJUDGED that Plaintiff, CAPITAL ONE BANK, recovers from Defendant, MARILYN D. MCDONALD, the sum of \$2,626.67 on principal, pre-judgment interest of \$662.86, with costs in the sum of \$330.00, and attorney's fees of \$.00, making a total of \$3,619.53, which shall accrue interest at a rate of eleven percent (11%) per annum, for all of which let execution issue.

February, 2007. day of

COUNTY JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by United States Mail to Marilyn D. McDonald, Defendant, at 907 Panferio Drive, Pensacola Beach, FL 32561, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 5104 South Westshore Blvd., Tampa, Florida 33611, this _______ day of _______, 2007.

70212/E7956/mo



"CERTIFIED TO DE A TOUT COPY
OF THE ORIGINAL OF PLE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUID COURT AND COUNTY COURT
JESCAMEIA COUNTY, FLORIDA?

Case: 2005 SC 005522

Dkt: CC1033 Pg#:

Recorded in Public Records 02/04/2005 at 08:26 AM, OR Book 5569 Page 1053, Instrument #2005330475, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Prepared by:
Stephen R. Moorhead
McDonald Fleming Moorhead
Attorneys At Law
4300 Bayou Blvd., Suite 13
Pensacola, FL 32503
04-0642

STATE OF FLORIDA COUNTY OF ESCAMBIA

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COUTY OF ESCAMBIA COUNTY, FLORIDA, hereby certify:

That the correct recording reference for a subdivision of a portion of the First Addition to Villa Sequnda on Santa Rosa Island in Escambia County, Florida, is Plat Book 4 at Page 59, 59A and 59B and not Plat Book 4 at Page 17 as erroneously referenced in that certain Warranty Deed recorded in Official Records Book 2745 at Page 0477 and as erroneously referenced in prior deeds recorded conveying the property described therein, all of the public records of Escambia County, Florida.



ERNIE LEE MAGAHA CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Judy Leatherwood, Deputy Clerk

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this <u>14th</u>day of January, 2005, by Judy Leatherwood, Deputy Clerk to Ernie Lee Magaha, Clerk of the Circuit Court of Escambia County, Florida, who is personally known to me.

Ernie Lee Magaha, Clerk of the Circuit Court

XZQZQXYPYCESTSXX

Deputy Clerk

1/1

BK: 7675 PG: 1022 Last Page

Tax ID No.: 282S262150008028
IN WITNESS WHEREOF, the said Assignor(s) has/have signed and sealed this deed, this 28 day of 2018.7
SIGNATURA SIGNATURA PRINT NAME Chrystie Compalet del Valle PRINT NAME
TAKIA EVANS JOLO
WITNESSES:
SIGNATURE PRINT NAME Chrystie Gorffalet de Valle PRINT NAME PRINT NAME
STATE OF FLOCIAL COUNTY OF MIANO DATE The foregoing instrument was acknowledged by me this 28 day of February, 2011 by: JAHR EVANS AND TAKIA EVANS who is/are personally known by me or who has/have produced: D. L. as identification.
Notary Public State of BLANCA I. RIPOLL-GARCIA My commission expires: Commission # FF 004000 Expires May 31, 2017 Sonded Dru Truy Fab (Interacts 800-385 7019)

2

Recorded in Public Records 3/6/2017 12:47 PM OR Book 7675 Page 1021, Instrument #2017015824, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

> AFTER RECORDING RETURN TO: GODEEDS, INC. ATTN: LEGALZOOM DEPT. 8940 MAIN STREET CLARENCE, NY 14031 File No. 513235711-38905742

This document prepared by: HEATHER MAYER, ESQ. PO BOX 551121 JACKSONVILLE, FL 32255 716-634-3405

Tax ID No.: 282S262150008028

CORRECTIVE ASSIGNMENT OF LEASEHOLD INTEREST SANTA ROSA ISLAND IN ESCAMBIA COUNTY, FLORIDA

THIS DEED IS BEING RECORDED TO CORRECT THE TRANSFER MADE BY QUIT CLAIM DEED DATED 7/13/15 AND RECORDED ON 7/23/15 AT OR BOOK 7380, PAGE 538, INSTRUMENT NO. 2015056197

JAHRI EVANS AND TAKIA EVANS, HUSBAND AND WIFE, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Assignor(s), the present owner and holder of the leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as leasing agent of Escambia County, Florida, to Roger F. Hester, dated August 14, 1971 and recorded November 15, 1972 in Official Record Book 652 at Page 476 of the public records of Escambia County, Florida, covering the following described real property on Santa Rosa Island in Escambia County, Florida:

LOT 8, BLOCK 28, FIRST ADDITION TO VILLA SEGUNDA, ESCAMBIA COUNTY, FLORIDA ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF THE PUBLIC RECORDS OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

or and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, convey, sell, assign, and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all the improvements thereon, and all interest which may be hereafter acquired by Assignor in said lease hold estate, to COOLWATERBEACH, LLC, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, successors and assigns, forever, of Assignee.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

Prior instrument reference: BOOK: 7307 PAGE: 987, Recorded: 02/26/2015

And that said conveyance does not render the Assignor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Assignor(s).

dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=7675&pagenu...

BK: 7380 PG: 540 Last Page

EXHIBIT A LEGAL DESCRIPTION

LOT 8, BLOCK 28, FIRST ADDITION TO VILLA SEGUNDA, ESCAMBIA COUNTY, FLORIDA ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF THE PUBLIC RECORDS OF SAID COUNTY.

APN: 282S262150008028

PROPERTY COMMONLY KNOWN AS: 907 PANFERIO DRIVE, PENSACOLA BEACH, FL 32561

BK: 7380 PG: 539

Tax ID No.: 282S262150008028

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written

WITNESSES:

WITNESSES;

STATE OF Jennsylvania

The foregoing instrument was acknowledged by me this 13 day of July EVANS AND TAKIA EVANS who is/are personally known by me or who has/have produced: Driver Georges as identification.

Youser Alshong (SEAL

State of Peners I Vania My commission expires: 3 6119

HOTAMAL SEAL
YOUSER ALSHANON
HAMP PAINC
BENSALED TWP, BUCKS COUNTY
My Commission Expires Mar 6, 2019

Recorded in Public Records 07/23/2015 at 04:19 PM OR Book 7380 Page 538, Instrument #2015056197, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

AFTER RECORDING RETURN TO: GODEEDS, INC. ATTN: LEGALZOOM DEPT. 8940 MAIN STREET CLARENCE, NY 14031 File No. 513235711-38905742

This document prepared by: HEATHER MAYER, ESQ. PO BOX 551121 JACKSONVILLE, FL 32255 716-634-3405

Tax ID No.: 282S262150008028

QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of 1,20 5, by and between JAHRI EVANS AND TAKIA EVANS, HUSBAND AND WIFE, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Grantor(s) and COOLWATERBEACH, LLC, a mailing address of 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in ESCAMBIA County, FLORIDA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 907 PANFERIO DRIVE, PENSACOLA BEACH, FL 32561

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK: 7307 PAGE: 987, Recorded: 02/26/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

PROPERTY INFORMATION REPORT

August 21, 2022 Tax Account #:17-1056-500

LEGAL DESCRIPTION EXHIBIT "A"

LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-1056-500(1122-45)

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 #:	17-1056-500
CERTIFICATE #:	2020-9040
those persons, firms, and/or agencies l	lorida Statutes, the following is a list of names and addresses of having legal interest in or claim against the above-described ale certificate is being submitted as proper notification of tax deed
	a, P.O. Box 12910, 32521 y, 190 Governmental Center, 32502 ax year.
COOLWATERBEACH, LLC 907 PANFERIO DR PENSACOLA BEACH, FL 32561	COOLWATERBEACH, LLC 906 LARGO DR PENSACOLA BEACH, FL 32561
CAPITAL ONE BANK 2300 MAYWILL ST RICHMOND, VA 23230	FIRST CITY BUILDERS, LLC PO BOX 10336 PENSACOLA, FL 32524

SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 21st 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 21, 2022

Tax Account #: 17-1056-500

1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD - COOLWATERBEACH, LLC

By Virtue of Quit Claim Deed recorded 7/23/2015 in OR 7380/538 and Corrective Assignment of Leasehold Interest recorded 3/6/2017 in OR 7675/1021

- 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. Judgment in favor of Capital One Bank recorded 3/30/2007 OR 6116/940
 - b. Notice of Commencement recorded 8/3/22 OR 8835/505
- 4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 17-1056-500 Assessed Value: \$442,816.00

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

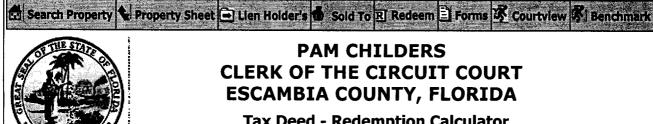
THE ATTACHED REPO	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	17-1056-500	_ CERTIFICATE #: _	2020-90	040
REPORT IS LIMITED	TITLE INSURANCE. TH FO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED I	BY NAME IN TH	E PROPERTY
listing of the owner(s) of tax information and a lis encumbrances recorded title to said land as listed	pared in accordance with the record of the land describiting and copies of all open in the Official Record Book on page 2 herein. It is the a copy of any document li	ed herein together with cu or unsatisfied leases, mon ks of Escambia County, F responsibility of the part	rrent and delinque tgages, judgments lorida that appear y named above to	ent ad valorem and to encumber the verify receipt of
and mineral or any subsu	to: Current year taxes; taxers are face rights of any kind or soundary line disputes, a the premises.	nature; easements, restric	ctions and covenan	ts of record;
	ure or guarantee the validitate policy, an opinion of tite			
Use of the term "Report"	' herein refers to the Prope	rty Information Report an	d the documents a	ttached hereto.
Period Searched: A	ugust 1, 2002 to and inclu	ding August 4, 2022	Abstractor:	Alicia Hahn

BY

Michael A. Campbell,

As President

Dated: August 21, 2022



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator Account: 171056500 Certificate Number: 009040 of 2020

Redemption No V	Application Date 4/20/2022	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/7/2022	Redemption Date 8/31/2022
Months	7	4
Tax Collector	\$19,706.47	\$19,706.47
Tax Collector Interest	\$2,069.18	\$1,182.39
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$21,781.90	\$20,895.11
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	\$27.36
Total Clerk	\$503.88	\$483.36)
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$30.90	\$30.90
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$22,333.68	\$21,426.37
	Repayment Overpayment Refund Amount	\$907.31
Book/Page	8783	221

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 009040

Redeemed Date 8/31/2022

Name CARVER DARDEN KORETZKY TESSIER FINN 151 WEST MAIN STREET SUITE 200 PENSACOLA FL 32502

Clerk's Total = TAXDEED	\$503.88 \$21.089.37
Due Tax Collector = TAXDEED	\$21/81.90
Postage = TD2	\$30.90
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
			•		

PHINANDEN CHARTON APA

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: 171056500 Certificate Number: 009040 of 2020

Payor: CARVER DARDEN KORETZKY TESSIER FINN 151 WEST MAIN STREET SUITE 200
PENSACOLA FL 32502 Date 8/31/2022

Clerk's Check # 1	Clerk's Total	\$503.88 \$ 21,08	9,3
Tax Collector Check # 1	Tax Collector's Total	\$21,781.90	
	Postage	\$30/90	!
	Researcher Copies	\$0.00	
	Recording	\$10.00	
	Prep Fee	\$7.00	
	Total Received	-\$22,333.68	

\$21,106.37

PAM CHILDERS
Clerk of the Circuit 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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022088519 8/31/2022 1:08 PM
OFF REC BK: 8850 PG: 1706 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 8783, Page 221, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09040, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 171056500 (1122-45)

DESCRIPTION OF PROPERTY:

LT 8 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7380 P 538 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: COOLWATERBEACH LLC

Dated this 31st day of August 2022.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk