

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300147

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
01-2603-302	2021/188	06-01-2021	LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
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>09/06/2023</u> Signature, Clerk of Court or Designee	

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.



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

0923.29

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	RYAN MICHAEL S 2950 SW 174TH WAY MIRAMAR, FL 33029-5552 3910 POTOSI RD 01-2603-302 LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89	Certificate #	2021 / 188
		Date certificate issued	06/01/2021

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)
# 2021/188	06/01/2021	2,939.84	146.99	3,086.83
→ Part 2: Total*				3,086.83

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)
# 2022/224	06/01/2022	3,273.05	6.25	163.65	3,442.95
Part 3: Total*					3,442.95

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)	6,529.78
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,347.15
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)	10,251.93

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date May 1st, 2023

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	151S291500002005	Year	Land	Imprv	Total	Cap Val
Account:	012603302	2022	\$35,000	\$160,961	\$195,961	\$178,533
Owners:	RYAN MICHAEL S	2021	\$35,000	\$128,494	\$163,494	\$162,303
Mail:	2950 SW 174TH WAY MIRAMAR, FL 33029-5552	2020	\$35,000	\$112,549	\$147,549	\$147,549
Situs:	3910 POTOSI RD 32504	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/1996	3936	89	\$89,900	WD		Legal Description	
07/1992	3209	716	\$74,000	WD		LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89	
12/1983	1855	43	\$64,400	WD		Extra Features	
01/1973	695	849	\$16,000	WD		None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Section Map Id:
15-1S-29-2

Approx. Acreage:
0.2472

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

Parcel Information

[Launch Interactive Map](#)

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

Buildings	
Address: 3910 POTOSI RD, Year Built: 1973, Effective Year: 1973, PA Building ID#: 40337	

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

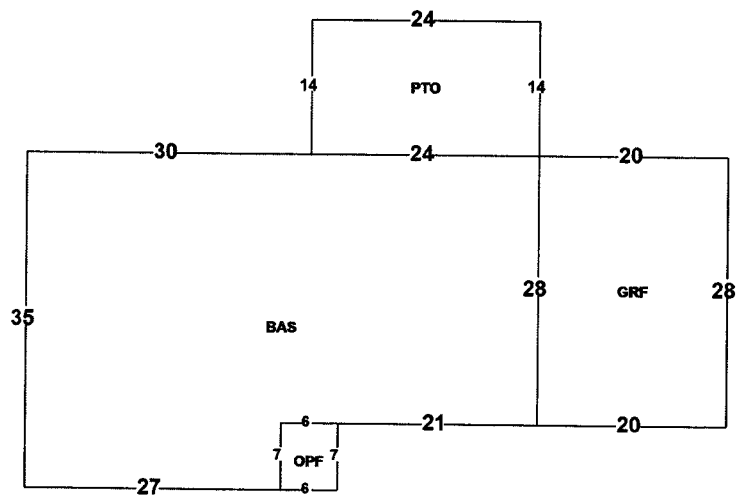
Areas - 2639 Total SF

BASE AREA - 1701

GARAGE FIN - 560

OPEN PORCH FIN - 42

PATIO - 336



Images



9/17/2015 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:05/02/2023 {tc.4837}

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036033 5/5/2023 3:54 PM
OFF REC BK: 8973 PG: 404 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 00188**, issued the **1st** day of **June, A.D., 2021** 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 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89

SECTION 15, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012603302 (0923-29)

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

MICHAEL S RYAN

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** Wednesday in the month of September, which is the **6th day of September 2023**.

Dated this 5th day of May 2023.

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: 012603302 Certificate Number: 000188 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2023"/>	Redemption Date <input type="text" value="5/30/2023"/> 
Months	5	1
Tax Collector	<input type="text" value="\$10,251.93"/>	<input type="text" value="\$10,251.93"/>
Tax Collector Interest	\$768.89	\$153.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,027.07	<input type="text" value="\$10,411.96"/> <i>JK</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$34.20	\$6.84
Total Clerk	\$490.20	<input type="text" value="\$462.84"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$11,594.27	\$10,891.80
	Repayment Overpayment Refund Amount	\$702.47
Book/Page	<input type="text" value="8973"/>	<input type="text" value="404"/>

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 # 2021 TD 000188

Redeemed Date 5/30/2023

Name MICHAEL RYAN 8523 SAWMILL RUN PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$490.20	\$ 10,554.80
Due Tax Collector = TAXDEED	\$11,027.07	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

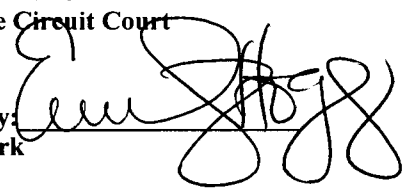
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012603302 Certificate Number: 000188 of 2021**

Payor: MICHAEL RYAN 8523 SAWMILL RUN PENSACOLA, FL 32514 Date 5/30/2023

Clerk's Check #	1216415079	Clerk's Total	\$190.20 \$10,554.80
Tax Collector Check #	1	Tax Collector's Total	\$11,027.07
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$11,594.27 \$10,571.80

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>

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 8973, Page 404, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00188, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 012603302 (0923-29)

DESCRIPTION OF PROPERTY:

LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89

SECTION 15, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: MICHAEL S RYAN

Dated this 30th day of May 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 7677 PG: 676 Last Page

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

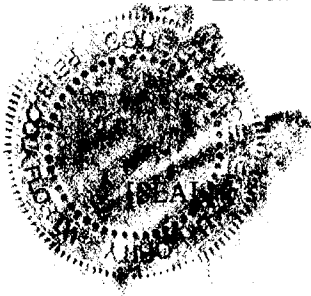
4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on August 19, 2016, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

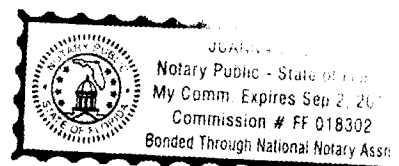
STATE OF FLORIDA
COUNTY OF ESCAMBIA

19 The execution of the foregoing order was acknowledged before me on August 19, 2016, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



BK: 7677 PG: 675

1. The respondent(s) and the property are in violation of Section(s):
of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
302.8 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before September 6, 2016, by making each of the inoperable motor vehicles operable (licensed and capable of being driven under its own power on public streets) and currently licensed or by properly parking, and keeping or storing each in a completely enclosed structure or in the legally required place on the premises, if any, or by removing each from the property. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, September 6, 2016, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBRANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

Recorded in Public Records 3/8/2017 2:36 PM OR Book 7677 Page 674,
Instrument #2017016884, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,

vs.

MICHAEL S. RYAN,
Respondent(s).

Case # 16-242

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on August 16, 2016, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 3910 Potosi Road, Pensacola, Escambia County, Florida, legally described as:

LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89 TAX ACCT. #012603302.

2. The following described condition exists on the property: there are one or more inoperative and/or currently unlicensed motor vehicles (a white SUV) improperly parked, kept or stored outside in the open and/or covered and/or screened on the premises of this residence and the condition constitutes improper inoperable vehicle parking, keeping or storing.

3. The date this condition was first observed was May 25, 2016; re-inspection made on August 16, 2016, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on August 4, 2016, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on August 16, 2016, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

OR Bk3936 Pg0091
INSTRUMENT 00280096

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: 3910 Potosi Road, Pensacola, Florida 32504

LEGAL ADDRESS OF PROPERTY: Lot 2, Block E, Sotogrande Unit #3

THE COUNTY () HAS ACCEPTED (x) HAS NOT ACCEPTED THE
ABUTTING ROADWAY FOR MAINTENANCE. WITHIN CITY LIMITS

This form completed by: Taylor & Van Matre, P. A.

Name
P. O. Box 9396
Address
Pensacola, Florida 32513
County, State, Zip Code

AS TO SELLER(S):

Gerald M. Jackson
Seller's Name: GERALD M. JACKSON

Angela M. Jackson
Seller's Name: ANGELA M. JACKSON

Gerri L. Liles / Luverna M. Price
Witness' Name: GERRI L. LILES

Luverna M. Price / Martha C. Hubbs
Witness's Name: Martha C. Hubbs

AS TO BUYER(S):

Michael S. Ryan
Buyer's Name: MICHAEL S. RYAN

Buyer's Name: _____

Martha C. Hubbs
Witness' Name: _____

Witness' Name: _____

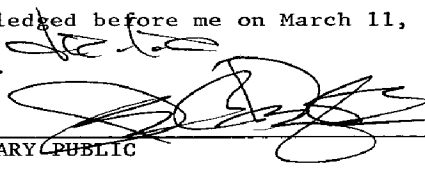
THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Instrument 00280096
Filed and recorded in the
Official Records
MARCH 14, 1996
at 01:39 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

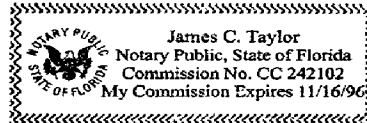
STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR Bk3936 Pg0090
INSTRUMENT 00280096

The foregoing instrument was acknowledged before me on March 11, 1996 by
Angela M. Jackson and who has produced as
identification and who did not take an oath.



NOTARY PUBLIC



Rec 15.08
Doc 629.30

Prepared By: **JAMES C. TAYLOR**
Taylor & Van Matre, P.A.
4300 Bayou Blvd. Suite 16 Pensacola, FL 32503
Incidental to the issuance of a title insurance policy.
File No.: **0172*L9-3998**
Parcel ID #
Grantee(s) SS #

OR Bk3936 Pg0089
INSTRUMENT 00280096

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **March 11, 1996**

by

GERALD M. JACKSON and ANGELA M. JACKSON,
HUSBAND AND WIFE

whose post office address is **8680 Scenic Highway, #11, Pensacola, Florida 32514**

hereinafter called the GRANTOR, to

MICHAEL S. RYAN, A SINGLE MAN

whose post office address is **5312 Sussex Lane, Pace, Florida 32571**

~~**3910 POTOSI ROAD PENSACOLA, FL 32504**~~

hereinafter called the GRANTEE:

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

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:

LOT 2, BLOCK E, UNIT NO. 3, SOTOGRADE, A SUBDIVISION IN A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8 AT PAGE 51 OF THE PUBLIC RECORDS OF SAID COUNTY.

D S PD \$629.30
Mort \$0.00 ASUM \$0.00
MARCH 14, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
By: *[Signature]* D.C.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1996 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 sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]* *[Signature]*
Print Name: **GERALD M. JACKSON** **ANGELA M. JACKSON**
[Signature] *[Signature]*
Print Name: **GERALD M. JACKSON** **ANGELA M. JACKSON**

Signature: *[Signature]*
Print Name: **GERALD M. JACKSON**

State of **Florida**
County of **ESCAMBIA**

I am a notary public of the state of Florida, and my commission expires: _____.

THE FOREGOING INSTRUMENT was acknowledged before me on MARCH 7, 1996 by

GERALD M. JACKSON

who is personally known to me or who has produced drivers license as identification and who DID NOT take an oath.
(type of identification) (did/did not)

NOTARY PUBLIC
Luverta M. Price
Notary Public, State of Florida
Commission No. CC 380341
My Commission Expires 06/27/98
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

Signature: *[Signature]*
Print Name: _____
Notary Public

PROPERTY INFORMATION REPORT

June 9, 2023

Tax Account #:01-2603-302

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 2 BLK E SOTOGRADE UNIT #3 PB 8 P 51 OR 3936 P 89

SECTION 15, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2603-302 (0923-29)

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: SEP 6, 2023

TAX ACCOUNT #: 01-2603-302

CERTIFICATE #: 2021-188

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

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

MICHAEL S RYAN
3910 POTOSI RD
PENSACOLA, FL 32504

MICHAEL S RYAN
8523 SAWMILL RD
PENSACOLA, FL 32514

MICHAEL S RYAN
2950 SW 174TH WAY
MIRAMAR, FL 33029-5552

MICHAEL S RYAN
5312 SUSSEX LN
PACE, FL 32571

Certified and delivered to Escambia County Tax Collector, this 9th day of June, 2023.

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

June 9, 2023

Tax Account #: **01-2603-302**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL S RYAN**
By Virtue of Warranty Deed recorded 3/14/1996 in OR 3936/89
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. **Code Enforcement Lien in favor of City of Pensacola recorded 3/8/2017 OR 7677/674**
4. Taxes:
Taxes for the year(s) NONE are delinquent.
Tax Account #: 01-2603-302
Assessed Value: \$178,533.00
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 #: 01-2603-302 CERTIFICATE #: 2021-188

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 7, 1995 to and including June 7, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: June 9, 2023