

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300213

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
02-3614-000	2021/799	06-01-2021	BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013

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

KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2023
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.	35,863.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>08/02/2023</u>

INSTRUCTIONS *+ 6.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013



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

0823.52

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	HUNTON AMBER 330 CAIN ST PENSACOLA, FL 32514 330 CAIN ST 02-3614-000 BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 (Full legal attached.)	Certificate #	2021 / 799
		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)
# 2021/799	06/01/2021	662.61	33.13	695.74
→Part 2: Total*				695.74

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)
# 2022/881	06/01/2022	669.26	6.25	33.46	708.97
Part 3: Total*					708.97

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

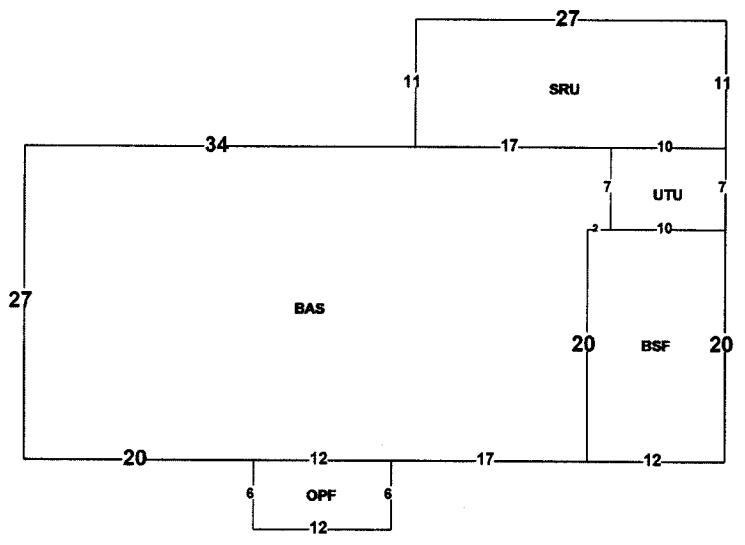
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,404.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	592.10
4. Property information report fee	200.00
5. Tax deed application fee	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)	2,371.81

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 April 26th, 2023

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

Structural Elements**DECOR/MILLWORK-BELOW AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-BRICK-COMMON****FLOOR COVER-HARDWOOD/PARQUET****FOUNDATION-WOOD/NO SUB FLR****HEAT/AIR-CENTRAL H/AC****INTERIOR WALL-DRYWALL-PLASTER****NO. PLUMBING FIXTURES-6****NO. STORIES-1****ROOF COVER-COMPOSITION SHG****ROOF FRAMING-GABLE****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME** Areas - 2016 Total SF**BASE AREA - 1337****BASE SEMI FIN - 240****OPEN PORCH FIN - 72****SUN ROOM UNF - 297****UTILITY UNF - 70**

Images



1/11/2016 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:04/27/2023 (tc.5384)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information <p> Parcel ID: 211S302101005012 Account: 023614000 Owners: HUNTON AMBER Mail: 330 CAIN ST PENSACOLA, FL 32514 Situs: 330 CAIN ST 32514 Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$9,975</td> <td>\$111,491</td> <td>\$121,466</td> <td>\$71,726</td> </tr> <tr> <td>2021</td> <td>\$9,975</td> <td>\$88,120</td> <td>\$98,095</td> <td>\$69,637</td> </tr> <tr> <td>2020</td> <td>\$9,975</td> <td>\$77,382</td> <td>\$87,357</td> <td>\$68,676</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2022	\$9,975	\$111,491	\$121,466	\$71,726	2021	\$9,975	\$88,120	\$98,095	\$69,637	2020	\$9,975	\$77,382	\$87,357	\$68,676			
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/20/2012</td> <td>6943</td> <td>1013</td> <td>\$59,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>291</td> <td>706</td> <td>\$8,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>276</td> <td>514</td> <td>\$850</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/20/2012	6943	1013	\$59,000	WD		01/1966	291	706	\$8,500	WD		01/1966	276	514	\$850	WD		2022 Certified Roll Exemptions <p>HOMESTEAD EXEMPTION</p> <p>Legal Description BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF...</p> <p>Extra Features CARPORT FRAME BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
11/20/2012	6943	1013	\$59,000	WD																					
01/1966	291	706	\$8,500	WD																					
01/1966	276	514	\$850	WD																					
Parcel Information <div style="border: 1px solid black; padding: 10px; text-align: center;"> 04.72 100 180 180 838.1 48.9 8170 </div> <p>Launch Interactive Map</p> <p> Section Map Id: 21-1S-30-1 + - </p> <p> Approx. Acreage: 0.3743 Zoned: MDR Evacuation & Flood Information Open Report </p> <p> View Florida Department of Environmental Protection(DEP) Data</p>	<p>Buildings</p> <p>Address: 330 CAIN ST, Year Built: 1966, Effective Year: 1966, PA Building ID#: 53985</p>																								

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of Tax Certificate No. **00799**, 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:

BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT 90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 023614000 (0823-52)

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

AMBER HUNTON

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 August, which is the **2nd day of August 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 CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8973, Page 342, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00799, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **023614000 (0823-52)**

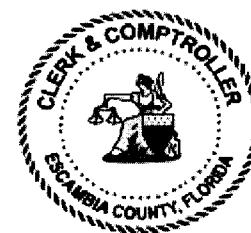
DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT
90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB
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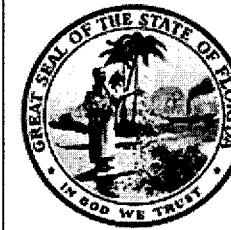
NAME IN WHICH ASSESSED: AMBER HUNTON

Dated this 5th day of May 2023.



PAM CHILDEERS
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: 023614000 Certificate Number: 000799 of 2021

Redemption

Yes

Application Date

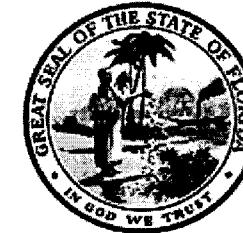
4/19/2023

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/2/2023	Redemption Date 5/5/2023
Months	4	1
Tax Collector	\$2,371.81	\$2,371.81
Tax Collector Interest	\$142.31	\$35.58
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,520.37	\$2,413.64 <i>TC</i>
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.36	\$6.84 <i>OCF</i>
Total Clerk	\$483.36	\$462.84 <i>OCF</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,080.73	\$2,893.48
	Repayment Overpayment Refund Amount	\$187.25

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 000799

Redeemed Date 5/5/2023

Name AMBER HUNTON 330 CAIN ST PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$483.36	\$2,556.48
Due Tax Collector = TAXDEED	\$2,520.37	
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
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 023614000 Certificate Number: 000799 of 2021

Payor: AMBER HUNTON 330 CAIN ST PENSACOLA, FL 32514 Date 5/5/2023

Clerk's Check #	1	Clerk's Total	\$483.36	\$2,520.37
Tax Collector Check #	1	Tax Collector's Total	\$2,520.37	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<u>\$3,080.73</u>	<u>\$2,573.48</u>

PAM CHILDERS
Clerk of the Circuit Court $\frac{+ 90.07 \text{ card fee}}{\$2,663.55}$

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>

Recorded in Public Records 3/9/2023 9:49 AM OR Book 8941 Page 964,
Instrument #2023018405, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 12/6/2022 3:32 PM OR Book 8900 Page 45,
Instrument #2022116711, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 162256629 E-Filed 12/02/2022 10:41:45 AM

IN THE COUNTY COURT OF THE 1ST JUDICIAL
CIRCUIT IN AND FOR ESCAMBIACOUNTY, FLORIDA

WELLS FARGO BANK, N.A.

Plaintiff,
vs.

AMBER D HUNTON

Defendant(s)

CASE NO.: 2021 CC 005900

FINAL SUMMARY JUDGMENT

THIS MATTER came before the Court on November 10, 2022, on PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT AND ATTORNEY'S FEES, and having heard argument of Plaintiff's counsel and having Defendant failed to appear after being properly noticed it is hereby:

Ordered and Adjudged as follows:

1. Plaintiff's Motion for Summary Judgment is **GRANTED**.
2. That Plaintiff filed a sufficient affidavit substantiating liability and damages.
3. That no genuine issue of material fact exists and Plaintiff is entitled to judgment as a matter of law.
4. That the Plaintiff, WELLS FARGO BANK, N.A., 7000 VISTA DRIVE, WEST DES MOINES IA 50266, hereby recovers from the Defendant, AMBER D HUNTON[SSN: ***-
[REDACTED] the principal sum of \$12,005.20, pre-judgment court costs in the amount of \$750.00 reasonable attorneys' fees in the amount of \$362.00, making a total amount of \$13,117.20 for which let execution issue.

DONE AND ORDERED at ESCAMBIA County, Florida.

Barry E. Dickson
eSigned by COUNTY COURT JUDGE BARRY EARL DICKSON JR. in 2021 CC 005900
on 12/02/2022 09:34:00 2P MDT

COUNTY COURT JUDGE

Copies furnished to:

NADERPOUR & ASSOCIATES, P.A., 1000 W. McNab Road, Third Floor, Pompano Beach, FL 33069
Primary Service Email Address: eservice1@naderpourlaw.com
AMBER D HUNTON, 330 CAIN AVE, PENSACOLA FL 32514-5845

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <i>[Signature]</i>	D.C.
DATE: <i>3/9/2023</i>	

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers 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 Ordinance 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 a 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: Cain Street

Legal Address of Property: 330 Cain Street, Pensacola, FL 32534

The County (xx) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534

AS TO SELLER (S):

QHR
Quida H. Richards
Quida H. Richards

Witness to Seller(s):

A. Sharp
S. Sharp
Mary M. Padgett
Mary M. Padgett

AS TO BUYER (S):

A. Hunton
Amber Hunton

Witness to Buyer(s):

A. Sharp
S. Sharp
J. Connell

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

18150
413.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number: 211S30-2101-005-012
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20 day of November, 2012 by Quida H. Richard, Single whose post office address is 1482 Towhee Canyon Drive, Cantonment, FL 32533 herein called the grantor, to Amber Hunton, whose post office address is 330 Cain St., Pensacola, FL 32534, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Commencing at the Southeast corner of Lot 12, subdivision of Section 21, Township 1 South, Range 30 West, Escambia County, Florida, which lies East of the L. & N. Railroad right-of-way; thence North along the East line of said Lot for 150 feet; thence left 90 degrees for 390 feet to the point of beginning; thence continue along the same line for 84.72 feet; thence 90 degrees right for 180 feet to the North line of Lot 12; thence 90 degrees right along the North line of Lot 12 for 84.72 feet; thence 90 degrees right for 180 feet to point of beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

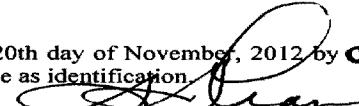

Witness #1 Signature
S. Sharp
Witness #1 Printed Name


Quida H. Richards


Witness #2 Signature
MARY M. PADGETT
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of November, 2012 by Quida H. Richards, who is personally known to me or has produced a current driver license as identification.


Notary Public

Printed Notary Name
My Commission Expires:


S. SHARP
MY COMMISSION # EE 223243
EXPIRES: August 7, 2016
Bonded Thru Budget Notary Services

PROPERTY INFORMATION REPORT

May 25, 2023
Tax Account #:02-3614-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF LT 12 N ALG E LI 150 FT 90 DEG LEFT 390 FT FOR POB CONT 84 72/100 FT
90 DEG RT 180 FT TO N LI OF LT 90 DEG RT ALG N LI 84 72/100 FT 90 DEG RT 180 FT TO POB
S/D E OF RR PLAT DB 2 P 90 OR 6943 P 1013**

SECTION 17, TOWNSHIP 2 S, RANGE 30

TAX ACCOUNT NUMBER 02-3614-000()

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. ABOVE LEGAL DOES NOT APPEAR TO LESS OUT ANY
PORTION WITHIN THE ROAD RIGHT OF WAY.**

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: AUG 2, 2023
TAX ACCOUNT #: 02-3614-000
CERTIFICATE #: 2021-799

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 2022 tax year.

AMBER HUNTON
330 CAIN ST
PESNACOLA, FL 32514 **WELLS FARGO BANK, N.A.**
7000 VISTA DRIVE
WEST DES MOINES, IA 50266

Certified and delivered to Escambia County Tax Collector, this 23rd day of May, 2023.

PERDIDO TITLE & ABSTRACT, INC.

Macmillan

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**

May 25, 2023
Tax Account #: **02-3614-000**

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

By Virtue of Warranty Deed recorded 12/4/2012 in OR 6943/1013

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 Wells Fargo Bank, N.A. filed 3/9/23 OR 8941/964**
4. Taxes:

Taxes for the year(s) 2020-2023 are delinquent.

Tax Account #: 02-3614-000

Assessed Value: \$71,726.00

Exemptions: HOMESTEAD

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

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

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



PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-3614-000 CERTIFICATE #: 2021-799

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: May 09, 2003 to and including May 09, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: May 25, 2023