

## **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

0224-51

+\$6.25

Part 1: Tax Deed	Application	Information					0229-51	
Applicant Name Applicant Address	ELEVENTH TALENT, LLC				Application date		Apr 25, 2023	
Property description  MICHAUD JEFFREY R & MICHAUD SHANNON P 213 NORWICH DR		HANNON P	₹&		Certificate #		2021 / 1145	
	GULF BREEZE, FL 32561 417 SCHUBERT DR 03-2184-000 BEG 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN (Full legal attached.)			Date certificate issued		06/01 <i>/</i> 2021		
Part 2: Certificat	es Owned by	y Applicant an	d Filed w	ith Tax Deed	Appl	ication		
Column 1 Certificate Numbe		Column 2 f Certificate Sale	1	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/1145	0	6/01/2021		1,389.99	69.50		1,459.49	
		· · · · · · · · · · · · · · · · · · ·				→Part 2: Total*	1,459.49	
Part 3: Other Ce	rtiticates Red	deemed by Ap	plicant (C	ther than Co	unty)	1		
Column 1 Certificate Number	Column Date of Oti Certificate S	her Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's F	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2022/1254	06/01/202	22	1,535.37	37		76.77	1,618.39	
						Part 3: Total*	1,618.39	
Part 4: Tax Colle	ector Certifie	ed Amounts (L	ines 1-7)					
Cost of all cert	ificates in appli	icant's possession	on and othe			ed by applicant of Parts 2 + 3 above)	3,077.88	
2. Delinquent tax	es paid by the	applicant					0.00	
3. Current taxes paid by the applicant							0.00	
4. Property inform	nation report fe	e					200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collec	tor under s.197.	542, F.S. (s	ee Tax Collecto	r Inst	uctions, page 2)	0.00	
7.					То	tal Paid (Lines 1-6)	3,452.88	
I certify the above in have been paid, and					/ infor	mation report fee, ar	nd tax collector's fees	
- Onn	ilor n	Paned	<del>// )</del>			Escambia, Florid	a	
Sign here:	tyre, Tax Collecto	r or Designee	1/_			Date <u>June 15th, 2</u>	2023	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 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.	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 I	Date of sale 02/07/2024  Signature, Clerk of Court or Designee

### INSTRUCTIONS

### 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 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY 90 FT TO POB OR 7265 P 1687

### APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300247

To: Tax Collecto	or of	ESCAMBIA COUNTY	, Florida		
Ι,					
<b>ELEVENTH TALE</b>	ENT, LLC	;			
PO BOX 769					
PALM CITY, FL	34991,				
hold the listed ta	x certific	ate and hereby surrender	the same to the Ta	ax Collector and make tax deed application thereo	n:

Account Number	Certificate No.	Date	Legal Description
03-2184-000	2021/1145	06-01-2021	BEG 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY 90 FT TO POB OR 7265 P 1687

### 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.

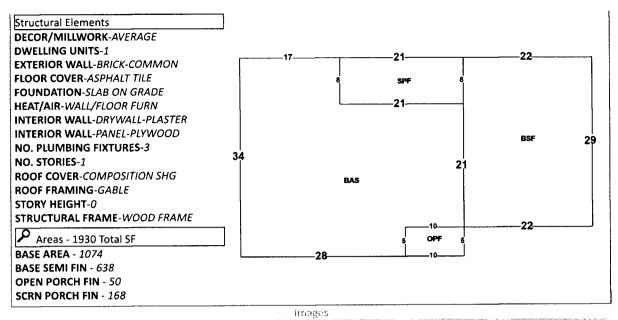
Electronic signature on file	
ELEVENTH TALENT, LLC	
PO BOX 769	
PALM CITY, FL 34991	
	<u>04-25-2023</u>
	Application Date
Applicant's signature	

**Real Estate Search** 

**Tangible Property Search** 

Sale List

Nav. Mode	Account O Parcel ID		<b>1</b>		Printer Frie	ndly Version
General Informa	ation		Assessments		······································	
Parcel ID:	3015306507000016		Year Land	lmprv	Total	Cap Val
Account:	032184000		2022 \$23,275	\$84,868	\$108,143	\$98,981
Owners:	MICHAUD JEFFREY R MICHAUD SHANNON		2021 \$23,275 2020 \$23,275	\$66,820 \$58,528	\$90,095 \$81,803	\$89,983 \$81,803
Mail: 213 NORWICH DR GULF BREEZE, FL 32561			*** (1) ** 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Disclaime		
Situs:	417 SCHUBERT DR 32	504		Discianii		
Use Code:	SINGLE FAMILY RESID	P		Tax Estima	tor	
Taxing Authority:	COUNTY MSTU		File for New	Homestead	Exemption (	Online
Tax Inquiry:	Open Tax Inquiry Wir	ndow				
Tax Inquiry link Escambia Count	courtesy of Scott Lunsfor y Tax Collector	C C RESERVED TO C C				
Sales Data		· · · · · · · · · · · · · · · · · · ·	2022 Certified Roll	Exemptions	Name of the second	
Sale Date B	ook Page Value Typ	e (New Window)	None			
12/01/2014 7	265 1687 \$100 WD		Legal Description	— xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	No. of the last of	
08/1979 1	381 634 \$16,500 WD		BEG 809 45/100 FT			
01/1970 5	513 143 \$2,000 WD	<b>—</b>	LI OF SEC 1419 7/10 SEC TO LEFT	) FI FOR POB N	LY 90 DEG 14	IVIIN 30
·	506 304 \$5,500 WD	_				
-	Inquiry courtesy of Pam	-~	Extra Features	<del></del>		=
Escambia Count Comptroller	ty Clerk of the Circuit Co	urt and	None			
Parcel Informat	ion		<u></u>		Launch Inte	ractive Ma
Approx. Acreage: 0.6698  Coned:	191		100		167	90
Evacuation & Flood nformation Open Report	90 View Florida Departme		I RO	ata	5	.3
1.0	·	· · · · · · · · · · · · · · · · · · ·	<del></del>			
		Ro Ro	ildings			



4/23/2019 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:06/15/2023 (tc.6366)

Pam Childers CLERK OF THE CIRCUIT COURT **ESCAMBIA COUNTY FLORIDA** INST# 2023048588 6/15/2023 4:19 PM OFF REC BK: 8995 PG: 126 Doc Type: TDN

### NOTICE OF APPLICATION FUR LAA DEED

NOTICE IS HEREBY GIVEN, That ELEVENTH TALENT LLC holder of Tax Certificate No. 01145, 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 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY 90 FT TO POB OR 7265 P 1687

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032184000 (0224-51)

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

### JEFFREY R MICHAUD and SHANNON P MICHAUD

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 February, which is the 7th day of February 2024.

Dated this 15th day of June 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 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: 032184000 Certificate Number: 001145 of 2021

Payor: JEFFREY R MICHAUD 213 NORWICH DR GULF BREEZE, FL 32561 Date 8/8/2023

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total

\$524.40

Tax Collector's Total

\$3,977.06

Postage

\$60.00

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

\$7.00

Total Received

\$4,578.46

\$3,846.60

PAM CHILDERS
Clerk of the Circuit Court

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 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 001145

Redeemed Date 8/8/2023

Name JEFFREY R MICHAUD 213 NORWICH DR GULF BREEZE, FL 32561

Clerk's Total = TAXDEED \$524.40

Due Tax Collector = TAXDEED \$3,977.06

Postage = TD2 \$60.00

ResearcherCopies = TD6 \$0.00

Release TDA Notice (Recording) = RECORD2 \$10.00

Release TDA Notice (Prep Fee) = TD4 \$7.00

• For Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

**FINANCIAL SUMMARY** 

No Information Available - See Dockets



# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# Tax Deed - Redemption Calculator Account: 032184000 Certificate Number: 001145 of 2021

Redemption Yes <b>∨</b>	Application Date 4/25/2023	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/7/2024	Redemption Date 8/31/2023
Months	10	4
Tax Collector	\$3,452.88	\$3,452.88
Tax Collector Interest	\$517.93	\$207.17
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,977.06	\$3,666.30 — TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$68.40	\$27.36
Total Clerk	\$524.40	\$483.36 - CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$4,578.46	\$4,166.66
	Repayment Overpayment Refund Amount	\$411.80

Amount

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023063590 8/8/2023 3:44 PM
OFF REC BK: 9021 PG: 319 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 8995, Page 126, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01145, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 032184000 (0224-51)

**DESCRIPTION OF PROPERTY:** 

BEG 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY 90 FT TO POB OR 7265 P 1687

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: JEFFREY R MICHAUD and SHANNON P MICHAUD

Dated this 8th day of August 2023.

COMPTROLLER

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



### PROPERTY INFORMATION REPORT

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

SCOTT LUNSFO	RD, ESCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT	#: <b>03-2184-000</b>	CERTIFICATE #:	2021-11	45
REPORT IS LIMI	NOT TITLE INSURANCE. TH TED TO THE PERSON(S) EXP REPORT AS THE RECIPIENT(	RESSLY IDENTIFIED BY	NAME IN THE	E PROPERTY
listing of the owne tax information and encumbrances reco title to said land as	rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open orded in the Official Record Book listed on page 2 herein. It is the ed. If a copy of any document listely.	ed herein together with curr or unsatisfied leases, mortg ks of Escambia County, Flo responsibility of the party	ent and delinquer gages, judgments orida that appear t named above to v	nt ad valorem and o encumber the verify receipt of
and mineral or any encroachments, ov	<b>oject to:</b> Current year taxes; taxes subsurface rights of any kind or erlaps, boundary line disputes, and ion of the premises.	nature; easements, restricti	ons and covenant	ts of record;
	not insure or guarantee the validit insurance policy, an opinion of tit			
Use of the term "R	eport" herein refers to the Proper	ty Information Report and	the documents at	tached hereto.
Period Searched:	October 30, 2003 to and include	ding October 30, 2023	Abstractor:	Pam Alvarez
BY				

Michael A. Campbell, As President

Dated: November 20, 2023

Malphel

THE ATTACHED REPORT IS ISSUED TO:

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

November 20, 2023

Tax Account #: 03-2184-000

- 1. The Grantee(s) of the last deed(s) of record is/are: **JEFFREY R MICHAUD AND SHANNON P MICHAUD** 
  - By Virtue of Warranty Deed recorded 12/1/2014 in OR 7265/1687
- 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. Notice of Lien in favor of Emerald Coast Utilites Authority recorded 3/2/2021 OR 8475/737
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 03-2184-000 Assessed Value: \$108,879.00

**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.

### 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

**CERTIFICATE #:** 

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 7, 2024

TAX ACCOUNT #: 03-2184-000

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.

JEFFREY R MICHAUD AND SHANNON P MICHAUD 417 SCHUBERT DR PENSACOLA, FL 32504

Milalphil

JEFFREY R MICHAUD AND SHANNON P MICHAUD 213 NORWICH DR GULF BREEZE, FL 32561

2021-1145

EMERALD COAST UTILITES AUTHORITY 9255 STURDEVANT STREET PENSACOLA, FLORIDA 32514-0311

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

November 20, 2023 Tax Account #:03-2184-000

# LEGAL DESCRIPTION EXHIBIT "A"

BEG 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY 90 FT TO POB OR 7265 P 1687

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 03-2184-000(0224-51)

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

Recorded in Public Records 12/01/2014 at 02:23 PM OR Book 7265 Page 1687, Instrument #2014089153, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

.WD12-Indv - CASSADY

Sales Price: \$0.00 Rec 18.50 Doc .70

COUNTY OF

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated December 01, 2014 by Doris Cassady a single person, whose post office address is 213 Norwich Drive Gulf Breeze, FL 32561 hereinafter called the GRANTOR, to Jeffrey R. Michaud and Shannon P. Michaud, husband and wife whose post office address is 213 Norwich Drive Gulf Breeze, FL 32561 hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Legal description is attached and made a part hereof on Exhibit "A".

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

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

IN THE PRESENCE OF THE FOLLOWING WITNESSES: STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me this December 01, 2014 by Doris Cassady a single person who is either personally known to me or who produced a driver's license as identi-

FL C230-584.22-961

**ESCAMBIA** 

Print Name:

Notar

My Commission Expires:



### EXHIBIT "A"

### PARCEL I:

A parcel of land 167 feet by 90 feet in Section 30, Township 1 South, Range 30 West, described as follows: From a point on the west line of said Section 30 at a point 809.45 feet north of the southwest corner of said Section, thence easterly parallel to the south line of said Section a distance of 1329.7 feet for point of beginning, thence northerly at an angle of 90°14'30" to the left 167 feet; thems easterly parallel to the south line of said Section a distance of 90 feet, thence southerly at an angle of 89°45'30" to the right a distance of 167 feet; thence westerly 90 feet to the point of beginning.

All lying and being in Escambia County, Florida

### PARCEL II:

A parcel of land in Section 30, Township 1 South, Range 30 West, described as follows: Beginning at a point on the west line of said Section 809.4% feet north of the southwest corner of said Section, thence run easterly parallel to the south line of Section 30 a distance of 1419.7 feet for the point of beginning; thence northerly at an angle of 90°14°30" to the left from the course just run a distance of 167 feet, thence run easterly parallel to the south line of said Section a distance of 90 feet, thence run southerly at an angle of 89°45'30" to the right from the course just run a distance of 167 feet, thence run westerly 90 feet to the point of beginning.

All lying and being in Escambia County, Florida.

This Instrument Was Prepared By And Is To Be Returned To: **Eunice Thomas Emerald Coast Utilities Authority** 9255 Sturdevant Street Pensacola, Florida 32514-0311

### NOTICE OF LIEN



### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
BEG 809 45/100 FT N OF SW COR OF SEC ELY PARL TO S LI OF SEC 1419 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC TO LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT WLY PARL TO S LI OF SEC 90 FT TO POB OR 506/1381 P 304/634 AND ALSO BEG AT SW COR OF SEC NLY ALG W LI OF SEC 809 45/100 FT ELY PARL TO S LI OF SEC 1329 7/10 FT FOR POB NLY 90 DEG 14 MIN 30 SEC LEFT 167 FT ELY PARL TO S LI OF SEC 90 FT SLY 89 DEG 45 MIN 30 SEC RIGHT 167 FT Customer: Jeffrey Ray Michaud

Account Number: 135040 25281

\_\_\_, together with additional unpaid utility service charges, if Amount of Lien: \$357.68 any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 02/17/20

EMERALD COAST UTILITIES AUTHORITY

STATE OF FLORIDA COUNTY OF ESCAMBIA

17th The foregoing instrument was acknowledged before me this day , 2021 , by Eunice Thomas of the Emerald

Coast Utilities Authority, who is personally known to me and who did not take an oath.

RITA HOLLEY PACE otary Public - State of Florida Commission # GG 326075 My Comm. Expires Aug 11, 2023 ded through National Notary Assn

Public -State of Florida

RWK:ls

Revised 05/31/11