

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300247

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991,

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
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

04-25-2023
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>02/07/2024</u> 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



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 25, 2023
Property description	MICHAUD JEFFREY R & MICHAUD SHANNON P 213 NORWICH DR 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.)	Certificate #	2021 / 1145
		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)
# 2021/1145	06/01/2021	1,389.99	69.50	1,459.49
→ Part 2: Total*				1,459.49

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)
# 2022/1254	06/01/2022	1,535.37	6.25	76.77	1,618.39
Part 3: Total*					1,618.39

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)	3,077.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,452.88

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: <u><i>Jennifer N. Cassidy</i></u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>June 15th, 2023</u>

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

+ \$6.25



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

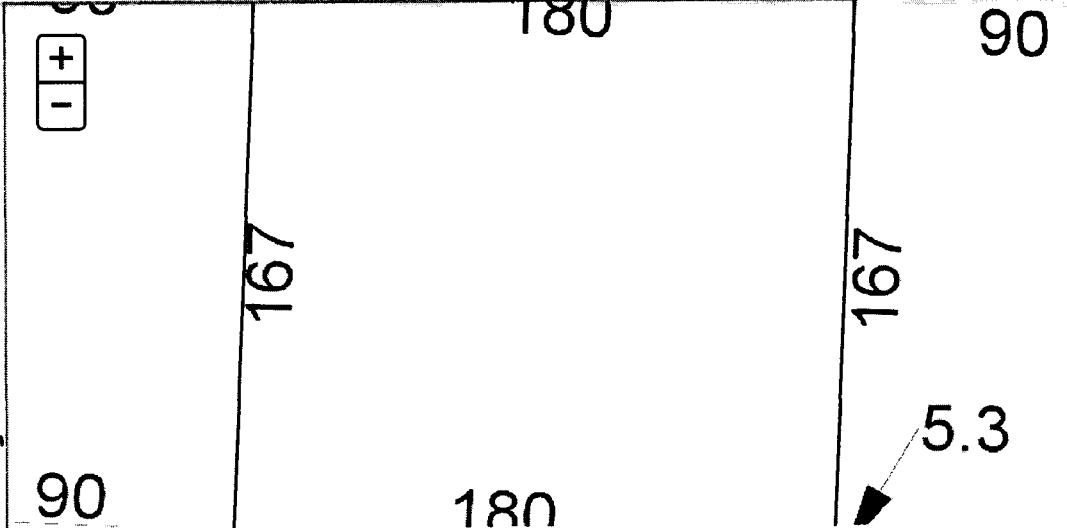


Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	3015306507000016	Year	Land	Imprv	Total	Cap Val
Account:	032184000	2022	\$23,275	\$84,868	\$108,143	\$98,981
Owners:	MICHAUD JEFFREY R & MICHAUD SHANNON P	2021	\$23,275	\$66,820	\$90,095	\$89,983
Mail:	213 NORWICH DR GULF BREEZE, FL 32561	2020	\$23,275	\$58,528	\$81,803	\$81,803
Situs:	417 SCHUBERT DR 32504	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	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	
12/01/2014	7265	1687	\$100	WD		Legal Description 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...	
08/1979	1381	634	\$16,500	WD			
01/1970	513	143	\$2,000	WD			
01/1970	506	304	\$5,500	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

Parcel Information		Launch Interactive Map	
Section	<div><div>+</div><div>-</div></div>		
Map Id:			
<u>30-15-30-2</u>			
Approx. Acreage:			
0.6698			
Zoned:			
HC/LI			
HC/LI			
Evacuation & Flood Information			
<u>Open Report</u>			
 View Florida Department of Environmental Protection (DEP) Data			

Buildings

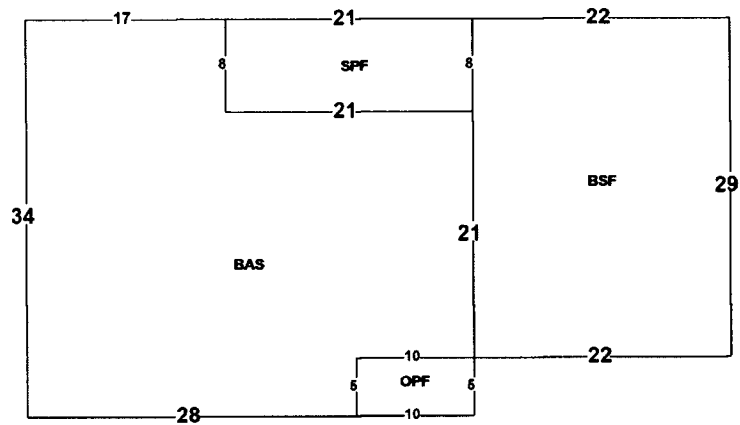
Address: 417 SCHUBERT DR, Year Built: 1957, Effective Year: 1957, PA Building ID#: 58152

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1930 Total SF

BASE AREA - 1074
BASE SEMI FIN - 638
OPEN PORCH FIN - 50
SCRN PORCH FIN - 168



Images



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 (cc. 6355)

NOTICE OF APPLICATION FOR TAX 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)

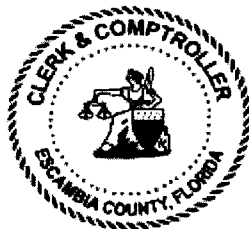
The assessment of the said property under the said certificate issued was in the name of

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**

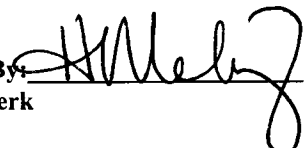
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**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	Clerk's Total	\$524.40
Tax Collector Check #	1	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
			\$3,846.64

**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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**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

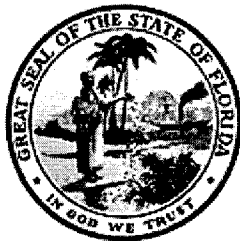
Clerk's Total = TAXDEED	\$524.40
Due Tax Collector = TAXDEED	\$3,977.06
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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 ▼	Application Date	4/25/2023	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment ACTUAL	
		ESTIMATED			
		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	

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.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2184-000 CERTIFICATE #: 2021-1145

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: October 30, 2003 to and including October 30, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 20, 2023

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE:	FEB 7, 2024
TAX ACCOUNT #:	03-2184-000
CERTIFICATE #:	2021-1145

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 type="checkbox"/>	<input checked="" 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.

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

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

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)

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

.WDQ2-Indv - CASSADY

Sales Price: \$0.00

Rec 18.50

Doc .70

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.

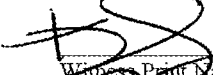

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

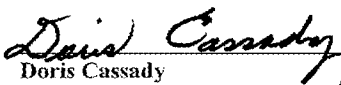
TO HAVE AND TO HOLD, the same in fee simple forever.

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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

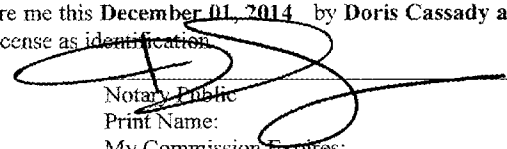
 Karen S. McClammy
Witness Print Name:
 Barbara Moseley
Witness Print Name:


Doris Cassady

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

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 identification.

(SEAL) **FL C230-584.22-961**


Notary Public
Print Name:
My Commission Expires:

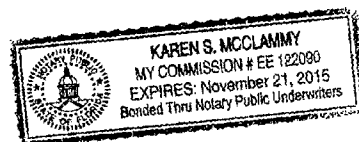


EXHIBIT "A"

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 $90^{\circ}14'30''$ to the left 167 feet; thence easterly parallel to the south line of said Section a distance of 90 feet, thence southerly at an angle of $89^{\circ}45'30''$ 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

and

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 809.45 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 $90^{\circ}14'30''$ 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 $89^{\circ}45'30''$ 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 UTILITIES 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 WLY 22 FT TO POB OR 7065 P 1687
Customer: Jeffrey Ray Michaud

Account Number: 135040 25281

Amount of Lien: \$357.68, together with additional unpaid utility service charges, if 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.

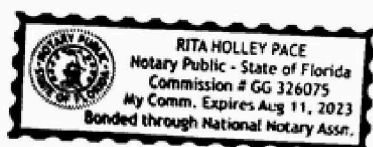
Dated: 02/17/20

EMERALD COAST UTILITIES AUTHORITY

BY: Eunice Thomas

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of February, 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
Notary Public - State of Florida

RWK:ls
Revised 05/31/11