

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300075

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
05-5685-000	2021/2226	06-01-2021	LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017

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. <b>Total Paid (Lines 8-13)</b>	
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>10/04/2023</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

1023.01

## 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	DANNELLY JAMES W JR EST OF 5 S DAKOTA ST PENSACOLA, FL 32505 5 S DAKOTA ST 05-5685-000 LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017	Certificate #	2021 / 2226
		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)
# 2021/2226	06/01/2021	794.82	39.74	834.56
→ Part 2: Total*				834.56

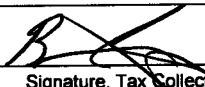
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/2431	06/01/2022	900.18	6.25	45.01	951.44
Part 3: Total*					951.44

## 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)	1,786.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	910.01
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)	3,071.01

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:  Escambia, Florida  
Date May 1st, 2023

Signature, Tax Collector or Designee

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:	152S306200004001																									
Account:	055685000																									
Owners:	DANNELLY JAMES W JR EST OF																									
Mail:	5 S DAKOTA ST PENSACOLA, FL 32505																									
Situs:	5 S DAKOTA ST 32505																									
Use Code:	SINGLE FAMILY RESID 🔑																									
Taxing Authority:	COUNTY MSTU																									
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>																									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector																										
<table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2022</td><td>\$8,000</td><td>\$63,306</td><td>\$71,306</td><td>\$43,094</td></tr><tr><td>2021</td><td>\$8,000</td><td>\$48,153</td><td>\$56,153</td><td>\$39,177</td></tr><tr><td>2020</td><td>\$4,500</td><td>\$38,479</td><td>\$42,979</td><td>\$35,616</td></tr></table>							Year	Land	Imprv	Total	Cap Val	2022	\$8,000	\$63,306	\$71,306	\$43,094	2021	\$8,000	\$48,153	\$56,153	\$39,177	2020	\$4,500	\$38,479	\$42,979	\$35,616
Year	Land	Imprv	Total	Cap Val																						
2022	\$8,000	\$63,306	\$71,306	\$43,094																						
2021	\$8,000	\$48,153	\$56,153	\$39,177																						
2020	\$4,500	\$38,479	\$42,979	\$35,616																						
Disclaimer																										
Tax Estimator																										
File for New Homestead Exemption Online																										

Sales Data						2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
05/2005	5679	1017	\$60,000	WD		Legal Description LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017
08/2003	5224	1607	\$34,000	WD		
05/2003	5143	445	\$100	CT		
04/2001	4689	368	\$67,200	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
<p><b>Section Map Id:</b> 15-2S-30-2</p> <p><b>Approx. Acreage:</b> 0.1856</p> <p><b>Zoned:</b>  MDR</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p> <p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	
<p><b>Buildings</b></p> <p>Address: 5 S DAKOTA ST, Year Built: 1955, Effective Year: 1965, PA Building ID#: 77778</p>	

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

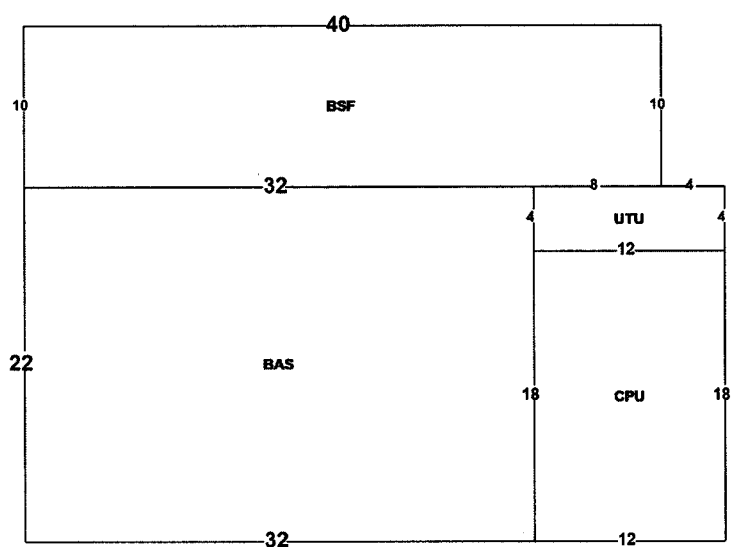
Areas - 1368 Total SF

BASE AREA - 704

BASE SEMI FIN - 400

CARPORT UNF - 216

UTILITY UNF - 48



Images



4/15/2003 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:05/03/2023 {tc.1524}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02226**, 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:

**LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 055685000 (1023-01)**

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

**EST OF JAMES W DANNELLY JR**

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 October, which is the **4th day of October 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  
INST# 2023035877 5/5/2023 11:21 AM  
OFF REC BK: 8973 PG: 9 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 8973, Page 7, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02226, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 055685000 (1023-01)

DESCRIPTION OF PROPERTY:

LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF JAMES W DANNELLY JR

Dated this 5th day of May 2023.



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: 055685000 Certificate Number: 002226 of 2021

Redemption	Yes ▼	Application Date	4/17/2023	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment ACTUAL	
		ESTIMATED			
		Auction Date	10/4/2023	Redemption Date	5/5/2023 
Months		6		1	
Tax Collector		\$3,071.01		\$3,071.01	
Tax Collector Interest		\$276.39		\$46.07	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$3,353.65		\$3,123.33	- 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		\$41.04		\$6.84	
Total Clerk		\$497.04		\$462.84	- 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		\$3,927.69		\$3,603.17	
		Repayment Overpayment Refund Amount		\$324.52	

**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 002226**

**Redeemed Date 5/5/2023**

**Name DANA BAKER 5 S DAKOTA ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$497.04
Due Tax Collector = TAXDEED	\$3,353.65
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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
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 PROBATE  
 TRAFFIC



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

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

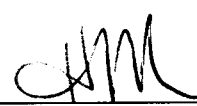
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 055685000 Certificate Number: 002226 of 2021**

**Payor: DANA BAKER 5 S DAKOTA ST PENSACOLA, FL 32505 Date 5/5/2023**

Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$3,353.65
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<u>\$3,927.69</u>
			<b>\$3283.17</b>

**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>**



**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 #: 05-5685-000 CERTIFICATE #: 2021-2226

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 23, 2003 to and including June 23, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: June 26, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

June 26, 2023

Tax Account #: **05-5685-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES W. DANNELLY, JR.**

**By Virtue of Warranty Deed recorded 7/13/2005 in OR 5679/1017**

**ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FILED IN ESCAMBIA COUNTY FOR JAMES W. DANNELLY, JR.**

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. **Lien in favor of Emerald Coast Utilities Authority recorded 08/11/2006 – OR 5970/441**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 05-5685-000**

**Assessed Value: \$43,094.00**

**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:** OCT 4, 2023

**TAX ACCOUNT #:** 05-5685-000

**CERTIFICATE #:** 2021-2226

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.

**JAMES W DANNELLY JR**  
**ESTATE OF JAMES W DANNELLY JR**  
**5 S DAKOTA ST**  
**PENSACOLA, FL 32505**

**EMERALD COAST UTILITIES AUTHORITY**  
**9255 STURDEVANT ST**  
**PENSACOLA, FL 32514-0311**

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> 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**

**June 26, 2023**

**Tax Account #:05-5685-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-5685-000(1023-01)**

Prepared by & Return to:  
Michelle Kever  
Security First Title Partners of Pensacola, Ltd  
1331 Creighton Road, Suite C  
Pensacola, Florida 32504

File Number: **PES05231**

### General Warranty Deed

Made this May 31, 2005 A.D. by **John E. Muse, a married man**, whose address is: 8159 Dartmoor Drive, Huntington Beach, CA 92646, hereinafter called the grantor, to **James W. Dannelly, Jr., a single man**, whose post office address is: 5 South Dakota Street, Pensacola, FL 32505, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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 4, Block A, FIRST ADDITION TO OAKCREST, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 3, Page 44 of the Public Records of said County.

Parcel ID Number: **15-2S-30-6200-004-001**

**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.

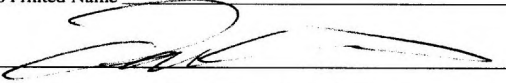
**\*\*\*SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR\*\*\***

**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; that the grantor hereby fully 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, 2004.

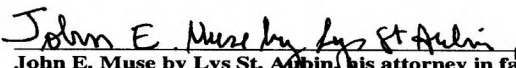
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name **Michelle Kever**

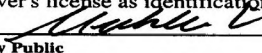
  
\_\_\_\_\_  
Witness Printed Name **DENNIS G. NICHOLAS**

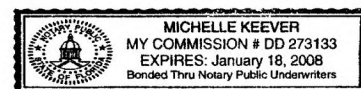
State of Florida  
County of Escambia

  
\_\_\_\_\_  
**John E. Muse by Lys St. Aubin, his attorney in fact** (Seal)  
Address: 8159 Dartmoor Drive, Huntington Beach, CA 92646  
*his attorney in fact.*  
\_\_\_\_\_  
(Seal)

Address:

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by Lys St. Aubin as attorney in fact for John E. Muse, a married man, who is/are personally known to me or who has produced a driver's license as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_



This Instrument Was Prepared  
By And Is To Be Returned To:  
TIFFANIE FRANKLIN  
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:

Legal Description
LOT 4 BLK A 1ST ADDN TO OAKCREST PB 3 P 44 OR 5679 P 1017

Customer: JAMES W DANNELLY JR

Account Number: 264252-51714

Amount of Lien: \$ 627.67, 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.

Provided, however, that if the above-named customer has conveyed said property by means of a 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: 8-11-06

Emerald Coast Utilities Authority

By: Tiffanie Franklin

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11TH day of  
AUGUST, 20 06, by TIFFANIE FRANKLIN

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



SUZANNE COFFEY  
My Comm. Exp. Dec. 17, 2008  
I.D.# 103688 DD# 492341  
☒ Personally Known ( ) Other I.D.

[NOTARY SEAL]

Revised 10/05  
RWK:ls

Suzanne Coffey  
Notary Public - State of Florida