

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300167

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 |
|----------------|-----------------|------------|---|
| 06-1462-000 | 2021/2426 | 06-01-2021 | S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R 30 |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-17-2023
Application Date

Applicant's signature

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|-----------|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | 15,970.00 |
| 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 + 1250

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

1023.03

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 | EVANS JARED YARBROUGH MICHELLE R 2206 N U ST PENSACOLA, FL 32505 2206 N U ST 06-1462-000 S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R 30 | Certificate # | 2021 / 2426 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/2426 | 06/01/2021 | 250.92 | 12.55 | 263.47 |
| # 2022/2623 | 06/01/2022 | 258.86 | 12.94 | 271.80 |
| →Part 2: Total* | | | | 535.27 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |

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) | 535.27 |
| 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) | 910.27 |

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

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

Buildings

Address: 2206 N U ST, Year Built: 1956, Effective Year: 1956, PA Building ID#: 79137

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-HARDWOOD/PARQET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-ROLLED ROOFING

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 1840 Total SF

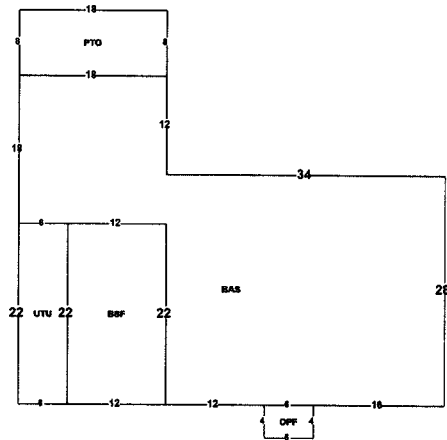
BASE AREA - 1276

BASE SEMI FIN - 264

OPEN PORCH FIN - 24

PATIO - 144

UTILITY UNF - 132



Images



1/6/2023 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.1568)



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: | 172S301300002051 | Year | Land | Imprv | Total | Cap Val |
| Account: | 061462000 | 2022 | \$4,927 | \$68,782 | \$73,709 | \$31,940 |
| Owners: | EVANS JARED YARBROUGH MICHELLE R | 2021 | \$4,927 | \$54,155 | \$59,082 | \$31,010 |
| Mail: | 2206 N U ST PENSACOLA, FL 32505 | 2020 | \$4,927 | \$47,435 | \$52,362 | \$30,582 |
| Situs: | 2206 N U ST 32505 | 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) | HOMESTEAD EXEMPTION | |
| 05/05/2017 | 7708 | 1316 | \$25,000 | WD | | | |
| 12/30/2008 | 6414 | 376 | \$14,900 | WD | | | |
| 03/13/2008 | 6305 | 1284 | \$100 | CT | | | |
| 01/1972 | 600 | 475 | \$10,000 | WD | | | |
| 01/1968 | 386 | 637 | \$10,590 | WD | | | |
| 01/1967 | 336 | 213 | \$300 | WD | | | |
| Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Legal Description | |
| | | | | | | S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R 30 | |
| | | | | | | Extra Features | |
| | | | | | | FRAME BUILDING | |

| Parcel Information | | Launch Interactive Map | |
|---|--|---|--|
| Section | | | |
| Map Id: | | | |
| 17-2S-30-2 | | | |
| Approx. Acreage: | | | |
| 0.1616 | | | |
| Zoned: | | | |
| HC/LI | | | |
| Evacuation & Flood Information | | | |
| Open Report | | | |
| | | View Florida Department of Environmental Protection(DEP) Data | |

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02426**, 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:

S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R 30

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061462000 (1023-03)

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

JARED EVANS and MICHELLE R YARBROUGH

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

Tax Deed - Redemption Calculator

Account: 061462000 Certificate Number: 002426 of 2021

Redemption Application Date Interest Rate

| | | |
|-----------------------------------|---|--|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date <input type="text" value="10/4/2023"/> | Redemption Date <input type="text" value="5/26/2023"/>  |
| Months | 6 | 1 |
| Tax Collector | <input type="text" value="\$910.27"/> | <input type="text" value="\$910.27"/> |
| Tax Collector Interest | \$81.92 | \$13.65 |
| Tax Collector Fee | <input type="text" value="\$12.50"/> | <input type="text" value="\$12.50"/> |
| Total Tax Collector | \$1,004.69 | \$936.42 <i>TK</i> |
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$119.00"/> | <input type="text" value="\$119.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$41.04 | \$6.84 |
| Total Clerk | \$497.04 | \$462.84 <i>CH</i> |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$60.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$1,578.73 | \$1,416.26 |
| | Repayment Overpayment Refund Amount | \$162.47 |
| Book/Page | <input type="text" value="8973"/> | <input type="text" value="1035"/> |

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 002426

Redeemed Date 5/26/2023

Name JARED EVANS AND MICHELLE R YARBROUGH 2206 N U ST PENSACOLA, FL 32505

| | | |
|--|------------|-----------------------|
| Clerk's Total = TAXDEED | \$497.04 | \$1,079.26 |
| Due Tax Collector = TAXDEED | \$1,004.69 | |
| 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
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

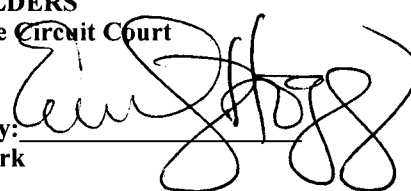
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 061462000 Certificate Number: 002426 of 2021**

**Payor: JARED EVANS AND MICHELLE R YARBROUGH 2206 N U ST PENSACOLA, FL 32505
Date 5/26/2023**

| | | | |
|-----------------------|---------|-----------------------|-----------------------|
| Clerk's Check # | 3042208 | Clerk's Total | \$497.04 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,004.69 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$1,578.73 |

\$1,096.26

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8973, Page 1035, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02426, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 061462000 (1023-03)

DESCRIPTION OF PROPERTY:

S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R
30

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JARED EVANS and MICHELLE R YARBROUGH

Dated this 26th day of May 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 #: 06-1462-000 CERTIFICATE #: 2021-2426

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 29, 2003 to and including June 29, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: July 5, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 5, 2023

Tax Account #: **06-1462-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JARED EVANS AND MICHELLE R YARBROUGH**

By Virtue of Warranty Deed recorded 5/8/2017 in OR 7708/1316

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 Escambia County recorded 1/3/2008 OR 6270/1228

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 06-1462-000

Assessed Value: \$31,940.00

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.

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 #: 06-1462-000

CERTIFICATE #: 2021-2426

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2022</u> tax year. |

JARED EVANS AND MICHELLE R
YARBROUGH AKA MICHELLE R EVANS
2206 N U ST
PENSACOLA, FL 32505

JARED TRAMAYNE EVANS
1007 BELAIR ROAD
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 5th day of July, 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

July 5, 2023

Tax Account #:06-1462-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 76 FT OF LTS 1 TO 3 BLK 51 HAZLEHURST PLAT DB 55 P 262 OR 7708 P 1316 SEC 17/31 T 2S R
30**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1462-000(1023-03)

Recorded in Public Records 5/8/2017 2:26 PM OR Book 7708 Page 1316,
Instrument #2017034135, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$175.00

Prepared By & Return to:
Karen Way, as an employee of
Clear Title of Northwest Florida, LLC
2115 W. Nine Mile Road
Pensacola, FL 32534
File Number: PEN-17-12643
Parcel ID #: 17-2S-30-1300-002-051

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 5th day of May, 2017, by **Ann Warner, an unmarried woman** whose post office address is 208 Thomas Court, Ft Walton Beach FL 32548, hereinafter called the Grantor, to **Jared Evans, a single man and Michelle R Yarbrough, a single woman, as joint tenants with rights of survivorship**, whose post office address is 2206 N U Street, Pensacola, Florida 32505, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The South 76 feet of Lots 1, 2 and 3, in Block 51, Hazelhurst Subdivision, Albert Hazel Land Company's Subdivision of Lot 4 and parts of Lot 3 and 4 Section 31, Township 2 South, Range 30 West, as per map recorded in Deed Book 55, Page 262, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Karen Way

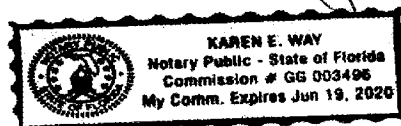
[Signature]
Ann Warner

Signature: [Signature]
Print Name: Susan Johnson

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of May, 2017, by: Ann Warner, who produced a valid driver license as identification.

Signature: [Signature]
Notary Public



**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 or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.


Name of Roadway: North U Street

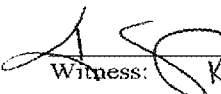
Legal Address of Property: 2206 N U Street, Pensacola, Florida 32505

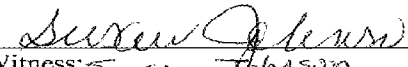
The County () has accepted (X) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC
2115 W. Nine Mile Road, Suite 15, Pensacola, Florida 32534

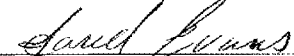
AS TO SELLER(S):

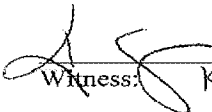

Seller: Ann Warner



Witness: KAREN WAY



Witness: Susan Johnson

AS TO BUYER(S):


Buyer: Jared Evans


Witness: KAREN WAY


Buyer: Michelle R Yarbrough


Witness: Susan Johnson

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95