

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300200

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2021
PO BOX 645040
CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-2030-000	2021/3352	06-01-2021	LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226

I agree to:

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

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

Electronic signature on file
KEYS FUNDING LLC - 2021
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</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

0823.67

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040		Application date	Apr 19, 2023	
Property description	GEORGE CHARLES E 409 YORK ST GULF BREEZE, FL 32561 312 BRYANT RD 08-2030-000 LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226		Certificate #	2021 / 3352	
			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)	
# 2021/3352	06/01/2021	1,438.14	71.91	1,510.05	
→ Part 2: Total*				1,510.05	
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)
# 2022/3601	06/01/2022	1,615.54	6.25	80.78	1,702.57
Part 3: Total*					1,702.57
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)					3,212.62
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)					3,587.62
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		
Signature, Tax Collector or Designee			Date April 26th, 2023		

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:	502S306090185010	Year	Land	Imprv	Total	Cap Val
Account:	082030000	2022	\$20,000	\$91,300	\$111,300	\$104,836
Owners:	GEORGE CHARLES E	2021	\$20,000	\$75,306	\$95,306	\$95,306
Mail:	409 YORK ST GULF BREEZE, FL 32561	2020	\$20,000	\$65,996	\$85,996	\$84,276
Situs:	312 BRYANT RD 32507	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	
07/10/2020	8333	189	\$110,000	WD		Legal Description LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226	
09/02/2010	6631	1026	\$100	QC			
03/1999	4380	1476	\$63,300	WD			
11/1987	2484	977	\$43,900	WD			
01/1985	2013	115	\$35,700	WD			
07/1980	1459	837	\$30,200	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features FRAME BUILDING	

Parcel Information	Launch Interactive Map
Section Map Id: CA226 Approx. Acreage: 0.1259 Zoned: MDR Evacuation & Flood Information Open Report	View Florida Department of Environmental Protection (DEP) Data

Buildings

Address: 312 BRYANT RD, Year Built: 1947, Effective Year: 1965, PA Building ID#: 88375

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ALUMINUM SIDING

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

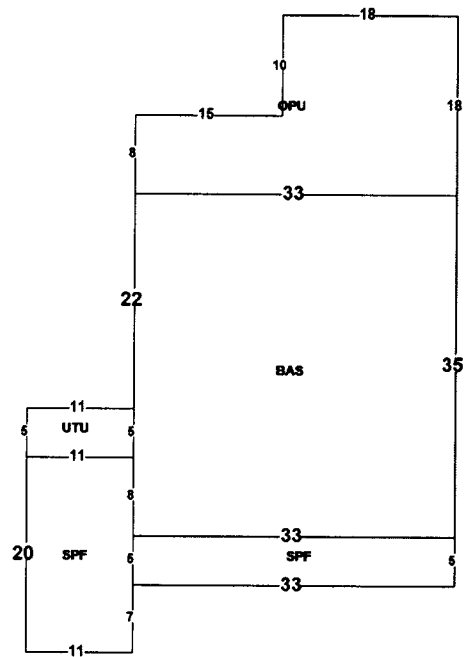
NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



 Areas - 2039 Total SF

BASE AREA - 1155

OPEN PORCH UNF - 444

SCRN PORCH FIN - 385

UTILITY UNF - 55

Images



9/14/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/27/2023 (tc.6168)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2021** holder of **Tax Certificate No. 03352**, 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:

LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 082030000 (0823-67)

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

CHARLES E GEORGE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of August, which is the **2nd** day of **August 2023**.

Dated this 5th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM 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: 082030000 Certificate Number: 003352 of 2021

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/2/2023	Redemption Date 5/31/2023
Months	4	1
Tax Collector	\$3,587.62	\$3,587.62
Tax Collector Interest	\$215.26	\$53.81
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,809.13	\$3,647.68 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	\$27.36	\$6.84
Total Clerk	\$483.36	\$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	\$4,369.49	\$4,127.52
	Repayment Overpayment Refund Amount	\$241.97

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 003352

Redeemed Date 5/31/2023

Name CHARLES E GEORGE 409 YORK ST GULF BREEZE, FL 32561

Clerk's Total = TAXDEED	\$483.36	\$3,790.52
Due Tax Collector = TAXDEED	\$3,809.13	
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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**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

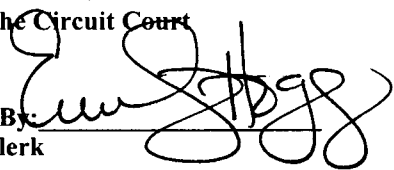
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 082030000 Certificate Number: 003352 of 2021**

Payor: CHARLES E GEORGE 409 YORK ST GULF BREEZE, FL 32561 Date 5/31/2023

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$3,809.13
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,369.49

\$3,790.52
\$3,807.52

**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 8974, Page 1677, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03352, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 082030000 (0823-67)

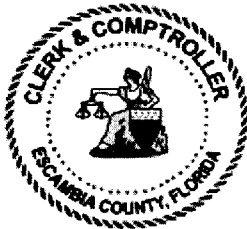
DESCRIPTION OF PROPERTY:

LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHARLES E GEORGE

Dated this 31st day of May 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 04/21/2016 at 01:00 PM OR Book 7511 Page 976,
Instrument #2016029096, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 02/19/2016 at 11:48 AM OR Book 7479 Page 1816,
Instrument #2016011824, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

MIDLAND FUNDING LLC
Plaintiff,

vs.

Case No.: 2015 SC 004076

CHARLES GEORGE
Defendants. _____ /

DEFAULT FINAL JUDGMENT

THIS ACTION came before the court, the Defendant having failed to appear at the pretrial on December 09, 2015:

IT IS ORDERED AND ADJUDGED that Plaintiff, whose address is 2365 NORTHSIDE DRIVE SUITE 300, SAN DIEGO CA 92108, recover from Defendant, CHARLES GEORGE, 211 CAROLINA DR, PENSACOLA, FL 32534 the sum of \$1,671.35 in principal plus the court costs of \$238.00, less payments of \$0.00, for a total amount due of \$1,909.35. For all of which let execution issue. Plaintiff has waived pre-judgment interest. Further, no post judgment interest shall accrue, pursuant to Plaintiff's request.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 7.343 and return it to the plaintiff's attorney. The Fact Information Sheet should NOT be filed with the court and need not be recorded in the public record.

DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this
17th day of Feb, 2016.

JUDGE

Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687
IL_FL@mcmcg.com

Defendant(s):

CHARLES GEORGE 211 CAROLINA DR PENSACOLA, FL

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

D.C.



Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Santa Rosa County. Santa Rosa COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 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 Santa Rosa 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: 312 Bryant Road, Pensacola FL 32507

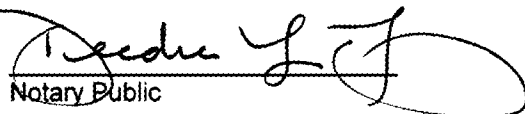
THE COUNTY (XX) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR () DIRT
(X) PAVED MAINTENANCE.



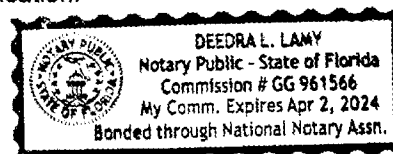
Robert S. Garth Date July 10, 2020

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by physical presence this 10th day of July, 2020 by Robert S. Garth who has produced a driver's license as identification.



Notary Public

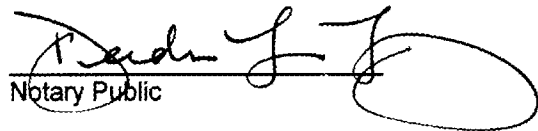




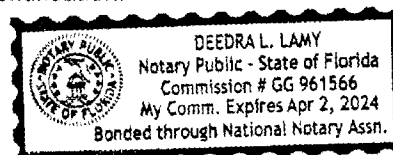
Charles E. George Date July 10, 2020

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by physical presence this 10th day of July, 2020 by Charles E. George, who has produced a driver's license as identification.



Notary Public



Prepared by and return to:
Emerald Coast Title, Inc. - Gulf Breeze Branch
83 Baybridge
Gulf Breeze, FL 32561
850-972-1100
File Number: 2020-3313

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of July, 2020 between Robert S. Garth and Kristin I. Garth, husband and wife whose post office address is 1041 Paradise Lane, Pensacola, FL 32506, grantor, and Charles E. George whose post office address is 409 York Street, Gulf Breeze, FL 32561, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 180, Block 10 Navy Point, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, as recorded in Plat Book 1 at Page 100-A, 100-B and 100-C of the Public Records of Escambia County, Florida.

Parcel Identification Number: 502S306090185010

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; 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, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

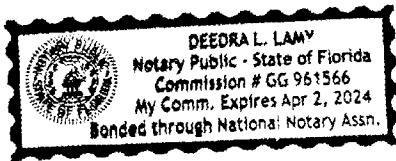
Signed, sealed and delivered in our presence:

Witness Name: Deedra L. Lamy Robert S. Garth
Witness Name: Kristin I. Garth

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 10th day of July, 2020 by Robert S. Garth and Kristin I. Garth, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Deedra L. Lamy
My Commission Expires: April 2, 2024

PROPERTY INFORMATION REPORT

May 26, 2023

Tax Account #:08-2030-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 180 BLK 10 NAVY POINT PB 1 P 100 OR 8333 P 189 CA 226

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-2030-000(0823-67)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUG 2, 2023

TAX ACCOUNT #: 08-2030-000

CERTIFICATE #: 2021-3352

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 <u>2022</u> tax year.

CHARLES E GEORGE
312 BRYANT RD
PENSACOLA, FL 32507

CHARLES E GEORGE
409 YORK ST
GULF BREEZE, FL 32561

CHARLES GEORGE
211 CAROLINA DR
PENSACOLA, FL 32534

MIDLAND FUNDING LLC
PO BOX 290335
TAMPA, FL 33687

MIDLAND FUNDING LLC
2365 NORTHSIDE DRIVE SUITE 300
SAN DIEGO, CA 92108

Certified and delivered to Escambia County Tax Collector, this 26th day of May, 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
CONTINUATION PAGE

May 26, 2023

Tax Account #: **08-2030-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES E GEORGE**

By Virtue of Warranty Deed recorded 7/16/2020 in OR 8333/189

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 Midland Funding LLC recorded 4/21/2016 OR 7511/976

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 08-2030-000

Assessed Value: \$104,836.00

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.



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 #: 08-2030-000 CERTIFICATE #: 2021-3352

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 10, 2003 to and including May 10, 2023 Abstractor: Pam Alvarez

BY

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