



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

1223.71

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HMF FL A, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 28, 2023
Property description	WILLIAMSON DANNY G 1425 ROSWELL RD MARIETTA, GA 30062 1 PORTOFINO DR 601 17-0003-010 UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON ELEMENTS & PARKING SPACES #26 & (Full legal attached.)	Certificate #	2021 / 6972
		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)
# 2021/6972	06/01/2021	6,460.16	323.01	6,783.17
→Part 2: Total*				6,783.17

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)
# 2022/7597	06/01/2022	6,930.06	6.25	346.50	7,282.81
Part 3: Total*					7,282.81

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)	14,065.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,976.06
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)	21,417.04

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: Jennifer Cassidy
Signature, Tax Collector or Designee

Escambia, Florida
Date May 9th, 2023

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

+ \$6.25

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>12/06/2023</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.

UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA #30 OR 6837 P 297 SHEET 16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300461

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538,

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
17-0003-010	2021/6972	06-01-2021	UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA #30 OR 6837 P 297 SHEET 16

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
HMF FL A, LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630-3538

04-28-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 282S261000010003 Account: 170003010 Owners: WILLIAMSON DANNY G Mail: 1425 ROSWELL RD MARIETTA, GA 30062 Situs: 1 PORTOFINO DR 601 32561 Use Code: CONDO-RES UNIT Taxing Authority: PENSACOLA BEACH Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$0</td> <td>\$513,320</td> <td>\$513,320</td> <td>\$491,001</td> </tr> <tr> <td>2021</td> <td>\$0</td> <td>\$446,365</td> <td>\$446,365</td> <td>\$446,365</td> </tr> <tr> <td>2020</td> <td>\$0</td> <td>\$421,099</td> <td>\$421,099</td> <td>\$421,099</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2022	\$0	\$513,320	\$513,320	\$491,001	2021	\$0	\$446,365	\$446,365	\$446,365	2020	\$0	\$421,099	\$421,099	\$421,099
Year	Land	Imprv	Total	Cap Val																	
2022	\$0	\$513,320	\$513,320	\$491,001																	
2021	\$0	\$446,365	\$446,365	\$446,365																	
2020	\$0	\$421,099	\$421,099	\$421,099																	

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/22/2012</td> <td>6837</td> <td>297</td> <td>\$510,000</td> <td>LI</td> <td></td> </tr> <tr> <td>08/2003</td> <td>5226</td> <td>890</td> <td>\$802,000</td> <td>LI</td> <td></td> </tr> <tr> <td>02/2003</td> <td>5074</td> <td>234</td> <td>\$544,700</td> <td>LI</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/22/2012	6837	297	\$510,000	LI		08/2003	5226	890	\$802,000	LI		02/2003	5074	234	\$544,700	LI		2022 Certified Roll Exemptions None <hr/> Legal Description UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA... <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
03/22/2012	6837	297	\$510,000	LI																					
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02/2003	5074	234	\$544,700	LI																					

Section Map Id: PB015 Approx. Acreage: 2.1343 Zoned: HDR/C-PB Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection(DEP) Data	

Buildings Address: 1 PORTOFINO DR 601, Year Built: 2003, Effective Year: 2003, PA Building ID#: 27893

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-PRECAST PAN/CON

FLOOR COVER-CARPET

FOUNDATION-STRUCTURAL

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-CUS.DEC

NO. PLUMBING FIXTURES-13


NO. STORIES-1

ROOF COVER-TILE/CLAY/CEMNT

ROOF FRAMING-STEEL TRUSS/FRM

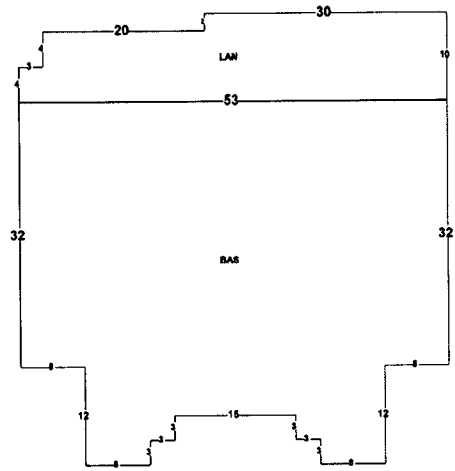
STORY HEIGHT-9

STRUCTURAL FRAME-CONCRTE REINFRD

 Areas - 2504 Total SF

BASE AREA - 2032

LANAI - 472



images

None

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:05/10/2023 (tc.77556)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037868 5/11/2023 4:44 PM
OFF REC BK: 8976 PG: 54 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FLA LLC** holder of **Tax Certificate No. 06972**, 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:

UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA #30 OR 6837 P 297 SHEET 16

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170003010 (1223-71)

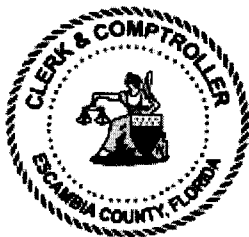
The assessment of the said property under the said certificate issued was in the name of

DANNY G WILLIAMSON

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 December, which is the **6th day of December 2023**.

Dated this 10th 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
 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: 170003010 Certificate Number: 006972 of 2021**

**Payor: DANNY G WILLIAMSON 2190 HEATHERMOOR HILL DR MARIETTA GA 30062 Date
 5/17/2023**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$23,993.33
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$24,581.05

\$21,887.39

**\$21,904.39
 + \$766.65 3.5% card fee**

**PAM CHILDERS \$22,671.04
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 006972
Redeemed Date 5/17/2023

Name DANNY G WILLIAMSON 2190 HEATHERMOOR HILL DR MARIETTA GA 30062

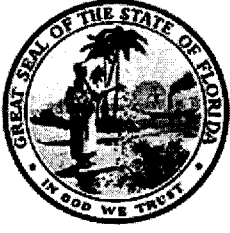
Clerk's Total = TAXDEED	\$510.72	\$21,993.33 \$21,887.39
Due Tax Collector = TAXDEED	\$23,993.33	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 170003010 Certificate Number: 006972 of 2021

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="5/17/2023"/>
Months	8	1
Tax Collector	<input type="text" value="\$21,417.04"/>	<input type="text" value="\$21,417.04"/>
Tax Collector Interest	\$2,570.04	\$321.26
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$23,993.33	<input type="text" value="\$21,744.55"/> TK
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	\$54.72	\$6.84
Total Clerk	\$510.72	<input type="text" value="\$462.84"/> CH
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	\$24,581.05	\$22,224.39
	Repayment Overpayment Refund Amount	\$2,356.66

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 8976, Page 54, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06972, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 170003010 (1223-71)

DESCRIPTION OF PROPERTY:

**UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON
ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA #30 OR 6837 P 297 SHEET 16**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: DANNY G WILLIAMSON

Dated this 17th 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 #: 17-0003-010 CERTIFICATE #: 2021-6972

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: September 21, 2003 to and including September 21, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 28, 2023

Tax Account #: **17-0003-010**

1. The Grantee(s) of the last deed(s) of record is/are: **DANNY G WILLIAMSON (LEASEHOLD)**
By Virtue of Assignment of Sub-Lease Agreement recorded 3/28/2012 in OR 6837/297

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. **Claim of Lien in favor of Portofino Tower One Homeowners Association at Pensacola Beach Inc recorded 2/10/2012 OR 6818/582**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 17-0003-010
Assessed Value: \$491,001.00
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): **PORTOFINO TOWER ONE HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC**

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: _____ **DEC 6, 2023**
TAX ACCOUNT #: _____ **17-0003-010**
CERTIFICATE #: _____ **2021-6972**

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. |

DANNY G WILLIAMSON
1 PORTOFINO DR 601
PENSACOLA BEACH, FL 32561

DANNY G WILLIAMSON
2190 HEATHER MOOR HILL DR
MARIETTA, GA 30062

PORTOFINO TOWER ONE HOMEOWNERS
ASSOCIATION AT PENSACOLA BEACH INC
TEN PORTOFINO DR
PENSACOLA BEACH, FL 32561

DANNY G WILLIAMSON
1230 WINDSOR EST DR
MARIETTA, GA 30062

Certified and delivered to Escambia County Tax Collector, this 28th day of September, 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

September 28, 2023

Tax Account #:17-0003-010

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 601 PORTOFINO TOWER ONE CONDOMINIUM ALSO 008486% INT IN COMMON
ELEMENTS & PARKING SPACES #26 & #27 STORAGE AREA #30 OR 6837 P 297 SHEET 16**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0003-010(1223-71)

Prepared by/return to:
Martha Moon
Advantage Title Partners, LLC
13700 58th Street North, Suite 203
Clearwater, Florida 33760

File No : 1203005-27

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ASSIGNMENT OF SUB-LEASE AGREEMENT

Robert W. Davis and Alice S. Davis, husband and wife, hereinafter collectively called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of that certain sub-subleasehold interest in and to that certain Development Lease Agreement effective as of July 1, 1997, by and between Santa Rosa Island Authority, as an agency of Escambia County, Florida, as lessor, to Gary Work, as Trustee of the Pensacola Beach Land Trust, as lessee, recorded in O.R Book 4180, Page 1985 of the public records of Escambia County, Florida, as subleased pursuant to that certain Development Sublease Agreement dated March 26, 2001, between Gary Work, Trustee of the Pensacola Land Trust, as sublessor, and Island Resorts Development, Inc., as sublessee, recorded in O R Book 4683, Page 736, of the public records of Escambia County, Florida, as sub-subleased by the terms of that certain Sub-sublease Agreement dated February 14, 2003, recorded in O R Book 5074, Page 234, all of the public records of Escambia County, Florida, as sub-subleased by the terms of that certain Assignment of Sub-Sublease Agreement dated August 22, 2003, recorded in O R. Book 5226, Page 890, all of the public records of Escambia County, Florida covering the following described real property in Escambia County, Florida:

CONDOMINIUM PARCEL: Unit 601, Portofino Tower One, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower One, a Condominium recorded in Official Records Book 5061, Page 111, of the public records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the public records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the public records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium Appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 26 & 27, and
- (2) Storage area number 30

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above;

for and in consideration of the sum of One Dollar (\$1 00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said sub-sublease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said

sub-subleasehold estate to **Danny G. Williamson, an unmarried man**, hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and Assignee's heirs, agents, and assigns forever, of Assignee, whose mailing address is 1230 Windsor Est. Dr., Marietta, GA 30062, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, the Declaration of Condominium described above, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability thereunder Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrances not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever

The property does not constitute the homestead of Assignor, nor does it adjoin the homestead of Assignor No member of Assignor's family resides thereon.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument this 22nd day of March, 2012.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Anna K. Wright
Print Name

[Signature]
Witness Signature

[Signature]
Printed Name

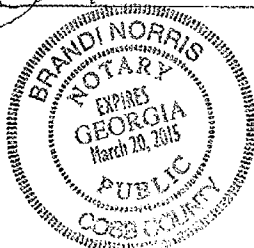
[Signature]
Robert W. Davis

[Signature]
Alice S. Davis

STATE OF ~~Florida~~ Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 22 day of March, 2012 by Robert W. Davis and Alice S. Davis, who is/are personally known to me or who has produced drivers license as identification and who did (did not) take an oath

[Signature]
Notary Public
Printed Name



Recorded in Public Records 02/10/2012 at 10:00 AM OR Book 6818 Page 582,
Instrument #2012010269, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

PREPARED BY: BRADEN K. BALL, JR.
SHELL, FLEMING, DAVIS & MENGE
226 S. PALAFOX PLACE
SEVILLE TOWER, NINTH FLOOR
PENSACOLA, FLORIDA 32502
FILE NO. E1093.00081

CLAIM OF LIEN

This is a Claim of Lien for unpaid assessments and late fees on those assessments together with attorney's fees incurred by the undersigned incident to the collection of the assessments or enforcement of this Lien, which is granted by Section 718.116 of the Florida Statutes upon the following described property in Escambia County, Florida:

CONDOMINIUM PARCEL: Unit 601, Portofino Tower One, a Condominium (the "Condominium"), according to the Declaration of Condominium of Portofino Tower One, a Condominium recorded in Official Records Book 5061, Page 111, of the Public Records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the Public Records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the Public Records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking space number(s) 26 & 27, and
- (2) Storage area number 30,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

The Record Owners: Robert W. Davis and
Alice S. Davis
4871 River Farm
Marietta, Georgia 30068

Notified by Certified Mail December 30, 2011.

This Claim of Lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated.

AMOUNT DUE: \$7,872.94

DATE DUE: February 8, 2012.

By: Michelle Abrams
Michelle Abrams, HOA Controller for
Portofino Tower One Homeowners
Association at Pensacola Beach, Inc.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the County and State aforesaid, personally appeared Michelle Abrams known to me to be the person, who after first being duly sworn, says that he executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal this 9th day of February, 2012.

Kimberely D. Lamar
Notary Public - State of Florida
Printed Name: Kimberely D. Lamar
My Commission Expires: Oct 26, 2014

