



# 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

0125-36

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	KHULLAR HELENE M & BAENA PABLO & 1404 RIDGEWOOD DR LILLIAN, AL 36549 501 E BURGESS RD B8 03-2188-585 UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526	Certificate #	2022 / 1255
		Date certificate issued	06/01/2022

## 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)
# 2022/1255	06/01/2022	1,228.93	61.45	1,290.38
→Part 2: Total*				1,290.38

## 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)	1,290.38
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)	1,665.38

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: [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date April 26th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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>07/02/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400836

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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

Account Number	Certificate No.	Date	Legal Description
03-2188-585	2022/1255	06-01-2022	UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	3015307300008002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	032188585	2023	\$0	\$119,760	\$119,760	\$84,530
<b>Owners:</b>	KHULLAR HELENE M & BAENA PABLO & BAENA JUANITA	2022	\$0	\$104,790	\$104,790	\$76,846
<b>Mail:</b>	1404 RIDGEWOOD DR LILLIAN, AL 36549	2021	\$0	\$69,860	\$69,860	\$69,860
<b>Situs:</b>	501 E BURGESS RD B8 32504	<b>Disclaimer</b>				
<b>Use Code:</b>	CONDO-RES UNIT	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
01/2001	4653	1526	\$51,300	WD		<b>Legal Description</b>	
03/1985	2040	553	\$53,900	WD		UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						None	

**Section**

**Map Id:**  
30-15-30-2

**Approx. Acreage:**  
2.8336

**Zoned:**

HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI

**Parcel Information**

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

HC/LI  
HC/LI

**Evacuation  
& Flood  
Information**  
[Open  
Report](#)

Buildings	
Address: 501 E BURGESS RD B8, Year Built: 1985, Effective Year: 1985, PA Building ID#: 58180	
<b>Structural Elements</b> DECOR/MILLWORK-ABOVE AVERAGE DWELLING UNITS-1 EXTERIOR WALL-SIDING-LAP.AAVG FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-6 NO. STORIES-1 ROOF COVER-COMPOSITION SHG ROOF FRAMING-WOOD FRAME/TRUS STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME	<p>The diagram is a floor plan of a building. It features a central rectangular area labeled 'BAS'. To the left of the 'BAS' is a smaller rectangular area labeled 'LAN'. To the right of the 'BAS' is another rectangular area labeled 'LAN'. The plan is divided into several numbered sections: a large top section labeled '27', a left section labeled '20', a bottom section labeled '17', and a right section labeled '18'. There are also smaller numbered sections: '3', '7', '4', '11', '6', and '8'. A small area labeled 'UTP' is located near the bottom left. The plan is enclosed by a thick black line.</p>
<b>Areas - 1089 Total SF</b> BASE AREA - 998 LANAI - 79 UTILITY FIN - 12	

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: 05/07/2024 (tc.8458)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01255**, issued the **1st** day of **June, A.D., 2022** 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 B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P 1526**

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032188585 (0725-36)**

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

**HELENE M KHULLAR and PABLO BAENA and JUANITA BAENA**

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 July, which is the **2nd day of July 2025**.

Dated this 3rd day of July 2024.

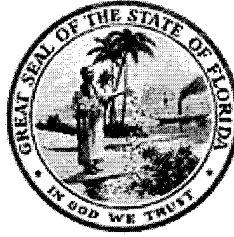
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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: 032188585 Certificate Number: 001255 of 2022**

**Payor: GITA GRAVES 501 E BURGESS RD B8 PENSACOLA FL 32504      Date 7/15/2024**

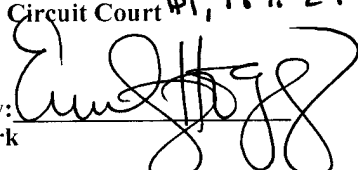
Clerk's Check #	1	Clerk's Total	<del>\$558.60</del> <b>\$1,903.09</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,046.34</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,721.94</del>

**\$1,920.09**

**\$67.20 card fee**

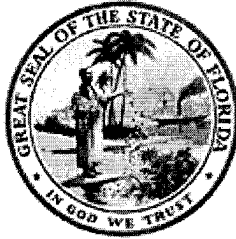
**PAM CHILDERS  
Clerk of the Circuit Court**

**\$1,987.29**

Received By:   
Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 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 # 2022 TD 001255**

**Redeemed Date 7/15/2024**

**Name GITA GRAVES 501 E BURGESS RD B8 PENSACOLA FL 32504**

Clerk's Total = TAXDEED	\$558.60	<del>\$1,903.09</del>
Due Tax Collector = TAXDEED	\$2,046.34	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

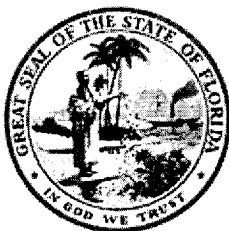
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 032188585 Certificate Number: 001255 of 2022**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="7/15/2024"/>
Months	15	3
Tax Collector	<input type="text" value="\$1,665.38"/>	<input type="text" value="\$1,665.38"/>
Tax Collector Interest	\$374.71	\$74.94
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,046.34	<input type="text" value="\$1,746.57"/> TC
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	\$102.60	\$20.52
Total Clerk	\$558.60	<input type="text" value="\$476.52"/> 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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,721.94	\$2,240.09
	Repayment Overpayment Refund Amount	\$481.85



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2188-585 CERTIFICATE #: 2022-1255

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: March 17, 2005 to and including March 17, 2025 Abstractor: K. GERARD

BY

Michael A. Campbell,  
As President  
Dated: March 20, 2025

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

March 20, 2025

Tax Account #: **03-2188-585**

1. The Grantee(s) of the last deed(s) of record is/are: **HELENE M KHULLAR AND PABLO BAENA AND JUANITA BAENA**

**By Virtue of Warranty Deed recorded 1/26/2001 in OR 4653/1526**

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:

**NONE**

4. Taxes:

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

**Tax Account #: 03-2188-585**

**Assessed Value: \$92,983.00**

**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): **RIVERWALK CONDOMINIUM ASSOCIATION OF PENSACOLA, INC. OR 2037/571-707 and OR 2037 708-729**

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:** JUL 2, 2025

**TAX ACCOUNT #:** 03-2188-585

**CERTIFICATE #:** 2022-1255

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>2024</u> tax year.

**HELENE M. KHULLAR**  
**PABLO BAENA**  
**JUANITA BAENA**  
**501 E. BURGESS ROAD, B-8**  
**PENSACOLA, FL 32504**

**HELENE M. KHULLAR**  
**PABLO BAENA**  
**JUANITA BAENA**  
**1404 RIDGEWOOD DR**  
**LILLIAN, AL 36549**

**RIVERWALK CONDOMINIUM ASSOCIATION OF PENSACOLA, INC**  
**AND SERVICE MATTERS ASSOCIATION MANAGEMENT**  
**6901-A N. 9TH AVE #191**  
**PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of March 2025.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**March 20, 2025**

**Tax Account #:03-2188-585**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT B-8 RIVERWALK CONDO PHASE II ALSO 1/72 INT IN COMMON ELEMENTS OR 4653 P  
1526**

**SECTION 30, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-2188-585(0725-36)**

This instrument prepared by:

Name: **Ann Parsons an employee of  
Reliable Land Title Corporation**  
Address: **15 West La Rua Street  
Pensacola, Florida 32501**

Return to: **Reliable Land Title Corporation  
FILE NO. 01-01-043PA**  
Address: **15 West La Rua Street  
Pensacola, Florida 32501**

Property Appraisers Parcel Identification Number(s): 03-2188-585

Grantee(s) S.S #'s:

OR BK 4653 PG 1526  
Escambia County, Florida  
INSTRUMENT 2001-808382

DEED DOC STAMPS PD @ ESC CO \$ 359.10  
01/26/01 ERNIE LEE MAGAHA, CLERK  
By: *Salve Smith*

**THIS WARRANTY DEED** Made the 26th day of January, 2001 by Kenneth Gardner, a married man whose post office address is, 3102 E. Mallory St., Apt B, Pensacola, FL 32503, hereinafter called the grantor, to Pablo Baena and Juanita Baena, husband and wife and Helene M. Khullar, as joint tenants with right of survivorship whose post office address is 501 E. Burgess Road, #B-8, Pensacola, FL 32504 hereinafter called the grantee:

(Wherever 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)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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, State of Florida, viz:

Unit B-8, Building B, Phase 2, Riverwalk, a Condominium, according to Declaration of Condominium dated the 19th day of February, 1985, and recorded on the 21st day of March, 1985, under Comptroller's File for Record No. 356288 and in Official Record Book 2037, at pages 571 through 707 and as amended by Supplemental Declaration of Condominium to add subsequent Phase 2 dated the 20th day of February, 1985, and recorded on the 21st day of March 1985, under Comptroller's File for Record No. 356289 and in Official Record Book 2037, at pages 708 through 729 of the public records of Escambia County, Florida, together with all its appurtenances, including without limitation, its undivided interest in the common elements, according to the Declaration.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTOR WHO RESIDES AT 3102 E. MALLORY ST., PENSACOLA, FL 32503.

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

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

And the grantor hereby covenants with the 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, and hereby 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<sup>st</sup>, 2001. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
Signature of Witness

Philip C. Miller  
Printed Name of Witness

*[Signature]*  
Signature of Witness

E. Ann Parsons  
Printed Name of Witness

*[Signature]*  
Kenneth Gardner

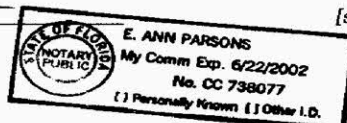
RCD Jan 26, 2001 04:29 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-808382

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of January, 2001 by Kenneth Gardner, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

*[Signature]*  
Notary Public  
My Commission Expires:





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## Detail by Entity Name

Florida Not For Profit Corporation

RIVERWALK CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

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### Principal Address

501 E. Burgess Rd  
Pensacola, FL 32504

Changed: 04/03/2024

### Mailing Address

6901-A N. 9th Ave.  
#191  
Pensacola, FL 32504

Changed: 04/03/2024

### Registered Agent Name & Address

Service Matters Association Management  
6901-A N. 9th Ave.  
#191  
Pensacola, FL 32504

Name Changed: 04/03/2024

Address Changed: 04/03/2024

### Officer/Director Detail

#### **Name & Address**

Title President

Burger, Timothy  
4112 Sunrise Way St  
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**Title Secretary**

Kunert, Carla  
501 E Burgess Road  
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Pensacola, FL 32504

**Title VP**

Zarahn, Eddie  
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**Title Treasurer**

Miller, Britt  
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**Title CAM**

Scott, Stephanie  
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<b>Report Year</b>	<b>Filed Date</b>
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