



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

0924-22

| Part 1: Tax Deed Application Information | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------|------------------------------------------|----------------------------------------------|
| Applicant Name Applicant Address | FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606 | Application date | Apr 03, 2024 | | |
| Property description | SHIPP LEWIS A JR 1/2 INT HAINES NANCY C 1/2 INT 2075 CURRY CIR PENSACOLA, FL 32504 2075 CURRY CIR 03-2885-622 LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 OR 7043 P 1639 OR 7088 P 1092 CASE NO 88-608- (Full legal attached.) | Certificate # | 2022 / 1315 | | |
| | | 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) | |
| # 2022/1315 | 06/01/2022 | 983.63 | 49.18 | 1,032.81 | |
| → Part 2: Total* | | | | 1,032.81 | |
| 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) |
| # 2023/1286 | 06/01/2023 | 1,008.62 | 6.25 | 55.47 | 1,070.34 |
| Part 3: Total* | | | | | 1,070.34 |
| 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) | | | | 2,103.15 | |
| 2. Delinquent taxes paid by the applicant | | | | 0.00 | |
| 3. Current taxes paid by the applicant | | | | 2,321.53 | |
| 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) | | | | 4,799.68 | |
| 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: <u>Jennifer N. Cassidy</u> | | Escambia, Florida | | | |
| Signature, Tax Collector or Designee | | Date <u>April 15th, 2024</u> | | | |

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>09/04/2024</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.

LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 OR 7043 P 1639 OR 7088 P 1092 CASE NO 88-608-CP-03
CASE NO 79-3288-CA-01

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400040

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606,

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 |
|----------------|-----------------|------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 03-2885-622 | 2022/1315 | 06-01-2022 | LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 OR 7043 P 1639 OR 7088 P 1092 CASE NO 88-608-CP-03 CASE NO 79-3288-CA-01 |

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
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

04-03-2024
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 | | | | |
|------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|-------------|--------------|--------------|----------------|
| Parcel ID: | 311S302000017001 | Year | Land | Imprv | Total | Cap Val |
| Account: | 032885622 | 2023 | \$20,000 | \$110,389 | \$130,389 | \$130,389 |
| Owners: | SHIPP LEWIS A JR 1/2 INT HAINES NANCY C 1/2 INT | 2022 | \$12,000 | \$99,950 | \$111,950 | \$73,991 |
| Mail: | 2075 CURRY CIR PENSACOLA, FL 32504 | 2021 | \$12,000 | \$78,696 | \$90,696 | \$71,836 |
| Situs: | 2075 CURRY CIR 32504 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | PENSACOLA CITY LIMITS | File for Exemption(s) Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | Report Storm Damage | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2023 Certified Roll Exemptions | |
|-----------------------------------------------------------------------------------------------------------------|-------------|-------------|--------------|-------------|--------------------------------------|--------------------------------------------------------|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None | |
| 10/15/2013 | 7088 | 1092 | \$100 | QC | | Legal Description | |
| 03/01/2013 | 7043 | 1639 | \$100 | QC | | LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 | |
| 04/1990 | 2861 | 397 | \$100 | CJ | | OR 7043 P 1639 OR 7088 P 1092 CASE NO 88-608-CP-03 | |
| 01/1971 | 530 | 836 | \$60,800 | WD | | CASE NO... | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features | |
| | | | | | | None | |

| Parcel Information | | Launch Interactive Map | |
|--------------------------------|-------------------------------------------------------------------------------|------------------------|--|
| Section | | CURRY CIR | |
| Map Id: | <div><div>+</div><div>-</div></div> | | |
| 31-1S-30-2 | | | |
| Approx. Acreage: | | | |
| 0.1708 | | | |
| Zoned: | <div>📍</div> | | |
| R-1AA | | | |
| R-1AA | | | |
| R-1AA | | | |
| Evacuation & Flood Information | | | |
| Open | | | |
| Report | | | |
| <div>📍</div> | View Florida Department of Environmental Protection(DEP) Data | | |
| Buildings | | | |

Address: 2075 CURRY CIR, Year Built: 1972, Effective Year: 1972, PA Building ID#: 59344

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

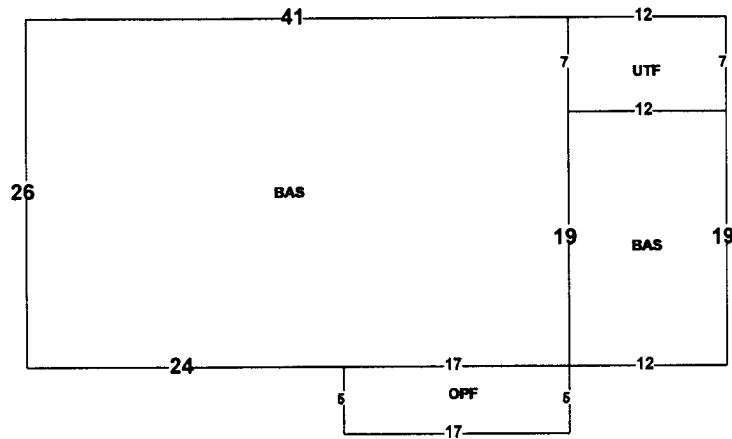


Areas - 1463 Total SF

BASE AREA - 1294

OPEN PORCH FIN - 85

UTILITY FIN - 84



Images



5/28/2019 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: 04/17/2024 (tc.6335)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FNA DZ LLC** holder of **Tax Certificate No. 01315**, 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:

**LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 OR 7043 P 1639 OR 7088 P 1092
CASE NO 88-608-CP-03 CASE NO 79-3288-CA-01**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032885622 (0924-22)

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

LEWIS A SHIPP JR 1/2 INT and NANCY C HAINES 1/2 INT

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 September, which is the **4th day of September 2024**.

Dated this 18th day of April 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

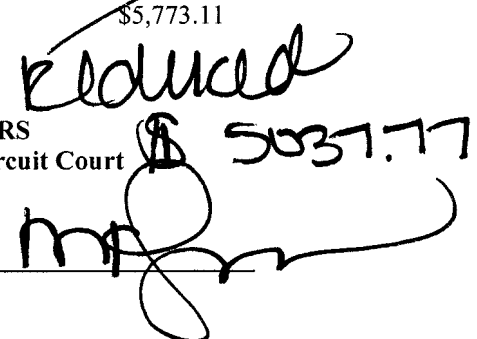
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 032885622 Certificate Number: 001315 of 2022**

**Payor: IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER GARDEN FL 34787
Date 5/21/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$490.20
Tax Collector's Total \$5,165.91
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$5,773.11

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-2885-622 CERTIFICATE #: 2022-1315

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 02, 2004 to and including May 02, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: May 26, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 26, 2024

Tax Account #: **03-2885-622**

1. The Grantee(s) of the last deed(s) of record is/are: **NANCY HAINES AND LEWIS A SHIPP JR**

By Virtue of Personal Representative Deed recorded 5/24/1990 in OR 2861/397 along with Quit Claim Deed recorded 017/10/2013 in OR 7043/1639 and Corrective Quit Claim Deed recorded 10/15/2013 in OR 7088/1092

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR LEWIS ALLEN SHIPP SR RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. WE DO FIND AN ORDER FOR NANCY HAINES TO RECORD SAID DEATH CERTIFICATE.

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. Tax Lien for Exemptions and Assessment Limitations- recorded 06/29/2023 – OR 9001/213

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 03-2885-622

Assessed Value: \$130,389.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

| | |
|----------------------------|---------------------|
| TAX DEED SALE DATE: | <u>SEPT 4, 2024</u> |
| TAX ACCOUNT #: | <u>03-2885-622</u> |
| CERTIFICATE #: | <u>2022-1315</u> |

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>2023</u> tax year. |

LEWIS A SHIPP JR
NANCY C HAINES
2075 CURRY CIR
PENSACOLA, FL 32504

LEWIS A SHIPP JR
314 E JOSEPHINE ST
CHALMETTE, LA 70043

Certified and delivered to Escambia County Tax Collector, this 26th day of May, 2024.

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

May 26, 2024

Tax Account #:03-2885-622

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 17 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 621 P 186 OR 7043 P 1639 OR 7088 P 1092
CASE NO 88-608-CP-03 CASE NO 79-3288-CA-01**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2885-622(0924-22)

600
54 30
20.35
80.67

CORPORATION WARRANTY DEED

PREPARED BY: Sam A. Viviano
METZGER & VIVIANO
ATTORNEYS AT LAW
32 S. ALCANIZ ST.
PENSACOLA, FLORIDA 32501

Mayra's Form D-3-141
PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.

State of Florida,

ESCAMBIA County

RECORDED BOOK 621 PAGE 186

2075 Curry Circle

KNOW ALL MEN BY THESE PRESENTS, That the Gatwood Builders, Inc.

a corporation, for and in consideration of

Ten (10) Dollars and other good and valuable considerations

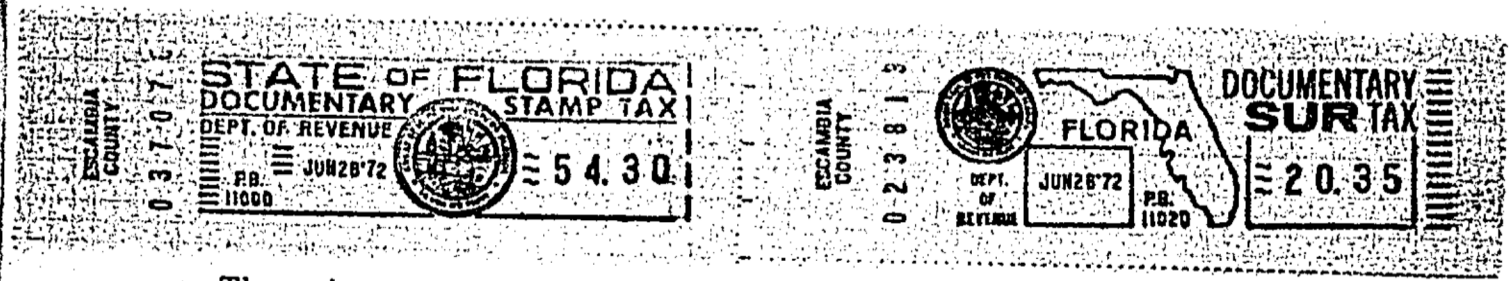
DOLLARS

the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Lewis Allen Shipp, Sr. and Prateep Shipp, husband and wife

its heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia

State of Florida, to-wit:

Lot 17, Block A, Creighton Place Subdivision, Escambia County, Florida,
being a part of Section 31, Township 1 South, Range 30 West according to
the plat thereof recorded in Plat Book 7, page 80 of the public records of
said County.



There is expressly excepted from the warranties herein contained all
easements and restrictions of record, if any, and the lien of ad valorem
real property taxes for the year 1972 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining, free from all exemptions and right of homestead.

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said prop-
erty, and has a good right to convey the same; that it is free from incumbrances, and that it, its successors and as-
signs, the said grantee, its heirs, executors, administrators and assigns, in the quiet and peaceable possession
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders
and Board of Directors, has executed these presents causing its name to be signed by its President, and its cor-
porate seal to be affixed hereto this 23rd day of June, A. D., 1972.

Signed, sealed and delivered in the presence of:
[Signature]
[Signature]

GATWOOD BUILDERS, INC.

By [Signature]
Robert L. Gatwood, President

ATTEST:

Secretary

State of FLORIDA
ESCAMBIA County

NOTARY PUBLIC BOOK 621 PAGE 187

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared Robert L. Gatwood

known to me to be the individuals described by said names who executed the foregoing instrument, and to be the President and Secretary of the Gatwood Builders, Inc.
a corporation, and acknowledged and declared that they as President and Secretary of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 23rd day of June

[Signature]



My Commission expires 8/23/74

NOTARY FORM D-3

STATE OF FLORIDA

COUNTY

A CORPORATION TO

Corporation Warranty Deed

RECEIVED this _____ day of _____ A. D., 19____ at _____ o'clock _____ M., and recorded in Volume _____ Page _____ the _____ day of _____ 19____

Clerk Circuit Court

By _____ D. C.

NOTARY PUBLIC STATE OF FLORIDA



[Handwritten initials]

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA. ON
JUN 26 3 57 PM '72
IN BOOK 621 PAGE 187
JOE A. FLOWERS, CLERK
CIRCUIT COURT

498478

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

Case No. 79-3288-CA-01

In re the marriage of

PRATEEP SHIPP

Petitioner/ Wife

and

LEWIS A. SHIPP, SR.

Respondent/ Husband

FILED FOR RECORD
ESCAMBIA COUNTY, FLA.
OCT 26 9 04 AM '79
ERNEST LEE MAGAHA
CLERK CIRCUIT COURT
PENSACOLA, FLA.

FINAL JUDGMENT

This action came on for final hearing on this 26th day of October, 1979, upon the petition for dissolution of marriage, and a default having been regularly entered by the clerk of this court upon respondent's failure to answer or otherwise plead, and respondent having been personally served process, the court, having heard the testimony of PRATEEP SHIPP, petitioner, and petitioner's witness and being fully advised, finds and decides as follows:

1. The bonds of marriage between Petitioner, PRATEEP SHIPP, and Respondent, LEWIS A. SHIPP, SR., are dissolved because the marriage is irretrievably broken.

2. Petitioner shall convey all her interest in the home of the parties to Respondent upon demand.

3. Respondent shall pay to Petitioner as alimony the monthly sum of \$150.00 beginning November 1, 1979, and on the 1st day of each month thereafter for 24 months pursuant to the agreement of the parties.

DONE and ORDERED in Chambers, at Pensacola, Escambia County, Florida, on this 26th day of October, 1979.

William H. Anderson
Judge

986540

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

NOV 15 10 10 AM '79

IN WITNESS WHEREOF
JOE A. WATKINS, COMPTROLLER
ESCAMBIA COUNTY

900 + 1.50
155
11.05

2861 397

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Testate)

THIS INDENTURE is made this 21 day of April, 19 90, by and between

Nancy C. Haines

the duly qualified and acting personal representative of the estate of

Lewis A. Shipp, a/k/a Lewis A. Shipp, Sr., deceased,
part Y of the first part, and

Nancy C. Haines

whose post office address is: 8727 McRae Ave., Tampa, Fl. 33637

part Y of the second part.

WITNESSETH: That WHEREAS, Lewis A. Shipp, a/k/a Lewis A. Shipp, Sr.
died testate a resident of Escambia County, Florida, on April 4, 1988, 19 88,
seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said
decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to
probate and record by the Circuit Court for Escambia County, Florida,
Probate Division, in Case No. 28-608-CP-03, subject only to the right of the part Y of the first part
to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of
decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second
part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the
estate of said decedent, the part Y of the first part has released to the part Y of the second part the right to sell
or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs
and assigns forever, all of the interest of said decedent in and to the real property situated in
Escambia County, Florida, described as follows:

Lot 17 Block A, CREIGHTON PLACE SUBDIVISION, A Subdivision
according to the Plat thereof recorded in Plat
Book 7, Page 80 of the Public Records of Escambia
County, Florida.
(also described as 2075 Curry Circle, Pensacola, Fl.)

D.S. PD. \$ 155
DATE 5-24-90
JOE A. BOWERS, COMPTROLLER
BY: James A. Walker
CERT. REG. #59-2043120-27.01

This instrument prepared by:
Robert H. Mackenzie, Esq.
17 McKendree Dr.
Wesley Chapel, Fl. 33544

2861 398

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, ha executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

Melva Williams

Maria Khouri

Nancy C. Haines

Nancy C. Haines
As personal representative of the estate of
Lewis A. Shipp, a/k/a Lewis A.
Shipp, Sr.
deceased.

STATE OF FLORIDA

COUNTY OF Hillsborough

I hereby certify that the foregoing instrument was acknowledged before me
this 2 day of April, 19 90, by

Nancy C. Haines

as personal representative of the estate of Lewis A. Shipp, a/k/a Lewis A. Shipp, Sr.
deceased.

Kathleen D. Petrus

Notary Public, State of Florida, Not Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 12, 1991
SENDED THRU NOTARY PUBLIC US84747474

300906

FILED IN
THE PUBLIC
RECORD
ESCA

MAY 24 3 45 PM '91

DR-302
R. 0888

173147

STATE OF FLORIDA
DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA 32399-0100

Katie D. Tucker
Executive Director

88-608-CP-03
Div. "C"

NONTAXABLE CERTIFICATE AND RECEIPT
FOR ESTATE TAX

OR00X2809PC 354

TO: ROBERT H. MACKENZIE
17 MCKENDREE DRIVE
WESLEY CHAPEL, FL
33544

RE: The Estate of SHIPP, LEWIS A.
Social Security No. [REDACTED]
Date of Death: 04/04/88
Resident of ESCAMBIA
State of FL
Validation Date: 11/21/89
Issue Date: 12/01/89

CERTIFICATE NUMBER A873571

THIS IS TO CERTIFY, that in accordance with the provisions of Chapter 198, Florida Statutes, there has been filed with this office a sworn report or return for Estate Taxes as required by law, and on the basis thereof it has been ascertained that the above Estate is not subject to Florida Estate Tax. The issuance of this Certificate, however, shall not preclude the assessment and collection of Estate Taxes subsequently determined to be due the State of Florida.

If proof of nonliability by the above Estate for the Florida Estate Tax is required by person, this Certificate may be exhibited as evidence of such nonliability.

Given in triplicate under my hand and the Seal of the State of Florida.



Katie D. Tucker, EXECUTIVE DIRECTOR
DEPARTMENT OF REVENUE

12/01/89

| | |
|------------------------------------------------------------------|---------------------------------------------------|
| Recording requested by: _____ | Space above reserved for use by Recorder's Office |
| When recorded, mail to: _____ | Document prepared by: _____ |
| Name: <u>Lewis A Shipp Jr.</u> | Name <u>Ermilisa Figueroa Shipp</u> |
| Address: <u>314 E. Josephine St.</u> | Address <u>314 E. Josephine St.</u> |
| City/State/Zip: <u>Chalmette La. 70043</u> | City/State/Zip <u>Chalmette La. 70043</u> |
| Property Tax Parcel/Account Number: <u>31-15-30-2000-017-001</u> | |

Quitclaim Deed

This Quitclaim Deed is made on February 28, 2013, between
Prateep m'Gugin Grantor, of Parcel # 31-15-30-2000-017-001, 2075 Curry Cir.
Pensacola, City of Pensacola, State of Florida,
and Lewis A Shipp Jr., Grantee, of Parcel # 31-15-30-2000-017-001; 2075 Curry Cir.
Pensacola, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 2075 Curry Circle
 , City of , State of :

Legal Discription: LT 17 BLK A CREIGHTON PLACE S/D
PB 80 OR 621 P 186 CASE NO. 88-608-CP-03
CASE NO 79-3288-CA-01

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: 3/1/2013

Prateep McGugin

Signature of Grantor Florida Drivers License m225 675 51 791 0
Exp 8-11-2017

Prateep McGugin

Name of Grantor

Sylvia Bloodsworth

Signature of Witness #1

Sylvia Bloodsworth

Printed Name of Witness #1

Alyssa Feach

Signature of Witness #2

Alyssa Feach

Printed Name of Witness #2

State of Florida County of Escambia

On 3-1-13, the Grantor, Prateep McGugin,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Michele R Ard

Notary Signature Michele R Ard

MICHELE R. ARD
Notary Public-State of FL
Comm. Exp. February 3, 2015
Comm. No. EE61422

Notary Public,

In and for the County of Escambia State of Florida

My commission expires: 2-3-2015 Seal

Send all tax statements to Grantee.

CORRECTIVE QUICKCLAIM DEED

This Corrective Quitclaim Deed is made on 10/15/2013, by

PRATEEP McGUGIN, FORMERLY KNOWN AS PRATEEP SHIPP, Grantor, of Parcel # 31-
15-30-2000-017-001, 2075 Curry Circle, in the City of Pensacola, State of Florida. The original
Quitclaim Deed (copy attached) Official Records Book 7043 at page 1639, inadvertently listed
the name of the Grantor as Prateep McGugin, and not the proper name as on the Chain of Title,
which should read PRATEEP McGUGIN, FORMERLY KNOWN AS PRATEEP SHIPP.

Dated: 10/15/2013

Prateep McGugin
PRATEEP McGUGIN, FORMERLY KNOWN AS PRATEEP SHIPP,
Grantor

Prateep Shipp
PRATEEP SHIPP, Grantor

Dorcas Skelly
Witness # 1

TERESA SKELLEY
Printed Name of Witness #1

Michele R Ard
Witness #2

Michele R Ard
Printed Name of Witness #2

State of Florida, County of Escambia, on 10-15-13, The Grantor PRATEEP McGUGIN,
FORMERLY KNOWN AS PRATEEP SHIPP, personally came before me and, being duly
sworn, did state and prove that she is the person described fin the above document and that she
signed the above document in my presence.

Michele R Ard
Notary Signature

MICHELE R. ARD
Notary Public-State of FL
Comm. Exp. February 3, 2015
Comm. No. EE61422

Notary Public, in and for the County of Escambia, state of Florida.

My commission expires: 2-3-2015 Seal

Pam Childers
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY FLORIDA
 INST# 2013050580 07/10/2013 at 02:02 PM
 OFF REC BK: 7043 PG: 1639 - 1640 Doc Type: QCD
 RECORDING: \$18.50 Deed Stamps \$0.70

Recording requested by: _____ Space above reserved for use by Recorder's Office
 When recorded, mail to: _____ Document prepared by:
 Name: Lewis A Shipp Jr. Name Ermilisa Figueroa Shipp
 Address: 314 E. Josephine St. Address 314 E. Josephine St.
 City/State/Zip: Chalmette La. 70043 City/State/Zip Chalmette La. 70043
 Property Tax Parcel/Account Number: 31-15-30-2000-017-001

Quitclaim Deed

This Quitclaim Deed is made on February 28, 2013, between
Prateep m'GUGIN Grantor, of Parcel # 31-15-30-2000-017-001, 2075 Curry Cir
_____, City of Pensacola, State of Florida,
 and Lewis A Shipp Jr., Grantee, of Parcel # 31-15-30-2000-017-001, 2075 Curry Cir
_____, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
 the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
 and assigns, to have and hold forever, located at 2075 Curry Circle
_____, City of _____, State of _____:

Legal Discription: LT 17 BLK A CREIGHTON PLACE S/D
 PB 80 OR 621 P 186 CASE NO. 88-608-CP-03
 CASE NO 79-3288-CA-01

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
 Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of
 recording of this deed.

COPY

Dated: 3/1/2013

Prateep McGugin

Signature of Grantor Florida Drivers License m 225 675 51 791 0
Exp 8-11-2017

Prateep McGugin

Name of Grantor

Sylvia Bloodsworth

Signature of Witness #1

Sylvia Bloodsworth

Printed Name of Witness #1

Alyssa Forch

Signature of Witness #2

Alyssa Forch

Printed Name of Witness #2

State of Florida County of Escambia

On 3-1-13, the Grantor, Prateep McGugin,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Michele R Ard

Notary Signature Michele R Ard

MICHELE R. ARD
Notary Public-State of FL
Comm. Exp. February 3, 2015
Comm. No. EE61422

Notary Public,

In and for the County of Escambia State of Florida

My commission expires: 2-3-2015 Seal

Send all tax statements to Grantee.

COPY

**NOTICE OF TAX LIEN
FOR EXEMPTIONS AND
ASSESSMENT LIMITATIONS**
Escambia County, Florida

DR-453
R. 04/16
Rule 12D-16.002
F.A.C.
Eff. 04/16

SHIPP LEWIS A JR 1/2 INT (taxpayer) has received exemption(s) and/or assessment limitation(s) totaling \$4,283.56 for 7 years. The property appraiser has discovered that the taxpayer was not legally entitled to receive the exemption(s) and/or assessment limitation because:
FLORIDA CONSTITUTION, ARTICLE VII, SECTION 6(B), FLORIDA ADMINISTRATIVE CODE: CHAPTER 12D-7.012(2), AND CHAPTER 12D-7.012(5).

Sections 193.155(10), 193.1554(10), 193.1555(10), 193.501(9), 196.011(9), 196.075(9), 196.161(1) and 196.183, F.S., require a lien on the property to recover unpaid taxes. The property appraiser will recover from the taxpayer taxes due, a 50 percent penalty and 15 percent interest for any year or years within the last ten years in which the taxpayer was not entitled to, but was granted, a tax exemption or assessment limitation.

When this document is recorded, it becomes a lien on the real property addressed and legally owned by the taxpayer in Florida.

For official use only

| | | | |
|---------------|--------------------------|-------------------|------------------|
| Taxpayer name | SHIPP LEWIS A JR 1/2 INT | Parcel ID | 311S302000017001 |
| Address | 2075 CURRY CIR | Legal description | |

| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------|----------|----------|-----------------------------------------------------------|
| Tax Year/ Date Tax Due | Reason for Lien | Taxes due | Penalty | Interest | Total (3+4+5) |
| 2016 / 11/1/2016 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 454.43 | 227.19 | TBD | 681.62 |
| 2017 / 11/1/2017 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 448.29 | 224.14 | TBD | 672.43 |
| 2018 / 11/1/2018 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 508.12 | 254.04 | TBD | 762.16 |
| 2019 / 11/1/2019 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 572.50 | 286.24 | TBD | 858.74 |
| 2020 / 11/1/2020 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 621.50 | 310.74 | TBD | 932.24 |
| 2021 / 11/1/2021 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 758.63 | 379.30 | TBD | 1,137.93 |
| 2022 / 11/1/2022 | CHAPTERS 12D-7.012(2), 12D-7.012(5) | 920.09 | 460.03 | TBD | 1,380.12 |
| Tax Collector: The 50 percent penalty is calculated individually on each annual exemption or assessment limitation. Interest is based on the taxes exempted or excluded each year from the date the taxes become due for each assessment until the lien is satisfied. The tax collector must collect any fees and costs which the property appraiser or the tax collector has incurred in filing and collecting this lien. | | | | | Total for Column 6 (subtotal) 6,425.24 |
| | | | | | Added fees Property Appraiser and costs paid by: + \$0.00 |
| | | | | | Tax Collector + 0.00 |
| Total Due | | | | | \$6,425.24 |

I certify that I have read this notice of tax lien and the facts in it are true. If prepared by someone other than the property appraiser, this declaration is based on all information of which he or she has knowledge.

Alison Fields

Administrative Analyst III - Exemptions Investigat

03/29/2023

Signature

Title

Date

Payment must include all unpaid taxes, interest, penalties, fees, and costs, or the lien will not be satisfied.

Legal Description for Parcel Id 3115302000017001, PA Lien ID #20285:
LT 17 BLK A
CREIGHTON PLACE S/D
PB 7 P 80
OR 621P 186
OR 7043 P 1639
OR 7088 P 1092
CASE NO 88-608-CP-03
CASE NO 79-3288-CA-01