



# 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

0525-21

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	PEREZ ALEJANDRO & PEREZ IRAIDA 2900 BELLVIEW AVE PENSACOLA, FL 32526 2900 BELLVIEW AVE 04-1064-100 BEG AT INTER OF WLY R/W LI OF DALLAS AVE & NLY R/W OF BELLVIEW AVE (FKA KNOXVILLE AVE) N 16 DEG 4 MI (Full legal attached.)	Certificate #	2022 / 1548
		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)
# 2022/1548	06/01/2022	1,336.12	66.81	1,402.93
→Part 2: Total*				1,402.93

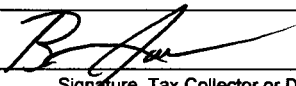
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	1,402.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,417.60
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,195.53

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Escambia, Florida  
Signature, Tax Collector or Designee Date April 24th, 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>05/07/2025</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.

BEG AT INTER OF WLY R/W LI OF DALLAS AVE & NLY R/W OF BELLVIEW AVE (FKA KNOXVILLE AVE) N 16 DEG 4 MIN 54 SEC W ALG SD WLY R/W OF DALLAS AVE 246 20/100 FT S 89 DEG 45 MIN 42 SEC W 165 FT S 0 DEG 48 MIN 12 SEC E 231 28/ 100 FT TO NLY R/W OF BELLVIEW AVE S 88 DEG 50 MIN 59 SEC E ALG NLY R/W LI 230 FT TO POB OR 7531 P 1958

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400696

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
04-1064-100	2022/1548	06-01-2022	BEG AT INTER OF WLY R/W LI OF DALLAS AVE & NLY R/W OF BELLVIEW AVE (FKA KNOXVILLE AVE) N 16 DEG 4 MIN 54 SEC W ALG SD WLY R/W OF DALLAS AVE 246 20/100 FT S 89 DEG 45 MIN 42 SEC W 165 FT S 0 DEG 48 MIN 12 SEC E 231 28/ 100 FT TO NLY R/W OF BELLVIEW AVE S 88 DEG 50 MIN 59 SEC E ALG NLY R/W LI 230 FT TO POB OR 7531 P 1958

I agree to:

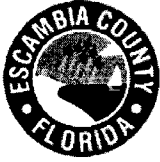
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

04-22-2024  
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](#)

<b>General Information</b> <b>Parcel ID:</b> 421S301001001006 <b>Account:</b> 041064100 <b>Owners:</b> PEREZ ALEJANDRO & PEREZ IRAIDA <b>Mail:</b> 2900 BELLVIEW AVE PENSACOLA, FL 32526 <b>Situs:</b> 2900 BELLVIEW AVE 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						<b>Assessments</b> <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>2023</td> <td>\$26,500</td> <td>\$77,146</td> <td>\$103,646</td> <td>\$88,398</td> </tr> <tr> <td>2022</td> <td>\$26,500</td> <td>\$69,489</td> <td>\$95,989</td> <td>\$80,362</td> </tr> <tr> <td>2021</td> <td>\$26,500</td> <td>\$55,999</td> <td>\$82,499</td> <td>\$73,057</td> </tr> </tbody> </table> <div style="text-align: center;"> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">File for Exemption(s) Online</a>  <a href="#">Report Storm Damage</a> </div>					Year	Land	Imprv	Total	Cap Val	2023	\$26,500	\$77,146	\$103,646	\$88,398	2022	\$26,500	\$69,489	\$95,989	\$80,362	2021	\$26,500	\$55,999	\$82,499	\$73,057																						
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<b>Sales Data</b> <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>05/31/2016</td> <td>7531</td> <td>1958</td> <td>\$40,000</td> <td>QC</td> <td></td> </tr> <tr> <td>03/21/2012</td> <td>6835</td> <td>1015</td> <td>\$42,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2005</td> <td>5761</td> <td>1878</td> <td>\$85,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/2004</td> <td>5528</td> <td>1104</td> <td>\$55,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1976</td> <td>971</td> <td>552</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>867</td> <td>145</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>						Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/31/2016	7531	1958	\$40,000	QC		03/21/2012	6835	1015	\$42,000	WD		10/2005	5761	1878	\$85,000	WD		11/2004	5528	1104	\$55,000	WD		01/1976	971	552	\$100	WD		01/1975	867	145	\$100	WD		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT INTER OF WLY R/W LI OF DALLAS AVE & NLY R/W OF BELLVIEW AVE (FKA KNOXVILLE AVE) N 16 DEG 4 MIN 54 SEC W...  <b>Extra Features</b> FRAME GARAGE				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																															
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																														

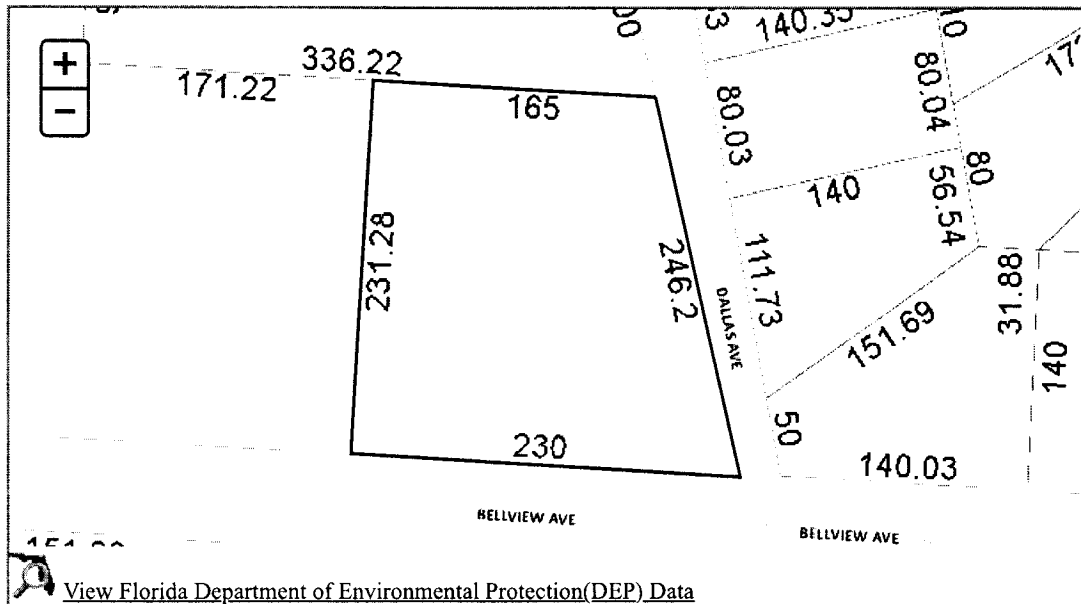
Section  
Map Id:  
42-1S-30-3

Approx.  
Acreage:  
0.9850

Zoned: 

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



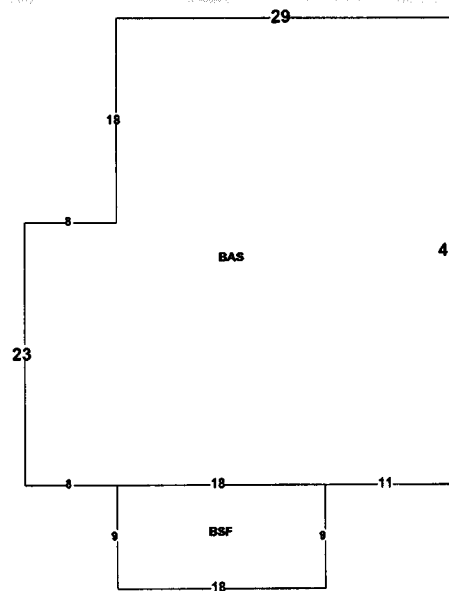
[View Florida Department of Environmental Protection\(DEP\) Data](#)


#### Buildings

Address: 2900 BELLVIEW AVE, Year Built: 1932, Effective Year: 1932, PA Building ID#: 66718

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ALUMINUM SIDING  
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-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1535 Total SF

BASE AREA - 1373  
BASE SEMI FIN - 162

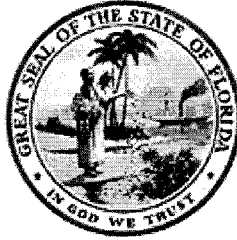
#### Images



4/11/2012 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.

**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: 041064100 Certificate Number: 001548 of 2022**

**Payor: ALEJANDRO PEREZ 2900 BELLVIEW AVE PENSACOLA, FL 32526      Date 1/3/2025**


Clerk's Check #	1	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$3,834.91
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,486.83</del>

**\$3,830.74**

**\$3,847.74  
+ 134.67 card fee**

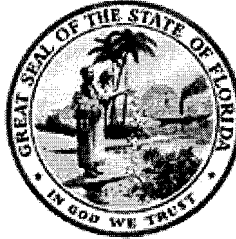
**PAM CHILDERS  
Clerk of the Circuit Court**

**\$3,982.41**

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 001548**

**Redeemed Date 1/3/2025**

**Name ALEJANDRO PEREZ 2900 BELLVIEW AVE PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$544.92 <del>\$3,830.74</del>
Due Tax Collector = TAXDEED	\$3,824.91
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

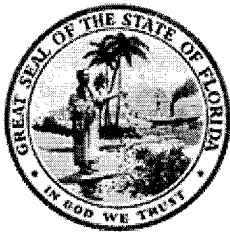
• For Office Use Only

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: 041064100 Certificate Number: 001548 of 2022**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/7/2025"/>	Redemption Date <input type="text" value="1/3/2025"/>
Months	13	9
Tax Collector	<input type="text" value="\$3,195.53"/>	<input type="text" value="\$3,195.53"/>
Tax Collector Interest	\$623.13	\$431.40
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,824.91	<input type="text" value="\$3,633.18"/> 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	\$88.92	\$61.56
Total Clerk	\$544.92	<input type="text" value="\$517.56"/> 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	\$4,486.83	\$4,167.74
	Repayment Overpayment Refund Amount	\$319.09





**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 #: 04-1064-100 CERTIFICATE #: 2022-1548

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: January 15, 2005 to and including January 15, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: January 16, 2025

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

January 16, 2025

Tax Account #: **04-1064-100**

1. The Grantee(s) of the last deed(s) of record is/are: **ALEJANDRO PEREZ AND IRAIDA PEREZ**

**By Virtue of Quitclaim Deed recorded 5/31/2016 in OR 7531/1958**

**ABTRACTOR'S NOTE: GRANTOR ON QUITCLAIM DEED'S MARITAL STATUS WAS NOT INCLUDED, SPOUSE DID NOT SIGN AND THERE WAS NOT A NON-HOMESTEAD CLAUSE.**

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. NONE**

4. Taxes:

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

**Tax Account #: 04-1064-100**

**Assessed Value: \$97,237.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>MAY 7, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>04-1064-100</u>
<b>CERTIFICATE #:</b>	<u>2022-1548</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>2024</u> tax year.

**ALEJANDRO PEREZ AND IRAIDA PEREZ**  
**2900 BELLVIEW AVE**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of January, 2025.

**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**

**January 16, 2025**

**Tax Account #:04-1064-100**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT INTER OF WLY R/W LI OF DALLAS AVE & NLY R/W OF BELLVIEW AVE (FKA KNOXVILLE AVE) N 16 DEG 4 MIN 54 SEC W ALG SD WLY R/W OF DALLAS AVE 246 20/100 FT S 89 DEG 45 MIN 42 SEC W 165 FT S 0 DEG 48 MIN 12 SEC E 231 28/ 100 FT TO NLY R/W OF BELLVIEW AVE S 88 DEG 50 MIN 59 SEC E ALG NLY R/W LI 230 FT TO POB OR 7531 P 1958**

**SECTION 42, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1064-100(0525-21)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 05/31/2016 at 01:55 PM OR Book 7531 Page 1958,  
Instrument #2016040068, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$280.00

**Prepared By:**

Alejandro Perez and Iraida Perez  
2900 Bellview Ave.  
Pensacola, Florida 32526

**After Recording Return To:**

Alejandro Perez and/or Iraida Perez  
2900 Bellview Ave.  
Pensacola, Florida 32526

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

WITNESSETH, on May 31, 2016 THE GRANTOR(S),

- Mohammad Tanveer, a ~~married~~ person,

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Alejandro Perez and Iraida Perez, a single person, residing at 2900 Bellview Ave., Pensacola, Florida County, Florida 32526

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Florida, state of FLORIDA to wit:

2900 Bellview Ave.  
Pensacola, Florida  
32526

Legal Description: \_\_\_\_\_

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

BK: 7531 PG: 1959

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Tax Parcel Number: \_\_\_\_\_

Mail Tax Statements To:  
Alejandro Perez and Iraida Perez  
2900 Bellview Ave.  
Pensacola, Florida 32526

**[SIGNATURE PAGE FOLLOWS]**

BK: 7531 PG: 1960

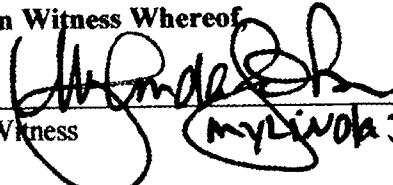
Grantor Signatures: 

DATED: \_\_\_\_\_

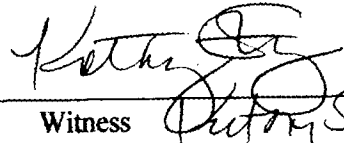
\_\_\_\_\_  
 Mohammad Tanveer  
 7958 Stonebrook circle  
 Pensacola, Florida, 32514

In Witness Whereof,

Witness

  
 Mylinda Johnson

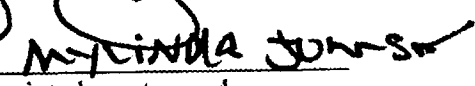
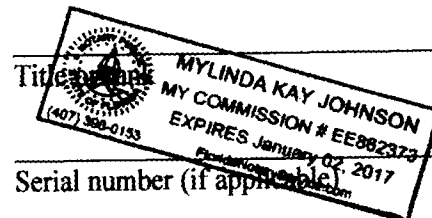
Witness

  
 Kathy Styron

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of MAY 2016  
 \_\_\_\_\_, \_\_\_\_\_ by Mohammad Tanveer, who are personally known to me or  
 who have produced FL DL as identification.

  
 Signature of person taking acknowledgment

  
 Name typed, printed, or stamped


Serial number (if applicable)

BK: 7531 PG: 1961 Last Page

Recorded in Public Records 03/23/2012 at 02:47 PM OR Book 6835 Page 1015,  
Instrument #2012022700, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$294.00

## PREPARED BY &amp; RETURN TO:

Name: Julie Messer, an employee of  
Old Town Title of Pensacola, LLC  
Address: 411 W. Gregory Street  
Pensacola, FL 32502  
File No. 12-02-2236  
Parcel No.: 421S30-1001-001-006

294.00  
18.50  
312.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 21st day of March, 2012, by JOSE R. GARCIA, JR., a single man, hereinafter called the Grantor, to MOHAMMAD TANVEER, whose post office address is 2900 Bellview Ave. Pensacola, FL 32526, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Escambia, State of Florida, viz:

Beginning at the intersection of the field monumented Westerly right of way line of Dallas Avenue (R/W undetermined) and the field monumented Northerly right of way line of Bellview Avenue (formerly known as Knoxville Avenue R/W undetermined); thence go North 16 degrees 04 minutes 54 seconds West along said Westerly right of way line of Dallas Avenue for a distance of 246.20 feet; thence go South 89 degrees 45 minutes 42 seconds West for a distance of 165.00 feet; thence go South 00 degrees 48 minutes 12 seconds East for a distance of 231.28 feet to the said Northerly right of way line of Bellview Avenue; thence go South 88 degrees 50 minutes 59 seconds East along said Northerly right of way line for a distance of 230.00 feet to the Point of Beginning. The above described parcel of land is situated in Section 42, Township 1 South, Range 30 West, Escambia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

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:

Witness Signature [Signature]  
Printed Name: ROY CARDENA

Name: Jose R. Garcia, Jr. L.S.  
Address: 697 Thorne Trace Rd.  
Montgomery, AL 36105

Witness Signature [Signature]  
Printed Name: Julie A. Messer

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of March, 2012, by Jose R. Garcia, Jr., who is personally known to me or who has produced driver license as identification.

[Signature]  
Signature of Notary  
Printed Name:  
My commission expires:

Julie A. Messer  
Notary Public  
State of Florida  
Commission No. EE173166  
Commission Expires: March 21, 2016