



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	TUBB ROBERT W 405 GIBBS RD PENSACOLA, FL 32507 405 GIBBS RD 08-2474-000 LT 624 BLK 28 NAVY POINT PB 1 P 100 OR 2062 P 380 OR 6309 P 97 CA 224	Certificate #	2022 / 3618
		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)
# 2022/3618	06/01/2022	539.66	26.98	566.64
→Part 2: Total*				566.64

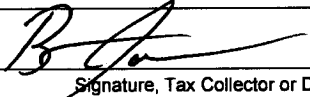
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3669	06/01/2023	545.68	6.25	36.26	588.19
Part 3: Total*					588.19

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)	1,154.83
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	483.94
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)	2,013.77

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
Date April 24th, 2024
Signature, Tax Collector or Designee

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

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.	26,253.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</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: 2400517

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
08-2474-000	2022/3618	06-01-2022	LT 624 BLK 28 NAVY POINT PB 1 P 100 OR 2062 P 380 OR 6309 P 97 CA 224

I agree to:

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

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

Electronic signature on file
KEYS FUNDING LLC - 7022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-22-2024
Application Date


Applicant's signature

Parcel Information

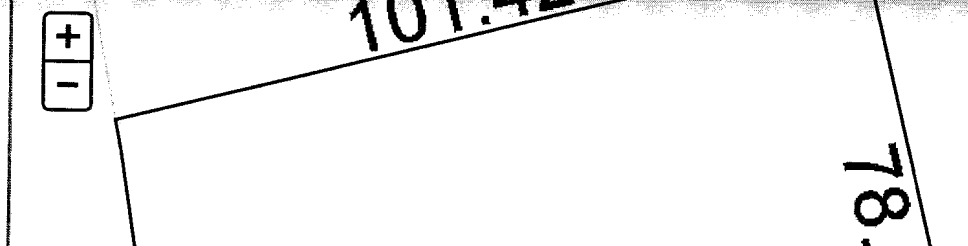
Launch Interactive Map

Section
Map Id:
CA224

Approx.
Acreage:
0.1925

Zoned: 

MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR



101.42

78.15

70

116.2

95.00

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

**Evacuation
& Flood
Information
Open
Report**

Buildings

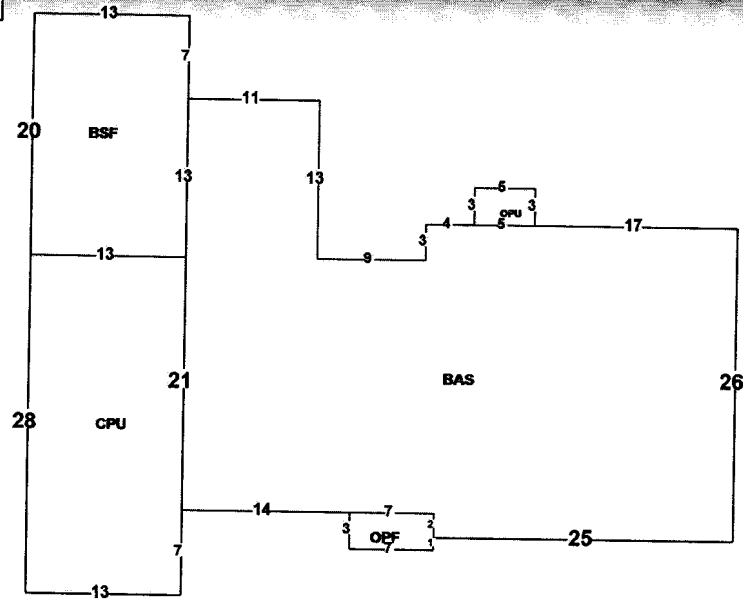
Address: 405 GIBBS RD, Year Built: 1945, Effective Year: 1965, PA Building ID#: 88808

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1897 Total SF

BASE AREA - 1237
BASE SEMI FIN - 260
CARPORT UNF - 364
OPEN PORCH FIN - 21
OPEN PORCH UNF - 15



Images



3/1/2019 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:05/07/2024 (rc.7408)

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

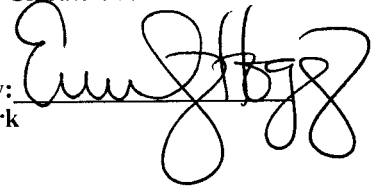
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 082474000 Certificate Number: 003618 of 2022

Payor: NANCY STEWART 3713 CAROLYN FARM RD DOUGLASVILLE GA 30135 Date
12/5/2024

Clerk's Check #	5508632578	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$2,382.50
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,037.58

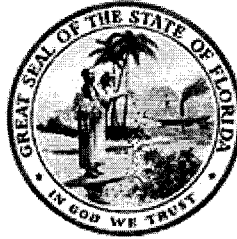
\$2,452.39
\$2,469.39

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>

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 003618

Redeemed Date 12/5/2024

Name NANCY STEWART 3713 CAROLYN FARM RD DOUGLASVILLE GA 30135

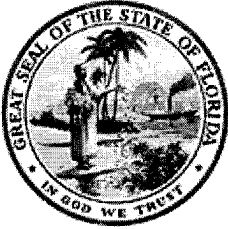
Clerk's Total = TAXDEED	\$588.08 \$ 2,452.39
Due Tax Collector = TAXDEED	\$2,882.50
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 082474000 Certificate Number: 003618 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/2/2025"/>	Redemption Date <input type="text" value="12/5/2024"/>
Months	12	8
Tax Collector	<input type="text" value="\$2,013.77"/>	<input type="text" value="\$2,013.77"/>
Tax Collector Interest	\$362.48	\$241.65
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,382.50	<input type="text" value="\$2,261.67"/> <i>TC</i>
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	\$82.08	\$54.72
Total Clerk	\$538.08	<input type="text" value="\$510.72"/> <i>CH</i>
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	\$3,037.58	\$2,789.39
	Repayment Overpayment Refund Amount	\$248.19
Book/Page	<input type="text" value="9148"/>	<input type="text" value="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 #: 08-2474-000 CERTIFICATE #: 2022-3618

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: December 12, 2004 to and including December 12, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **08-2474-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT W. TUBB**

By Virtue of Agreement for Deed recorded 5/14/1985 in OR 2062/380 and Warranty Deed from Joseph Anthony Riha recorded 04/03/2008 – OR 6309/97

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 #: 08-2474-000

Assessed Value: \$54,081.00

Exemptions: HOMESTEAD EXEMPTION

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: APR 2, 2025

TAX ACCOUNT #: 08-2474-000

CERTIFICATE #: 2022-3618

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

ROBERT W. TUBB
405 GIBBS RD.
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 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

December 17, 2024

Tax Account #:08-2474-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 624 BLK 28 NAVY POINT PB 1 P 100 OR 2062 P 380 OR 6309 P 224

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-2474-000(0425-49)

St. Diego 43.50
Ac. Fee 433.00
P. 76.50
THIS INSTRUMENT WAS PREPARED BY
WILLIAM GUY DAVIS, JR.
OF BEGGS & LANE 700 BRENT BUILDING
PENSACOLA, FLORIDA 32576

*** OFFICIAL RECORDS ***
BK 2062 PG 380

Intang
Imp #58 to

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS AGREEMENT, entered into by and between Joseph
Anthony Riha, a married man, as seller and Robert W. Tubb,
as buyer, whose address is 405 Gibbs Road, Pensacola, Florida,
32507, WITNESSETH:

(1) The seller agrees to sell to the buyer, and
the buyer agrees to buy from the seller the following described
real estate, situate, lying and being in Escambia County,
Florida, to-wit:

Lot 624, Block 28, in NAVY POINT, a subdivision
of a portion of Section 50, Township 2 South,
Range 30 West, in Escambia County, Florida,
according to Plat filed in Plat Book 1,
Pages 100A, 100B, 100C, of the public records
of said County;

together with the tenements, hereditaments and appurtenances
thereunto belonging or in anywise appertaining at and for
the total sum of Thirty Two Thousand and No/100 Dollars
(\$32,000.00) of which sum the buyer has paid to the seller
no later than this date the total sum of Three Thousand and
No/100 Dollars (\$3,000.00), the receipt of which is hereby
acknowledged, and the buyer agrees, subject to the terms and
conditions of this agreement, to pay the additional sum of
Twenty Nine Thousand and No/100 Dollars (\$29,000.00) and has
given his promissory note of date even herewith in said sum
payable to the seller at the office of Joseph Anthony Riha,
c/o Esquire Barber Shop, 11 East Garden Street, Pensacola,
Florida, 32501, or other place as designated by the seller,
in consecutive monthly installments of not less than Three
Hundred Ten and No/100 Dollars (\$310.00) each on account of
principal and interest commencing June 1, 1985, after date.
The said note bears interest from its date at the rate of
twelve and one-half percentum (12.5%) per annum with interest
to be computed on the unpaid balance at the beginning of
each month.

D.S. PD. 43.50
DATE 5-14-85
JOE A. FLOWERS, COMPTROLLER
BY: Robert W. Tubb D.C.
CERT. REG. #59-2043328-27-01

Received \$ 58.00 in
payment of Taxes due on Class
"C" Intangible Personal Property,
pursuant to Florida Statutes.

JOE A. FLOWERS,
Comptroller

(2) The seller agrees, at his own cost and expense, to furnish the buyer with a title insurance commitment issued by a title insurance company of seller's choice acceptable to the buyer (it being understood that Lawyer's Title Insurance Corporation, Chelsea Title & Guaranty Company, Attorneys' Title Insurance Fund, Title & Trust Company of Florida and Chicago Title Insurance Company, or any one of them shall be acceptable to the buyer) within thirty (30) days after the full execution hereof by both parties, agreeing to issue to the buyer upon the recording of this contract a title insurance policy in the amount of the purchase price insuring the title of the buyer as the contract purchaser to said real property, excepting only mechanic's and materialmen's liens, restrictions and easements of record, taxes and assessments for the current year, the existing mortgage on the property as hereafter mentioned, any state of facts which an accurate survey would show, and subject to such standard conditions and exceptions as usually are printed in owner's policies issued by that title insurer, and the buyer is to have fifteen (15) days from date of delivery of said title commitment within which to have the title to said property approved. If record title to said property, as shown by said commitment, is not good and insurable in the opinion of the attorneys for the buyer, subject to the restrictions and easements of record and the mortgage lien as hereinafter described, then upon surrender of the said title commitment to the seller this contract shall stand rescinded or, at the option of the buyer, he may accept the title and require performance of this contract; provided if on or before the expiration of said fifteen (15) days buyer fails to furnish seller with a written opinion of the attorney for buyer disapproving the title based on said commitment and specifically pointing out the grounds of disapproval, the buyer shall be conclusively presumed to have accepted the title and be bound to perform. In the event the buyer fails and refuses to complete the purchase hereunder, the seller at his option may require specific performance or retain any sums paid to seller as liquidated damages and

treat this contract at an end. In the event of termination hereof, declaration of termination for failure of buyer to comply herewith, executed and recorded by the seller shall as to all third parties be deemed conclusive evidence of the valid termination of the rights of buyer.

(3) Upon the payment in full of the balance due under this contract, and the due and faithful performance by the buyer of the agreements and covenants herein agreed to be done or performed, the seller shall promptly execute and deliver to the buyer a good and sufficient warranty deed of conveyance to the said property, except however, as to taxes for 1985 and subsequent years and as to all restrictions and easements of record in Escambia County, Florida, but with no warranty whatsoever as to liens or encumbrances against said property created or suffered by the buyer, his successors and assigns, all at the cost and expense of the buyer, including documentary stamps to be affixed to said deed, (for which costs the seller will reimburse the buyer one-half thereof) and subject to any mortgage liens which the buyer may hereafter agree to assume.

(4) The above described property is presently encumbered by the mortgage as hereinafter described, to-wit:

Mortgage from Ernest Joseph Jones and Deborah L. Jones, as husband and wife, to Colonial Mortgage Company, in the original principal sum of \$26,500.00, dated June 24, 1977, recorded in Official Record Book 1116 at page 857 of the public records of Escambia County, Florida, the unpaid principal balance on which is approximately the sum of \$24,000.00;

the payments on which the seller hereby agrees to pay regularly and promptly as they come due; provided, however, in the event the seller does not make the said payments on the aforesaid mortgage to said mortgagee promptly when due, the buyer may at his option make said payments and receive credit therefor against the aforesaid monthly installments due to the seller on this contract.

(5) Anything herein and in that certain note described in paragraph (1) above to the contrary notwithstanding,

the buyer and the seller covenant and agree that buyer, at buyer's option may pay in full to the seller, his heirs, personal representatives, successors and assigns, at any time, the total unpaid principal balance then due on said note (secured by this contract) together with accrued interest to date of payment in certified funds, less and except the then unpaid principal and accrued interest balance due at that time, if any, on the mortgage and the indebtedness represented thereby due to Colonial Mortgage Company described in paragraph (4) above and that buyer will assume and agree to pay and abide by in all respects the said mortgage and indebtedness secured thereby as described in paragraph (4) above; whereupon the seller will promptly execute and deliver to the buyer a good and sufficient deed of conveyance as set forth in paragraph (3) above provided all other covenants and agreements hereunder have been faithfully performed. If the said difference between the balance due on this contract and that due on said mortgage described above is not paid prior thereto, this contract and the debt it secures shall mature on May 8, 2015.

(6) The buyer covenants and agrees that he will join with the seller, his heirs, successors and assigns, in executing any notes, mortgages, affidavits, additional advance agreements, contracts or other documents required by any lender in connection with any financing or refinancing of the said property by a mortgage on the above described property, provided however, that the amount of said notes, mortgages, agreements, etc. which the buyer shall be required to execute shall at no time exceed, nor be amortized at a slower rate than, the unpaid balance due on this contract for principal and accrued interest.

(7) The buyer further covenants and agrees to keep perfect and unimpaired the security property hereinabove described and to permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof, and also covenants and agrees to pay all taxes for 1985 and subsequent years, all assessments, levies, obligations and encumbrances of every kind to keep the improvements now or hereafter on said property described insured against loss by fire, windstorm and other hazards in the names of the parties as their interest may appear in the sum of not less than Twenty Nine Thousand and No/100 Dollars

Changed page
approved 5/8/85

G. A. R.
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(\$29,000.00), or maximum insurable value, whichever is less, at the cost and expense of the buyer. In the event any of said sums be not promptly paid or any of said covenants be not promptly performed, the seller shall have the option to pay the same without waiving or affecting his right to declare a forfeiture or to foreclose this contract, or without waiving any other right hereunder, and all sums so paid for taxes, assessments, levies, obligations, encumbrances, hazard insurance, etc. shall become a part of the indebtedness secured hereby and shall bear interest at the rate herein provided. Seller and buyer covenant and agree that the taxes and insurance premiums are currently paid out of the escrow account maintained by seller with Colonial Mortgage Company on the mortgage described in paragraph (4) above. Buyer shall reimburse seller for such escrow costs either on a monthly basis or annually (at buyer's option) immediately upon being notified by seller of the disbursements from the escrow account to pay the taxes and insurance premiums. Failure to so reimburse the seller within fifteen (15) days after such notification shall constitute a default under this contract for which seller may at his option foreclose or collect as otherwise provided herein. If the buyer desires to increase the hazard insurance coverage of the existing policy to comply with the foregoing requirements or if he desires to furnish a new hazard insurance or homeowners policy insuring both parties as their interest may appear and showing Colonial Mortgage Company as the mortgagee (provided such policy is acceptable to the mortgagee) he may do so by paying the first year's premium in full and then paying monthly to the seller any increase in the cost of such policy which seller may be required to pay into the escrow account on a monthly basis. The intent hereof is for buyer to be totally responsible and liable for all taxes and all hazard insurance premiums and costs subsequent to the date of the contract-sales agreement; February 25, 1985.

(8) The buyer further covenants and agrees that

he will not grant, convey or release the above-described property or any interest therein by deed, mortgage, lien or in any manner whatsoever without obtaining the prior written consent of the seller. A breach of this covenant shall give the seller the right to terminate this agreement immediately at his option.

(9) Buyer covenants and agrees to make each installment payment as hereinabove provided promptly when such payments are due, and upon his failure to make any such payment as provided for by this contract, or upon his failure to perform any of the covenants or agreements herein contained, the buyer shall forfeit all rights whatsoever under this contract and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up until the date of default or non-payment and the buyer shall become, as to the property hereinabove described, the tenant at will of seller and will vacate and deliver up possession thereof to seller upon three (3) days notice in writing; or the seller may treat this agreement as a lien to secure the balance of the unpaid purchase price and the faithful performance of all of the covenants and agreements herein set forth and at his option, upon any such breach, default or non-payment of any installment, declare the entire unpaid balance, including accrued interest and any advances for taxes and insurance, if any, immediately due and payable, time being of the essence, and foreclose this instrument as a mortgage on the above-described property in accordance with the Statutes of Florida providing for such mortgage foreclosures; and, all costs and expenses, including a reasonable attorney's fee incurred in collecting said unpaid balance or in foreclosing said lien, shall be a part of the lien upon said property and of the sum adjudged upon foreclosure.

(10) Buyer covenants that in the event seller places this contract in the hands of an attorney for collection or foreclosure, he will pay a reasonable attorney's fee to

the seller's attorney and also all costs of collection and suit, which costs and fees shall be included in any such sum adjudged on foreclosure.

(11) The above-described property does not constitute the homestead of the seller now or at any time and seller has no intention of residing on said property. Seller resides at 1900 Bayou Blvd., Pensacola, Florida, 32503.

IN TESTIMONY WHEREOF, the undersigned parties hereto have hereunto set their hands and seals in duplicate this 8th day of May, 1985.

Signed, sealed and delivered by said Seller in the presence of:

1. William Guy Davis, Jr.
2. Jackie M. Henson

Joseph Anthony Riha (SEAL)
Joseph Anthony Riha

SELLER

Signed, sealed and delivered by said Buyer in the presence of:

1. Robert W. Tubb
2. Jackie M. Henson

Robert W. Tubb (SEAL)
Robert W. Tubb

BUYER

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before the undersigned Notary Public in and for the State of Florida at Large, personally came and appeared Joseph Anthony Riha, a married man, known to me and known to me to be the individual described by said name in and who executed the above and foregoing instrument, and he acknowledged and declared that he executed the same freely and voluntarily for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of May, 1985.

William Guy Davis, Jr.
Notary Public, State of Florida
at Large
My Commission Expires: June 22, 1987



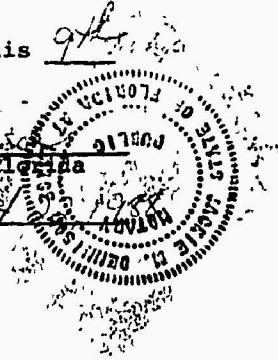
STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before the undersigned Notary Public in and for the State of Florida at large, personally came and appeared Robert W. Tubb, known to me and known to me to be the individual described by said name in and who executed the above and foregoing instrument, and he acknowledged and declared that he executed the same freely and voluntarily for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of May, 1985.

Jackie W. Harrison
Notary Public, State of Florida
at Large
My Commission Expires: 07/23/1988



IN BOOK & MADE NOTARY AS ONE
JACKIE W. HARRISON
ESCAMBIA COUNTY

MAY 14 3 21 PM '85

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON

3 6 8 9 6 9

Recorded in Public Records 04/03/2008 at 02:20 PM OR Book 6309 Page 97,
Instrument #2008025442, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$224.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that I, **Joseph Anthony Riha** (whose mailing address is c/o Esquire Barber Shop, 11 East Garden Street, Pensacola, FL 32501), for and in consideration of One Hundred Dollars and other good and valuable considerations to me and hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Robert W. Tubb** (whose mailing address 405 Gibbs Road, Pensacola, FL 32507), his heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 624, Block 28, in Navy Point, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, in Escambia County, Florida, according to Plat filed in Plat Book 1, Pages 100A, 100B, 100C, of the public records of said County.

There is excepted from the warranties herein contained any restrictions and easements of record in Escambia County, Florida; the lien of ad valorem taxes for 1981 and subsequent years; any mineral conveyances and reservations of record; all matters contained on the plat of Navy Point as described aforesaid; and any lien or encumbrance against the subject property created or suffered by the Grantee (including, without limitation, those two certain notices of lien recorded in O.R. Book 4317, Page 1210 and O.R. Book 4453, Page 943, both in the public records of Escambia County, Florida).

This warranty deed is being executed and delivered by Grantor to Grantee pursuant to the terms and conditions of that certain agreement recorded in O.R. Book 2062, Page 380, et seq., of the public records of Escambia County, Florida, and Grantor hereby acknowledges that the \$32,000 indebtedness set forth in part one thereof, together with interest attributable thereto, has been paid in full.

TO HAVE AND TO HOLD the above described property unto the said Grantee, his heirs, personal representatives, successors and assigns in fee simple, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.


Grantor hereby sets of record that the herein described property does not constitute the homestead of the Grantor now or anytime, and that Grantor has never resided on said property.


Subject to the matters set forth herein, Grantor covenants that he is well seized of an

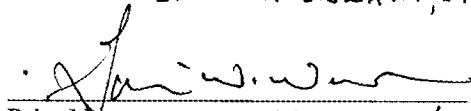
indefeasible estate in fee simple in said property, and has good title to convey the same; and it is free of liens or encumbrances; and that Grantor, his heirs, personal representatives, successors and assigns, shall and will forever warrant and defend the Grantee, his heirs, personal representatives, successors and assigns, in the quiet and peaceful possession and enjoyment thereof against all persons lawfully claiming the same.

In witness whereof, I have hereunto set my hand this 2nd day of April, 2008.

Signed, sealed and delivered
in the presence of:

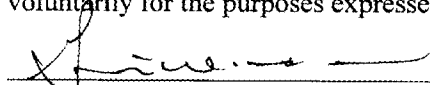

Print Name: EDWIN A STEWART, JR


Joseph Anthony Riha


Print Name: GARRETT W WALTON

STATE OF FLORIDA, COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged this 2nd day of April, 2008, by Joseph Anthony Riha, who personally appeared before me and acknowledged that he signed the instrument voluntarily for the purposes expressed in it.


Signature of Notary Public, State of Florida

Print Name of Notary: GARRETT W WALTON



☒ Personally Known

☐ Produced Identification

Type of Identification: _____



Property Appraiser's Parcel Identification Number (not a part of the legal description): 50-2S-30-6090-630-028
Prepared by and Return to: Garrett W. Walton, P. O. Box 12358, Pensacola, FL 32591