



# 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

1024-45

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | ASSEMBLY TAX 36, LLC<br>ASSEMBLY TAX 36 LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, NJ 07101-3411  | Application date        | Apr 11, 2024 |
| Property description                | TUCKER KENNETH C & TAMMY D<br>9808 REBEL RD<br>PENSACOLA, FL 32526<br>8409 BEULAH RD<br>09-0830-100<br>BEG AT NE COR OF SEC SLY ALG ELY LI OF SEC<br>368 FT FOR POB CONT SAME COURSE 180 FT<br>DEFLECT 90 DEG RT (Full legal attached.) | Certificate #           | 2022 / 3934  |
|                                     |   | Date certificate issued | 06/01/2022   |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/3934                    | 06/01/2022                           | 1,060.98                               | 53.05                | 1,114.03                                 |
| →Part 2: Total*                |                                      |  |                      | 1,114.03                                 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/3992                    | 06/01/2023                                    | 1,147.15  | 6.25                            | 68.35                | 1,221.75                                     |
| Part 3: Total*                 |   |   |                                 |                      | 1,221.75                                     |

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 2,335.78 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 1,166.40 |
| 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)   | 3,877.18 |

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 2024

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. <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>10/02/2024</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 NE COR OF SEC SLY ALG ELY LI OF SEC 368 FT FOR POB CONT SAME COURSE 180 FT DEFLECT 90 DEG RT 140 FT DEFLECT 21 DEG 23 MIN RT 52 62/100 FT DEFLECT 58 DEG 37 MIN RT 152 60/100 FT DEFLECT 90 DEG RT 184 90/100 FT TO POB OR 3490 P 385

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400244

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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  |
|----------------|-----------------|------------|--|
| 09-0830-100    | 2022/3934       | 06-01-2022 | BEG AT NE COR OF SEC SLY ALG ELY LI<br>OF SEC 368 FT FOR POB CONT SAME<br>COURSE 180 FT DEFLECT 90 DEG RT 140<br>FT DEFLECT 21 DEG 23 MIN RT 52 62/100<br>FT DEFLECT 58 DEG 37 MIN RT 152 60/100<br>FT DEFLECT 90 DEG RT 184 90/100 FT TO<br>POB OR 3490 P 385 |

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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| <b>General Information</b><br><b>Parcel ID:</b> 1815311102000002<br><b>Account:</b> 090830100<br><b>Owners:</b> TUCKER KENNETH C & TAMMY D<br><b>Mail:</b> 9808 REBEL RD<br>PENSACOLA, FL 32526<br><b>Situs:</b> 8409 BEULAH RD 32526<br><b>Use Code:</b> SINGLE FAMILY RESID<br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector   |          |          |          |          |                                  | <b>Assessments</b><br><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>\$30,000</td> <td>\$53,457</td> <td>\$83,457</td> <td>\$71,154</td> </tr> <tr> <td>2022</td> <td>\$21,000</td> <td>\$47,790</td> <td>\$68,790</td> <td>\$64,686</td> </tr> <tr> <td>2021</td> <td>\$21,000</td> <td>\$37,806</td> <td>\$58,806</td> <td>\$58,806</td> </tr> </tbody> </table><br><a href="#">Disclaimer</a><br><a href="#">Tax Estimator</a><br><a href="#">File for Exemption(s) Online</a><br><a href="#">Report Storm Damage</a> |      |      |       |      | Year                             | Land    | Imprv | Total | Cap Val  | 2023 | \$30,000 | \$53,457 | \$83,457 | \$71,154 | 2022     | \$21,000 | \$47,790 | \$68,790 | \$64,686 | 2021 | \$21,000 | \$37,806 | \$58,806 | \$58,806 |     |     |          |    |  |   |  |  |  |  |
|--|----------|----------|----------|----------|----------------------------------|--|------|------|-------|------|----------------------------------|---------|-------|-------|----------|------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------|----------|----------|----------|----------|-----|-----|----------|----|--|---|--|--|--|--|
| Year   | Land     | Imprv    | Total    | Cap Val  |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 2023   | \$30,000 | \$53,457 | \$83,457 | \$71,154 |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 2022   | \$21,000 | \$47,790 | \$68,790 | \$64,686 |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 2021   | \$21,000 | \$37,806 | \$58,806 | \$58,806 |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records<br/>(New Window)</th> </tr> </thead> <tbody> <tr> <td>12/1993</td> <td>3490</td> <td>385</td> <td>\$36,800</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1993</td> <td>3424</td> <td>78</td> <td>\$21,500</td> <td>CT</td> <td></td> </tr> <tr> <td>01/1980</td> <td>1405</td> <td>874</td> <td>\$29,900</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>962</td> <td>173</td> <td>\$16,000</td> <td>WD</td> <td></td> </tr> </tbody> </table><br>Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |          |          |          |          |                                  | Sale Date  | Book | Page | Value | Type | Official Records<br>(New Window) | 12/1993 | 3490  | 385   | \$36,800 | WD   |          | 08/1993  | 3424     | 78       | \$21,500 | CT       |          | 01/1980  | 1405     | 874  | \$29,900 | WD       |          | 01/1975  | 962 | 173 | \$16,000 | WD |  | <b>2023 Certified Roll Exemptions</b><br>None<br><br><b>Legal Description</b><br>BEG AT NE COR OF SEC SLY ALG ELY LI OF SEC 368 FT FOR<br>POB CONT SAME COURSE 180 FT DEFLECT 90 DEG RT 140<br>FT...<br><br><b>Extra Features</b><br>FRAME GARAGE<br>METAL BUILDING |  |  |  |  |
| Sale Date  | Book     | Page     | Value    | Type     | Official Records<br>(New Window) |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 12/1993  | 3490     | 385      | \$36,800 | WD       |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 08/1993  | 3424     | 78       | \$21,500 | CT       |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 01/1980  | 1405     | 874      | \$29,900 | WD       |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| 01/1975  | 962      | 173      | \$16,000 | WD       |                                  |  |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |
| <b>Parcel Information</b>  |          |          |          |          |                                  | <a href="#">Launch Interactive Map</a>   |      |      |       |      |                                  |         |       |       |          |      |          |          |          |          |          |          |          |          |          |      |          |          |          |          |     |     |          |    |  |   |  |  |  |  |

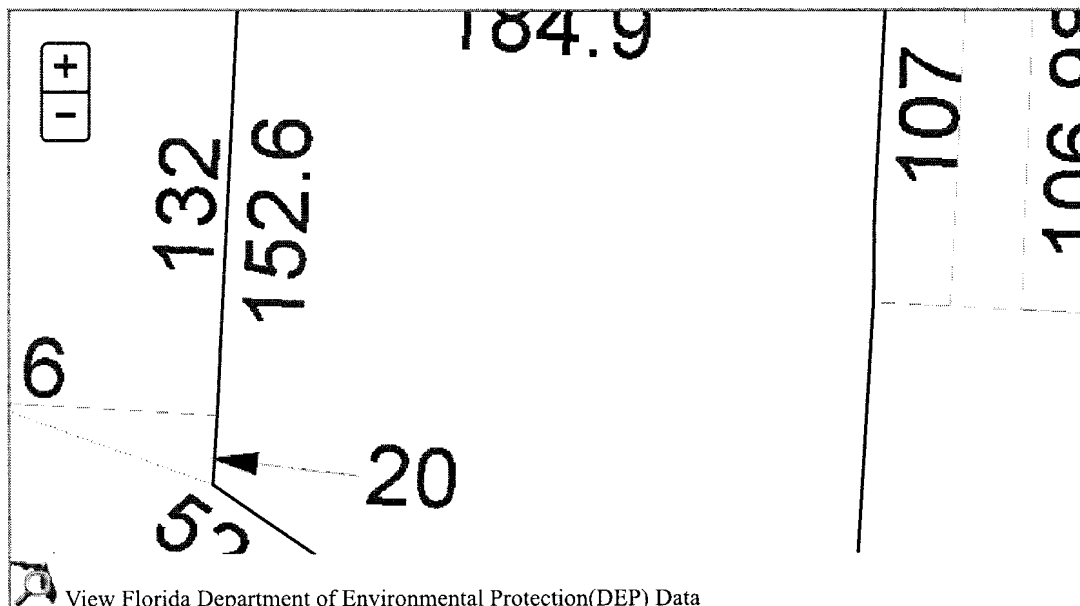
Section  
Map Id:  
18-15-31

Approx.  
Acreage:  
0.7526

Zoned:   
LDR  
LDR  
LDR  
LDR  
LDR  
LDR  
LDR  
LDR

Evacuation  
& Flood  
Information

[Open  
Report](#)




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#### Buildings

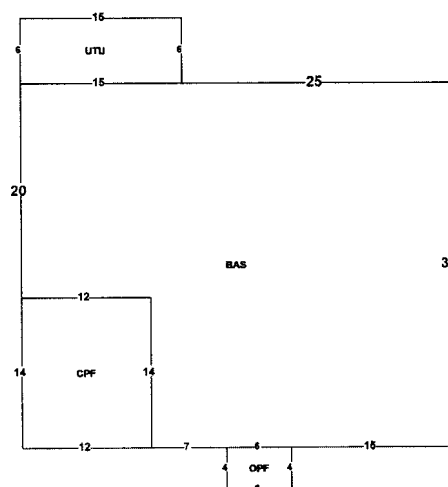
Address: 8409 BEULAH RD, Year Built: 1957, Effective Year: 1957, PA Building ID#: 95667

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1474 Total SF

BASE AREA - 1192  
CARPORT FIN - 168  
OPEN PORCH FIN - 24  
UTILITY UNF - 90



#### Images



7/29/2022 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: 04/25/2024 (rc. 3032)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03934**, 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:

**BEG AT NE COR OF SEC SLY ALG ELY LI OF SEC 368 FT FOR POB CONT SAME COURSE 180 FT DEFLECT 90 DEG RT 140 FT DEFLECT 21 DEG 23 MIN RT 52 62/100 FT DEFLECT 58 DEG 37 MIN RT 152 60/100 FT DEFLECT 90 DEG RT 184 90/100 FT TO POB OR 3490 P 385**

**SECTION 18, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090830100 (1024-65)**

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

**KENNETH C TUCKER and TAMMY D TUCKER**

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 October, which is the **2nd** day of **October 2024**.

Dated this 26th 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



**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 #: 09-0830-100 CERTIFICATE #: 2022-3934

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: June 8, 2004 to and including June 8, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: June 19, 2024

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

June 19, 2024

Tax Account #: **09-0830-100**

1. The Grantee(s) of the last deed(s) of record is/are: **CORNERSTONE PROPERTIES OF NORTHWEST FLORIDA LLC**

**By Virtue of Warranty Deed recorded 5/10/2024 in OR 9145/215**

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. Code Enforcement Order in favor of Escambia County recorded 2/1/2024 OR 9098/1022**

4. Taxes:

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

**Tax Account #: 09-0830-100**

**Assessed Value: \$71,154.00**

**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:** OCT 2, 2024

**TAX ACCOUNT #:** 09-0830-100

**CERTIFICATE #:** 2022-3934

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year.                    |

**KENNETH C TUCKER AND  
TAMMY D TUCKER  
8409 BEULAH RD  
PENSACOLA, FL 32526**

**CORNERSTONE PROPERTIES OF  
NORTHWEST FLORIDA LLC  
8409 BEULAH RD  
PENSACOLA, FL 32526**

**ESCAMBIA COUNTY CODE ENFORCEMENT  
3363 W PARK PL  
PENSACOLA, FL 32505**

**CORNERSTONE PROPERTIES OF  
NORTHWEST FLORIDA LLC  
6082 GULF BREEZE PKWY  
GULF BREEZE, FL 32563**

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of June, 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**

**June 19, 2024**

**Tax Account #:09-0830-100**

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

**BEG AT NE COR OF SEC SLY ALG ELY LI OF SEC 368 FT FOR POB CONT SAME COURSE 180  
FT DEFLECT 90 DEG RT 140 FT DEFLECT 21 DEG 23 MIN RT 52 62/100 FT DEFLECT 58 DEG 37  
MIN RT 152 60/100 FT DEFLECT 90 DEG RT 184 90/100 FT TO POB OR 9145 P 215**

**SECTION 18, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0830-100(1024-65)**

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

Recorded in Public Records 5/10/2024 1:22 PM OR Book 9145 Page 215,  
Instrument #2024035888, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$245.00

Prepared by:  
Louis E. Harper III  
Harper Title Company, LLC  
2107 Airport Boulevard  
Pensacola, FL 32504  
File No: 2024-2741  
Consideration: \$38,000.00

### WARRANTY DEED

**THIS WARRANTY DEED** made effective April 26, 2024, by TAMMY D. TUCKER AND KENNETH C. TUCKER, A MARRIED COUPLE, whose mailing address is 9808 REBEL RD, Pensacola, FL 32526, (herein "Grantor") (whether singular or plural), to CORNERSTONE PROPERTIES OF NORTHWEST FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 6082 Gulf Breeze Pkwy, Gulf Breeze, FL 32563, ("Grantee") (whether singular or plural).

**WITNESSETH:** that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

A portion of the Northeast 1/4 of Section 18, Township 1 South, Range 31 West, in Escambia County, Florida; more particularly described as follows: Commencing at the Northeast corner of said Section 18, thence run South 0 degrees 04 minutes 11 seconds East along the East line of said section for 368.00 feet and the Point of Beginning; thence South 89 degrees 55 minutes 49 seconds West of 184.90 feet; thence South 0 degrees 04 minutes 11 seconds East and parallel the East line of said section for 152.82 feet; thence South 58 degrees 53 minutes 11 seconds East for 52.50 feet; thence North 89 degrees 55 minutes 49 seconds East 140.0 feet to the East line of said Section 18; thence North 00 degrees 04 minutes 11 seconds West and along said East section line for 180.0 feet to the Point of Beginning.

**Parcel Identification Number: 181S311102000002**

**THIS CONVEYANCE IS SUBJECT TO:** covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2024 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns, in fee simple forever.

**AND** the Grantor covenants with the Grantee that the Grantor is lawfully seized of an

BK: 9145 PG: 216 Last Page

indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Signature of Witness

Robert Combs  
\_\_\_\_\_  
Printed Name of Witness  
2107 AIRPORT BLVD., PENSACOLA FL, 32504

\_\_\_\_\_  
Post-office address of Witness

  
\_\_\_\_\_  
Signature of Witness

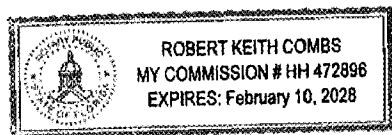
Cynthia Evans  
\_\_\_\_\_  
Printed Name of Witness  
14 LIVE OAK ST., GULF BREEZE, FL 32561

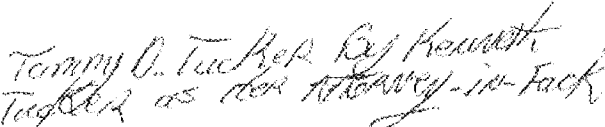
\_\_\_\_\_  
Post-office address of Witness

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2024 by TAMMY D. TUCKER, BY KENNETH C. TUCKER, AS HER ATTORNEY IN FACT AND KENNETH C. TUCKER who ☐ is/are personally known or ☒ has/have produced driver licenses as identification.

[Seal]

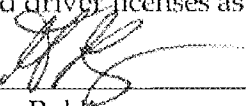


  
\_\_\_\_\_  
TAMMY D. TUCKER BY  
KENNETH C. TUCKER, AS HER  
ATTORNEY-IN-FACT

\_\_\_\_\_  
ADDRESS: 9808 REBEL RD,  
PENSACOLA, FL 32526

  
\_\_\_\_\_  
KENNETH C. TUCKER

ADDRESS: 9808 REBEL RD,  
PENSACOLA, FL 32526

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Recorded in Public Records 2/1/2024 8:01 AM OR Book 9098 Page 1022,  
Instrument #2024007702, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 1/31/2024 4:24 PM OR Book 9098 Page 820,  
Instrument #2024007640, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23073657U  
LOCATION: 8409 BEULAH RD  
PR#: 181S311102000002

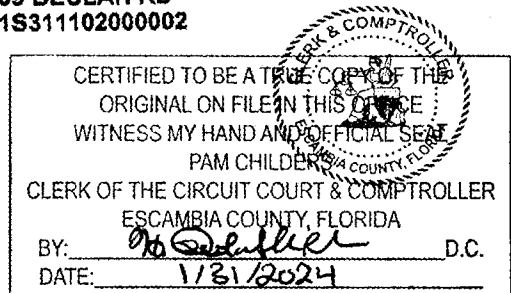
VS.

TUCKER, KENNETH C  
9808 REBEL RD  
PENSACOLA, FL 32526

TUCKER, TAMMY D  
9808 REBEL RD  
PENSACOLA, FL 32526

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, Kenneth Tucker,  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:  
**Sec. 42-196(a) Nuisance - (A) Nuisance**  
**Sec. 42-196(b) Nuisance - (B) Trash and Debris**  
**Sec. 42-196(d) Nuisance - (D) Overgrowth**  
**Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**  
**Unsafe Structures - 30-203 (O) Roof**

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THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/20/2024** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

**Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **2/21/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person

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interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

**RESPONDENT(S)** have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

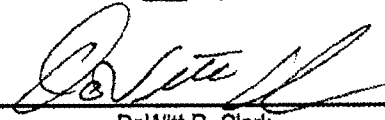
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

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**DONE AND ORDERED** in Escambia County, Florida on this 30th day of

January, 2024.

A handwritten signature in black ink, appearing to read "DeWitt D. Clark", is written over a horizontal line.

DeWitt D. Clark  
Special Magistrate  
Office of Environmental Enforcement



**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: 090830100 Certificate Number: 003934 of 2022**

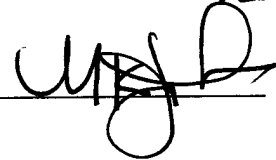
**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504      Date  
8/20/2024**

Clerk's Check #            2.0242321427E+15  
Tax Collector Check #    1

Clerk's Total                \$497.04  
Tax Collector's Total      \$4,232.38  
Postage                    \$65.60  
Researcher Copies        \$0.00  
Recording                  \$10.00  
Prep Fee                    \$7.00  
Total Received            \$4,812.02

**REDUCED**  
**PAM CHILDERS**  
**Clerk of the Circuit Court**

**\$4,296.42**

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>**