



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

0025.30

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	BAYOU GRANDE CHRISTIAN CENTER 1701 BAINBRIDGE AVE PENSACOLA, FL 32507 1701 BAINBRIDGE AVE 10-0221-000 LT 24 BLK 31 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 4782 P 636	Certificate #	2022 / 4658
		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)
# 2022/4658	06/01/2022	306.28	15.31	321.59
→ Part 2: Total*				321.59

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)
# 2023/4783	06/01/2023	322.20	6.25	53.16	381.61
Part 3: Total*					381.61

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)	703.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	259.34
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,337.54

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 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. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400622

To: Tax Collector of ESCAMBIA 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
10-0221-000	2022/4658	06-01-2022	LT 24 BLK 31 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 4782 P 636

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

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	352S311000240031					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	100221000					2023	\$7,500	\$42,728	\$50,228	\$50,228
Owners:	BAYOU GRANDE CHRISTIAN CENTER					2022	\$7,500	\$43,231	\$50,731	\$50,731
Mail:	1701 BAINBRIDGE AVE PENSACOLA, FL 32507					2021	\$6,000	\$43,655	\$49,655	\$49,655
Situs:	1701 BAINBRIDGE AVE 32507					<div>Disclaimer</div> <div>Tax Estimator</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>				
Use Code:	CLUB, LODGE, HALL 									
Taxing Authority:	COUNTY MSTU									
Tax Inquiry:	Open Tax Inquiry Window									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	RELIGIOUS				
09/2001	4782	636	\$65,000	WD		Legal Description				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LT 24 BLK 31 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 4782 P 636				
						Extra Features				
						None				

Parcel Information

Section
Map Id:
35-2S-31-2

**Approx.
Acreage:**
0.1607

Zoned:

HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
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HDMU
HDMU
HDMU
HDMU
HDMU

Evacuation

Launch Interactive Map

The figure displays a map interface. On the left is a sidebar with various controls: a 'Section' dropdown set to '35-2S-31-2', an 'Approx. Acreage' of 0.1607, a 'Zoned:' label with a key icon, a list of 14 'HDMU' entries, and an 'Evacuation' button at the bottom. The main area shows a map with a large white polygon representing a parcel. Inside the polygon, the number '140' is written horizontally and '50' is written vertically. Above the polygon are '+' and '-' zoom controls. At the bottom left of the map area is a small icon of a person walking, followed by the text '[View Florida Department of Environmental Protection\(DEP\) Data](#)'. In the top right corner, there is a link that says 'Launch Interactive Map'.

Buildings

Address:1701 BAINBRIDGE AVE, Year Built: 1950, Effective Year: 1980, PA Building ID#: 110457

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-8


NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

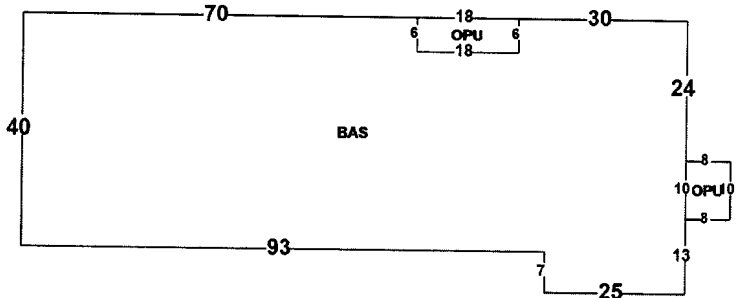
STORY HEIGHT-12

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 4975 Total SF

BASE AREA - 4787

OPEN PORCH UNF - 188



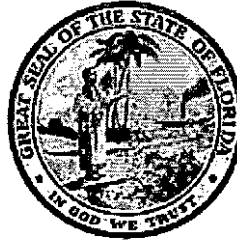
Images



12/18/2023 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

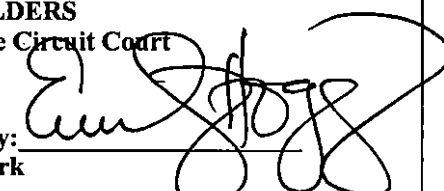
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100221000 Certificate Number: 004658 of 2022

Payor: BAYOU GRANDE CHRISTIAN CENTER 1701 BAINBRIDGE AVE PENSACOLA, FL 32507
Date 7/30/2024

Clerk's Check #	1	Clerk's Total	\$551.76 \$1,560.50
Tax Collector Check #	1	Tax Collector's Total	\$1,024.67
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,293.43

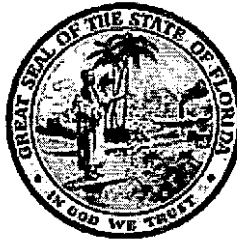
\$1,577.50

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 004658
 Redeemed Date 7/30/2024**

Name BAYOU GRANDE CHRISTIAN CENTER 1701 BAINBRIDGE AVE PENSACOLA, FL 32507

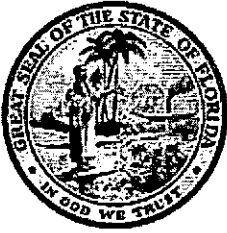
Clerk's Total = TAXDEED	\$551.76	\$1,560.50
Due Tax Collector = TAXDEED	\$1,624.67	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 100221000 Certificate Number: 004658 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="7/30/2024"/> 
Months	14	3
Tax Collector	<input type="text" value="\$1,337.54"/>	<input type="text" value="\$1,337.54"/>
Tax Collector Interest	\$280.88	\$60.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,624.67	<input type="text" value="\$1,403.98"/> 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	\$95.76	\$20.52
Total Clerk	\$551.76	<input type="text" value="\$476.52"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,293.43	\$1,897.50
	Repayment Overpayment Refund Amount	\$395.93
Book/Page	<input type="text" value="9155"/>	<input type="text" value="1237"/>



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 #: 10-0221-000 CERTIFICATE #: 2022-4658

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: February 11, 2005 to and including February 11, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **10-0221-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RICKY G JOHNSON, RHONDA S RHODES AND BILL FREEMAN, AS TRUSTEES, REPRESENTING ALL OF THE CURRENT TRUSTEES OF BAYOU GRANDE CHRISTIAN CENTER, AN UNINCORPORATED CHURCH**

By Virtue of Warranty Deed recorded 10/8/2001 in OR 4782/636

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. **Lien in favor of Emerald Coast Utilities Authority recorded 7/1/2008 OR 6347/1497**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-0221-000

Assessed Value: \$55,250.00

Exemptions: RELIGIOUS

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: JUNE 4, 2025

TAX ACCOUNT #: 10-0221-000

CERTIFICATE #: 2022-4658

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.

BAYOU GRANDE CHRISTIAN CENTER
RICKY G JOHNSON
1701 BAINBRIDGE AVE
PENSACOLA, FL 32507

EMERALD COAST
UTILITES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 18th day of February, 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

February 18, 2025

Tax Account #:10-0221-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 24 BLK 31 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 4782 P 636

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0221-000(0625-30)

5/4
This Instrument Prepared by: ✓
William E. Farrington, II
Return to: Wilson, Harrell, Smith, Boles & Farrington, PA
307 S. Palafox Street
Pensacola, FL 32501
WHS# 1.31184

OR BK 4782 PG0636
Escambia County, Florida
INSTRUMENT 2001-890737

DEED DOC STAMP PD # ESC CO \$ 455.00
10/08/01 ERNIE LEE WARD, CLERK
By: [Signature]

24.00
3.00
455.00
PARCEL ID# 35-2S-31-1000-130-030 and 35-2S-31-1000-240-031

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That AL GRAY CHAPTER 23, DISABLED AMERICAN VETERANS, INC., PENSACOLA, FLORIDA , a Florida Corporation, also known as DISABLED AMERICAN VETERANS AL GREY CHAPTER 23 also known as AL GREY, CHAPTER 23, DISABLED AMERICAN VETERANS, BOARD OF TRUSTEES, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto RICKY G. JOHNSON, RHONDA S. RHODES and BILL FREEMAN, as Trustees, representing all of the Current Trustees of BAYOU GRANDE CHRISTIAN CENTER, an Unincorporated Church, whose address is 1701 Bainbridge Avenue, Pensacola, Florida 32507, Grantees, Grantees' heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA, State of Florida, to-wit:

SEE ATTACHED

And the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of September, 2001.

Signed, Sealed and Delivered in
the presence of:

Al Gray Chapter 23, Disabled American Veterans, Inc., Pensacola, Florida, a Florida Corporation, also known as Disabled American Veterans Al Grey Chapter 23, also known as Al Grey, Chapter 23, Disabled American Veterans, Board of Trustees

Sign: [Signature]
Print: LINDA NICKERSON

By: [Signature] PRES
By: CARL H. JACKSON, SR.
Its: President

Sign: [Signature]
Print: William E. Farrington, II

OR BK 4782 PG0637
Escambia County, Florida
INSTRUMENT 2001-890737

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Acknowledged before me this 18th day of September, 2001, personally appeared Carl H. Jackson, Sr., as President of Al Gray, Chapter 23, Disabled American Veterans, Inc., Pensacola, Florida, a Florida Corporation, also known as Disabled American Veterans Al Grey Chapter 23, also known as Al Grey Chapter 23, Disabled American Veterans, Board of Trustees, who is personally known to me or who produced DRIVERS license as identification and who did not take an oath.

WILLIAM E. FARRINGTON, II
"Notary Public-State of FL"
Comm. Exp. November 1, 2002
Comm. No. CC 778458

Sign: William E. Farrington II
Print: William E. FARRINGTON II
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires: 11-1-02
My Commission Number: CC778458

File Number: 01-5647

OR BK 4782 PG 638
Escambia County, Florida
INSTRUMENT 2001-890737

EXHIBIT "A"

Lots 13, 14, 15, 16, 17, BLOCK 30, Lots 23 and 24 and the North 45 feet of Lot 22, Block 31, Beach Haven Subdivision, a subdivision of a portion of Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Deed Book 46, at Page 51 and Deed Book 485, Page 483 and Official Records Book 865, Page 544, of the Public Records of said County. (Subject to reservations on Lots 16 and 17 to the State of Florida)

OR BK 4782 PG 639
Escambia County, Florida
INSTRUMENT 2001-890737

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

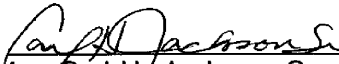
LEGAL ADDRESS: 1701 Bainbridge Avenue, Pensacola, FL 32507

The County (X) has accepted () has not accepted the
abutting roadway for maintenance.

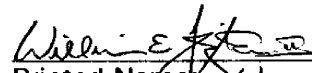
This form completed by: WILSON, HARRELL, SMITH, BOLES &
FARRINGTON, P.A.
307 South Palafox Street
Pensacola, Florida 32501

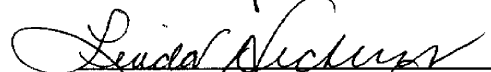
AS TO SELLER(S):

Al Gray Chapter 23, Disabled
American Veterans, Inc., Pensacola,
Florida, a Florida Corporation


by: Carl H. Jackson, Sr


WITNESSES TO SELLER(S):


Printed Name: William E. Farrington III


Printed Name: LINDA NICKERSON


AS TO BUYER(S):



Ricky G. Johnson, Trustee


Rhonda S. Rhodes, Trustee


Bill Freeman, Trustee

WITNESSES TO BUYER(S):


Printed Name: William E. Farrington III


Printed Name: LISA A. GRANT

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

SEP-18-01 01:59 PM KEEN REALTY

850 455 8428

P.02

ENVIRONMENTAL HEALTH Fax: 850-595-6710

Sep 18 '01 11:58 P.02



OR BK 4782 PG0640
Escambia County, Florida
INSTRUMENT 2001-890737

Jeb Bush
Governor

John O. Agwunobi, M.B.A., F.A.A.P.
Acting Secretary

September 11, 2001

RCD Oct 08, 2001 02:19 pm
Escambia County, Florida

Linda Nickerson
and Keen Realty
700 New Warrington Road
Pensacola, FL 32506

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-890737

RE: Commercial Property
1701 Bainbridge Ave.
Pensacola, FL 32507
Parcel ID No.: 35-2S-31-1000-240-031

Dear Ms. Nickerson:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

Although no overflows were observed, the condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality. Further inspection revealed that the OSTDS was located within 1.5 feet of the building foundation and the property line. Florida Administrative Code 64E-6, requires a 5 foot setback to building foundations and property lines. In the event a repair is required in the future, the system may need to be relocated to the adjacent property (vacant parcel #35-2S-31-1000-230-031) to the south of the property in question.

The premise was vacant at the time of our inspection. Because there was no sewage flow being generated our ability to fully assess the functionality of the system was limited.

If a modification is made to the existing building or the new business operation now or in the future has the potential to generate toxic, hazardous or industrial wastewater or toxic or hazardous chemicals, the OSTDS will have to comply with FAC 64E-6. This item is for informational purposes only and no action is required at this time.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Merritt". Below the signature is the printed name and title of the signatory.

Robert J. Merritt
Environmental Supervisor II

ESCAMBIA COUNTY HEALTH DEPARTMENT
-Founded 1821-

1295 West Fairfield Drive Pensacola, Florida 32501
John J. Lanza, MD, PhD, FAAP, CMD Director-Health

ENVIRONMENTAL HEALTH SERVICES
3300 North Pace Blvd., Suite 300
Pensacola, Florida 32503
(850) 595-6700

Recorded in Public Records 07/01/2008 at 04:41 PM OR Book 6347 Page 1497,
Instrument #2008050229, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
TIFFANIE FRANKLIN,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

Legal Description
LT 24 BLK 31 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 4782 P 636

Customer: BAYOU GRANDE CHRISTIAN CENTER

Account Number: 228259-115975

Amount of Lien: \$ 182.47, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 06-30-08

EMERALD COAST UTILITIES AUTHORITY

BY: Tiffany Franklin

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30TH day of JUNE, 20 08, by TIFFANIE FRANKLIN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Notary Seal]
Suzanne Coffey
My Comm. Expires 12/17/2009
ID# 103606 DD# 492341
☒ Personally Known () Other ID

Suzanne Coffey
Notary Public - State of Florida

RWK:ls
Revised 04/24/08