



# 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

0725-18

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	OK REALTY HOMES LLC 16017 OAK GROVE RD DECATUR, GA 30033 2500 GULF BEACH HWY 10-0509-000 FRAC LT 15 N OF HWY & ALL LTS 16 & 17 & S 13 50/100 OF LT 18 BLK 64 BEACH HAVEN PLAT DB 46 P 51 OR 8 (Full legal attached.)	Certificate #	2022 / 4697
		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)
# 2022/4697	06/01/2022	1,721.82	86.09	1,807.91
→Part 2: Total*				1,807.91

## 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)
# 2023/4824	06/01/2023	1,691.82	6.25	279.15	1,977.22
Part 3: Total*					1,977.22

## 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)	3,785.13
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,635.49
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)	5,795.62

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 25th, 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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</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.

FRAC LT 15 N OF HWY & ALL LTS 16 & 17 & S 13 50/100 OF LT 18 BLK 64 BEACH HAVEN PLAT DB 46 P 51 OR 8447 P 1380  
SEC 54/35 T 2S R 30/31 LESS OR 3147 P 101 RD R/W

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400756

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BLACK CUB, LLC  
SB MUNI CUST FOR  
PO BOX 31191  
TAMPA, FL 33631-3191,

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
10-0509-000	2022/4697	06-01-2022	FRAC LT 15 N OF HWY & ALL LTS 16 & 17 & S 13 50/100 OF LT 18 BLK 64 BEACH HAVEN PLAT DB 46 P 51 OR 8447 P 1380 SEC 54/35 T 2S R 30/31 LESS OR 3147 P 101 RD R/W

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  
BLACK CUB, LLC  
SB MUNI CUST FOR  
PO BOX 31191  
TAMPA, FL 33631-3191

04-23-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 3525311000015064 <b>Account:</b> 100509000 <b>Owners:</b> OK REALTY HOMES LLC <b>Mail:</b> 16017 OAK GROVE RD DECATUR, GA 30033 <b>Situs:</b> 2500 GULF BEACH HWY 32507 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$21,347</td> <td>\$88,912</td> <td>\$110,259</td> <td>\$110,259</td> </tr> <tr> <td>2022</td> <td>\$21,347</td> <td>\$82,006</td> <td>\$103,353</td> <td>\$103,353</td> </tr> <tr> <td>2021</td> <td>\$21,347</td> <td>\$80,953</td> <td>\$102,300</td> <td>\$102,300</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Report Storm Damage</a> <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2023	\$21,347	\$88,912	\$110,259	\$110,259	2022	\$21,347	\$82,006	\$103,353	\$103,353	2021	\$21,347	\$80,953	\$102,300	\$102,300																
Year	Land	Imprv	Total	Cap Val																																									
2023	\$21,347	\$88,912	\$110,259	\$110,259																																									
2022	\$21,347	\$82,006	\$103,353	\$103,353																																									
2021	\$21,347	\$80,953	\$102,300	\$102,300																																									
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/20/2021</td> <td>8447</td> <td>1380</td> <td>\$120,000</td> <td>WD</td> <td></td> </tr> <tr> <td>07/18/2014</td> <td>7200</td> <td>291</td> <td>\$90,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/2005</td> <td>5784</td> <td>1002</td> <td>\$70,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/2004</td> <td>5427</td> <td>1324</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/2003</td> <td>5240</td> <td>240</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/20/2021	8447	1380	\$120,000	WD		07/18/2014	7200	291	\$90,000	WD		11/2005	5784	1002	\$70,000	WD		06/2004	5427	1324	\$100	QC		09/2003	5240	240	\$100	QC		<b>2023 Certified Roll Exemptions</b> None  <b>Legal Description</b> FRAC LT 15 N OF HWY & ALL LTS 16 & 17 & S 13 50/100 OF LT 18 BLK 64 BEACH HAVEN PLAT DB 46 P 51 OR 8447 P 1380 SEC...  <b>Extra Features</b> CONCRETE PAVING				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																								
01/20/2021	8447	1380	\$120,000	WD																																									
07/18/2014	7200	291	\$90,000	WD																																									
11/2005	5784	1002	\$70,000	WD																																									
06/2004	5427	1324	\$100	QC																																									
09/2003	5240	240	\$100	QC																																									
<b>Parcel Information</b>					<a href="#">Launch Interactive Map</a>																																								

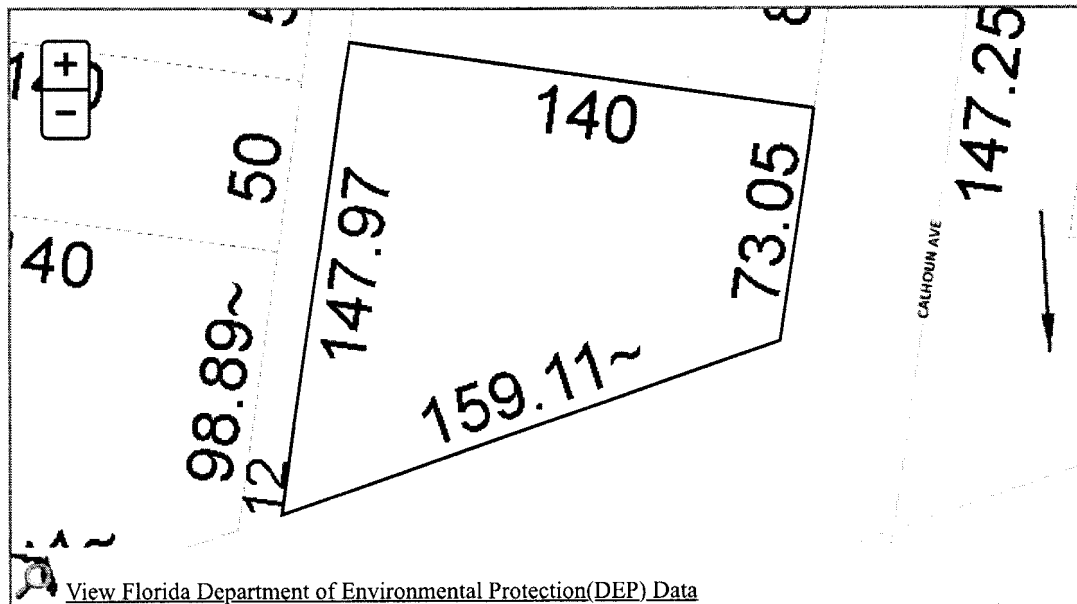
Section  
Map Id:  
35-2S-31-2

Approx.  
Acreage:  
0.3267

Zoned:

HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI  
HC/LI

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



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

#### Buildings

Address: 2500 GULF BEACH HWY, Year Built: 2007, Effective Year: 2007, PA Building ID#: 110672

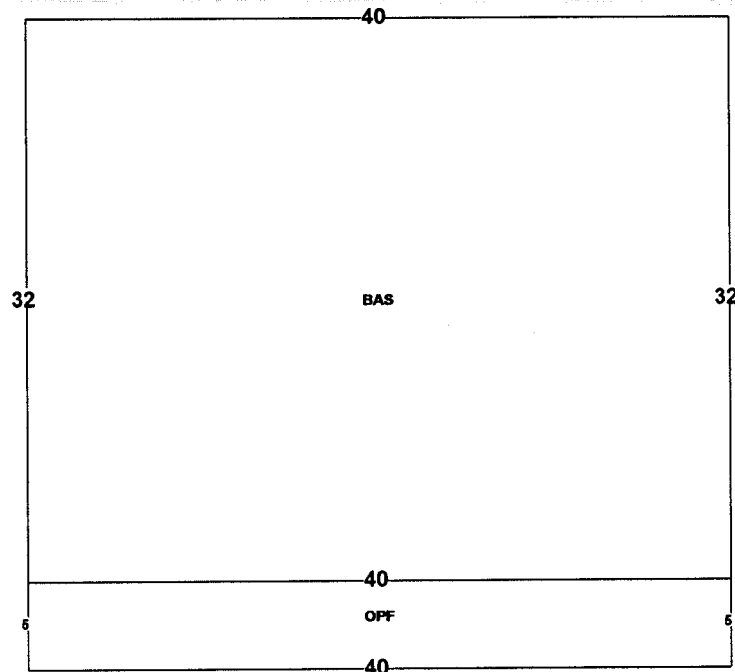
##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-8  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1480 Total SF

BASE AREA - 1280

OPEN PORCH FIN - 200



#### Images



1/24/2022 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:05/07/2024 (tc.7323)

**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

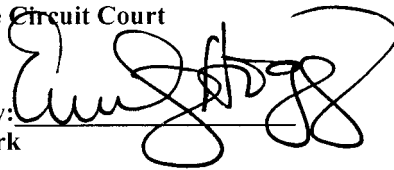
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 100509000 Certificate Number: 004697 of 2022**

**Payor: OK REALTY HOMES LLC 16017 OAK GROVE RD DECATUR, GA 30033      Date**  
**8/22/2024**

Clerk's Check #	1	Clerk's Total	\$558.00
Tax Collector Check #	1	Tax Collector's Total	\$7,105.88
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$7,781.48</del>

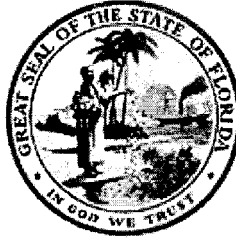
**\$6,329.97**

**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 004697**

**Redeemed Date 8/22/2024**

**Name OK REALTY HOMES LLC 16017 OAK GROVE RD DECATUR, GA 30033**

Clerk's Total = TAXDEED	\$558.60	<del>\$558.60</del> <b>\$6,312.97</b>
Due Tax Collector = TAXDEED	\$7,005.88	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets





**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 100509000 Certificate Number: 004697 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="8/22/2024"/>
Months	15	4
Tax Collector	<input type="text" value="\$5,795.62"/>	<input type="text" value="\$5,795.62"/>
Tax Collector Interest	\$1,304.01	\$347.74
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,105.88	<input type="text" value="\$6,149.61"/> 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	\$102.60	\$27.36
Total Clerk	\$558.60	<input type="text" value="\$483.36"/> 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	\$7,781.48	\$6,649.97
	Repayment Overpayment Refund Amount	\$1,131.51
Book/Page	<input type="text" value="9171"/>	<input type="text" value="670"/>



**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 #: 10-050-9000 CERTIFICATE #: 2022-4697

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: March 17, 2005 to and including March 17, 2025 Abstractor: K GERARD

BY

Michael A. Campbell,  
As President  
Dated: March 20, 2025

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

March 20, 2025

Tax Account #: **10-050-9000**

1. The Grantee(s) of the last deed(s) of record is/are: **OK REALTY HOMES LLC, A GEORGIA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 1/20/2021 in OR 8447/1380**

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:

**NONE**

4. Taxes:

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

**Tax Account #: 10-050-9000**

**Assessed Value: \$111,877.00**

**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:** JUL 2, 2025

**TAX ACCOUNT #:** 10-050-9000

**CERTIFICATE #:** 2022-4697

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.

**OK REALTY HOMES LLC**  
**KAREN VALDIVIA**  
**16017 OAK GROVE RD**  
**DECATUR, GA 30033**

**OK REALTY HOMES LLC**  
**2500 GULF BEACH HWY**  
**PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of March 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



\_\_\_\_\_  
BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**March 20, 2025**

**Tax Account #:10-050-9000**

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

**FRAC LT 15 N OF HWY & ALL LTS 16 & 17 & S 13 50/100 OF LT 18 BLK 64 BEACH HAVEN PLAT  
DB 46 P 51 OR 8447 P 1380 SEC 54/35 T 2S R 30/31 LESS OR 3147 P 101 RD R/W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-050-9000(0725-18)**

Recorded in Public Records 1/20/2021 4:14 PM OR Book 8447 Page 1380,  
Instrument #2021006710, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$840.00

Prepared By & Return to:  
Karen Way, as an employee of  
Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Road, Suite 3, Pensacola, FL 32534

File Number: PEN-21-20228  
Parcel ID #: 35-2S-31-1000-015-064

### WARRANTY DEED

This WARRANTY DEED, dated this 20 day of January, 2021, by **Birtsch Properties, LLC, a Florida limited liability company**, whose post office address is 8380 Raleigh Circle, Pensacola, Florida 32534, hereinafter called the Grantor, to **OK Realty Homes, LLC, a Georgia limited liability company**, whose post office address is 16017 Oak Grove Road, Decatur, Georgia 30033, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**Fractional Lot 15, lying North of the Right of Way of Gulf Beach Highway, Lot 16, Lot 17, and the South 13.5 feet of Lot 18, Block 64, Beach Haven, being a part of the Pablo Grapera Grant, Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Deed Book 46 at Page 51, of the Public Records of Escambia County, Florida, Less State Right of Way deeded to State of Florida Department of Transportation recorded in Official Records Book 3147 at Page 101.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: Karen E. Way

Signature: [Signature]  
Print Name: Bonnie Combs

Birtsch-Properties, LLC

[Signature]  
Donald P. Birtsch, its Manager

[Signature]  
Patricia D. Birtsch, its Manager

BK: 8447 PG: 1381

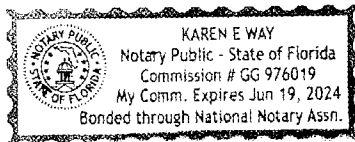
State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_  
online notarization, this 20 day of January, 2021, by: Donald P. Birtsch and Patricia D. Birtsch, as  
Managers of Birtsch Properties, LLC, a Florida limited liability company, who produced valid driver's  
licenses as identification.

(SEAL)

Signature: \_\_\_\_\_

Notary Public



BK: 8447 PG: 1382 Last Page

**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 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 acknowledgement by the County of the veracity of any disclosure statement.

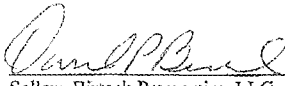
Name of Roadway: Gulf Beach Hwy

Legal Address of Property: 2500 Gulf Beach Hwy, Pensacola, Florida 32507

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

This form completed by: Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Road, Suite 3, Pensacola, FL, 32534


**AS TO SELLER(S):**

  
Seller: Birtsch Properties, LLC  
Donald P. Birtsch, Manager

Witness:

  
Witness:

**AS TO BUYER(S):**

  
Buyer: OK Realty Homes, LLC  
Octavio Valdivia, Sole Member

Witness:

  
Witness:

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