



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

1124-23

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	COMBER CAROL EST OF TRUSTEE FOR COMBER CAROL REVOCABLE TRUST 7/9/2008 C/O HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532 4809 HURON DR 10-3227-200 LT 30 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 1363 P 156 OR 6364 P 208	Certificate #	2022 / 5069
		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)
# 2022/5069	06/01/2022	1,647.68	82.38	1,730.06
→Part 2: Total*				1,730.06

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,730.06
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,105.06

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* Escambia, Florida
 Signature, Tax Collector or Designee 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. 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>11/06/2024</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400151

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
10-3227-200	2022/5069	06-01-2022	LT 30 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 1363 P 156 OR 6364 P 208

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

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

Nav. Mode
 Account
 Parcel ID

[Printer Friendly Version](#)

<p>General Information</p> <p>Parcel ID: 093S322000030001</p> <p>Account: 103227200</p> <p>Owners: COMBER CAROL EST OF TRUSTEE FOR COMBER CAROL REVOCABLE TRUST 7/9/2008</p> <p>Mail: C/O HAROLD PAUL PUDEKER JR 2475 S SHORE DR BILOXI, MS 39532</p> <p>Situs: 4809 HURON DR 32507</p> <p>Use Code: SINGLE FAMILY - TOWNHOME </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <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>\$12,000</td> <td>\$42,334</td> <td>\$54,334</td> <td>\$54,334</td> </tr> <tr> <td>2022</td> <td>\$12,000</td> <td>\$126,478</td> <td>\$138,478</td> <td>\$112,728</td> </tr> <tr> <td>2021</td> <td>\$12,000</td> <td>\$82,940</td> <td>\$94,940</td> <td>\$94,940</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for Exemption(s) Online</p> <p>Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2023	\$12,000	\$42,334	\$54,334	\$54,334	2022	\$12,000	\$126,478	\$138,478	\$112,728	2021	\$12,000	\$82,940	\$94,940	\$94,940																						
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<p>Sales Data</p> <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>03/31/2022</td> <td>8753</td> <td>1181</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>03/11/2022</td> <td>8740</td> <td>1711</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>07/09/2008</td> <td>6364</td> <td>208</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1979</td> <td>1363</td> <td>156</td> <td>\$48,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1978</td> <td>1218</td> <td>972</td> <td>\$38,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1973</td> <td>718</td> <td>552</td> <td>\$26,400</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/31/2022	8753	1181	\$100	OT		03/11/2022	8740	1711	\$100	OT		07/09/2008	6364	208	\$100	WD		08/1979	1363	156	\$48,000	WD		01/1978	1218	972	\$38,500	WD		01/1973	718	552	\$26,400	WD		<p>2023 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 30 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 1363 P 156 OR 6364 P 208 OR 8740 P 1711</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
03/31/2022	8753	1181	\$100	OT																																							
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Parcel Information

[Launch Interactive Map](#)

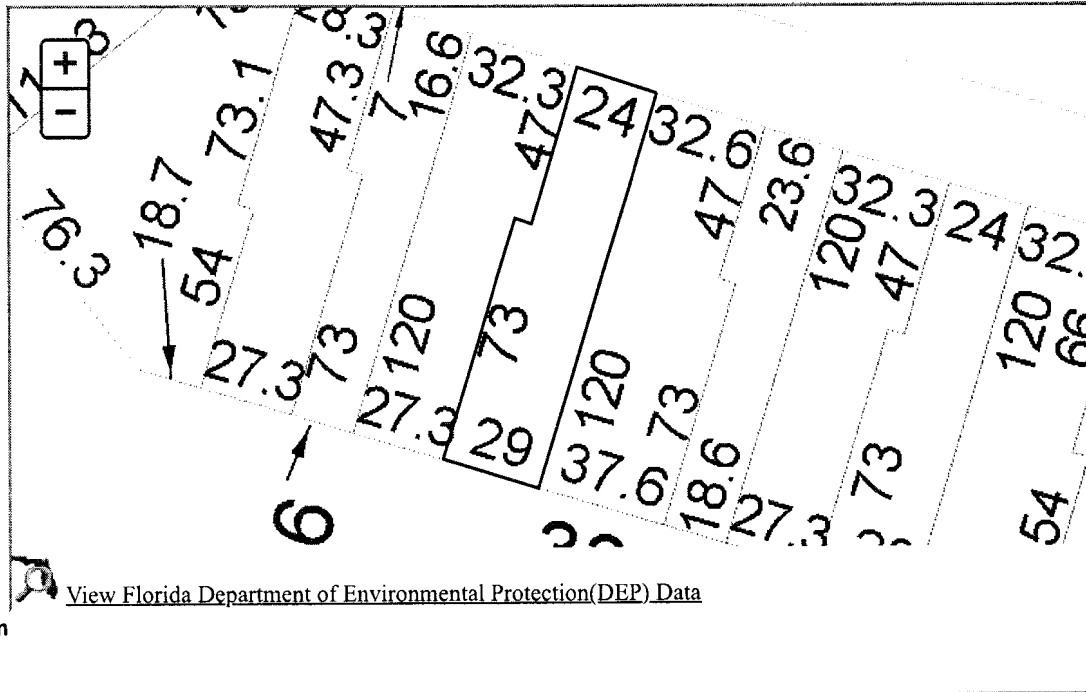
Section
Map Id:
09-3S-32

Approx.
Acreage:
0.0744

Zoned:
MDR
MDR
MDR
MDR
MDR
MDR
MDR

Evacuation
& Flood
Information
[Open
Report](#)

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

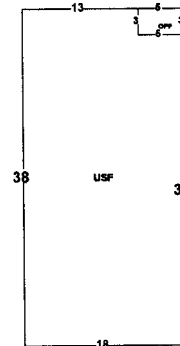
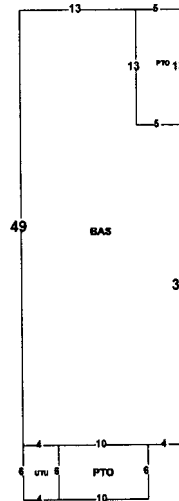


Buildings

Address: 4809 HURON DR, Year Built: 1972, Effective Year: 1990, PA Building ID#: 118225

Structural Elements

- DECOR/MILLWORK-ABOVE 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-5
- NO. STORIES-2
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 1650 Total SF

- BASE AREA - 817
- OPEN PORCH FIN - 15
- PATIO - 125
- UPPER STORY FIN - 669
- UTILITY UNF - 24

Images



10/6/2015 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05069**, 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:

LT 30 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 1363 P 156 OR 6364 P 208 OR 6364 P 208

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103227200 (1124-23)

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

CAROL COMBER EST OF TRUSTEE FOR COMBER CAROL REVOCABLE TRUST 7/9/2008

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 November, which is the **6th day of November 2024**.

Dated this 29th day of April 2024.

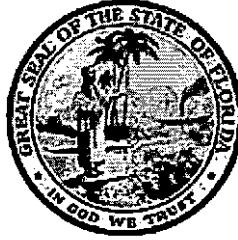
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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: 103227200 Certificate Number: 005069 of 2022**

Payor: HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532 Date 5/30/2024

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$2,332.34
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,953.22

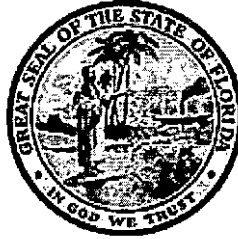
\$2,285.73

\$2,302.73

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 005069
Redeemed Date 5/30/2024

Name HAROLD PAUL PUDERER JR 2475 S SHORE DR BILOXI, MS 39532

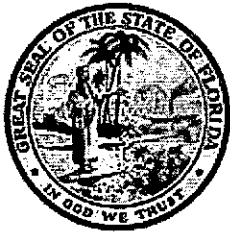
Clerk's Total = TAXDEED	\$503.88	\$503.88 \$2,285.73
Due Tax Collector = TAXDEED	\$2,382.34	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 103227200 Certificate Number: 005069 of 2022

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="5/30/2024"/>
Months	7	1
Tax Collector	<input type="text" value="\$2,105.06"/>	<input type="text" value="\$2,105.06"/>
Tax Collector Interest	\$221.03	\$31.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,332.34	\$2,142.89 <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.88	\$6.84
Total Clerk	\$503.88	\$462.84 <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,953.22	\$2,622.73
	Repayment Overpayment Refund Amount	\$330.49
Book/Page	<input type="text" value="9138"/>	<input type="text" value="525"/>



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 #: 10-3227-200 CERTIFICATE #: 2022-5069

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 26, 2004 to and including June 26, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: July 9, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 9, 2024

Tax Account #: **10-3227-200**

1. The Grantee(s) of the last deed(s) of record is/are: **HAROLD PUDERER JR. SUCCESSOR TRUSTEE OF THE CAROL COMBER REVOCABLE TRUST AGREEMENT DATED JULY 9 2008**

By Virtue of Warranty Deed recorded 8/12/2008 in OR 6364/208 together with Certification of Trust recorded 06/05/2023 in OR 8988/952

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-3227-200

Assessed Value: \$54,334.00

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): **THE PERDIDO BAY HOMEOWNERS ASSOCIATION INC.**

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: NOV 6, 2024

TAX ACCOUNT #: 10-3227-200

CERTIFICATE #: 2022-5069

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>2023</u> tax year.

HAROLD PAUL PUDERER JR.
2475 S SHORE DR
BILOXI, MS 39532

HAROLD PAUL PUDERER JR
4809 HURON DR
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 9th day of July, 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

July 9, 2024

Tax Account #:10-3227-200

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 30 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 1363 P 156 OR 6364 P 208 OR 6364 P 208

SECTION 09, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3227-200(1124-23)

RETURN TO: Carol J. Comber
521 Long Lake Drive
Pensacola, Florida 32506

Prepared by: Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32591-2446

This deed is being prepared without the examination of title,
with legal description being provided to preparer by grantor.

W A R R A N T Y D E E D

THIS INDENTURE, Made this 9th day of July, 2008, between Carol J. Comber, an unmarried woman, of the County of Escambia, State of Florida, hereinafter referred to as "grantor" and Carol Comber for her life, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, Carol Comber as Trustee of the Carol Comber Revocable Trust Agreement dated July 9, 2008, by and between Carol Comber as Grantor and Carol Comber as Trustee, whose post office address is 521 Long Lake Drive, Pensacola, Florida 32506, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, Carol Comber for her life, and Carol Comber as Trustee of the Carol Comber Revocable Trust Agreement dated July 9, 2008, by and between Carol Comber as Grantor and Carol Comber as Trustee all of her interest in the following described land, situate, lying and being in Escambia County, Florida, to wit:

Lot 30, Block A, Perdido Bay Villas, a subdivision of a portion of Sections 9 and 11, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Plat Book 8 at Page 10 of the public records of Escambia County, Florida.

Subject to all oil, gas and mineral leases, rights and/or reservations of the same, within and underlying the premises, together with the privileges, mining and drilling rights, immunities and such other rights thereto belonging, as set out in the instrument(s) recorded in Deed Book 476 at Page 231 of the public records of Escambia County, Florida.

and

Lot 32, Block "A", Perdido Bay Villas, a subdivision of a portion of Sections 9 and 11, Township 3 South, Range 32 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 8, Page 10, of the public records of Escambia County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. 09-3S-32-2000-030-001 and 09-3S-32-2000-032-001.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah M. Pollock
Deborah M. Pollock

Printed Name of Witness

Patricia E. Stevens

Printed Name of Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Carol J. Comber
Carol J. Comber

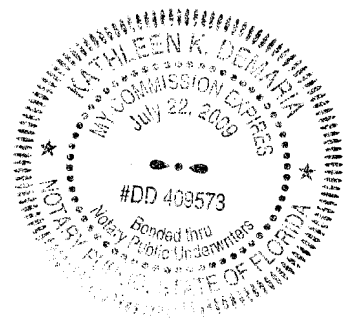
The foregoing instrument was acknowledged before me this 9th day of July, 2008, by Carol J. Comber,

- to me personally known
- Identified by Driver's License
- Identified by _____

Kathleen K. DeMaria
Notary Public

Kathleen K. DeMaria
Printed Name
My Commission Expires:

(NOTARY SEAL)



Recording Fees: \$18.50 (2 pages)

Prepared by and return to:

James M. Burns, Esq.
611 New Warrington Rd., Suite 2
Pensacola, FL 32506

CERTIFICATION OF TRUST PURSUANT TO §736.1017, FLORIDA STATUTES

This Certification of Trust is made effective the 23 day of May, 2023 by the undersigned, pursuant to and in accordance with Section 736.1017, Florida Statutes; accordingly, said undersigned hereby certify the following:

1. That certain Trust known as the CAROL COMBER Revocable Trust Agreement dated July 9, 2008 (hereinafter the "Trust") was duly executed and created by CAROL COMER on July 9, 2008, as amended by the Second Amendment to the CAROL COMBER Revocable Trust Agreement dated June 26, 2020, remains in full force and effect as of the date hereof.

2. The undersigned, CAROL COMBER, whose address was 521 Long Lake Drive, Pensacola, Florida 32506, was the former Trustee of the Trust and who died on January 22, 2022.

3. HAROLD PUDERER, JR., whose address is 2475 South Shore Drive, Biloxi, Mississippi 39532, is the current duly authorized and acting Successor Trustee of the Trust.

4. The Trust grants the Successor Trustee full power and authority to acquire, sell, lease, encumber, manage and otherwise dispose of any and all trust property – including, without limitation, the property described as follows:

Lot 13, Block A, LAKE CHARLENE EAST, according to plat thereof recorded in Plat Book 14, Page 72 of the Public Records of Escambia County, Florida.

and

Lot 30, Block A, Perdido Bay Villas, a subdivision of a portion of Sections 9 and 11, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Plat Book 8 at Page 10 of the public records of Escambia County, Florida.

and

Lot 32, Block "A", Perdido Bay Villas, a subdivision of a portion of Sections 9 and 11, Township 3 South, Range 32 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 8, Page 10, of the public records of Escambia County, Florida.

5. The Trust authorizes the Successor Trustee, to execute any and all documents required in connection with any acquisition, sale, lease, mortgage or other transfer including, without limitation, deeds, mortgages, certifications, affidavits, closing statements and other

related closing documents.

6. The Trust is irrevocable upon the date of the Grantor's death on January 22, 2023.

7. The Trust has not been revoked, modified, or amended in any manner that would cause any representation or certification contained herein to be untrue or incorrect in any manner.

8. The undersigned hereby acknowledge and agree that this Certification of Trust is being made pursuant to and in accordance with Section 736.1017, Florida Statutes, with full understanding that it will be relied upon to establish the truth of the matters set forth herein as provided under said Section 736.1017, Florida Statutes.

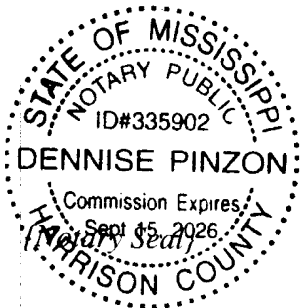
In Witness Whereof, the undersigned have duly executed and delivered this Certification of Trust the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of Witness #1 ↑ Elisabeth Mitchell	HAROLD PUDERER, JR., as Successor Trustee of the CAROL COMBER TRUST Dated July 9, 2008, as amended by the Second Amendment to the CAROL COMBER Revocable Trust Agreement dated June 26, 2020
Signature of Witness #2 ↑ Renee Bolton	
Printed Name of Witness #2 ↑	

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Sworn to and subscribed before me by means of [] physical presence or [] or online notarization, this 23rd day of May, 2023, by HAROLD PUDERER, JR., as Successor Trustee of the CAROL COMBER Trust Dated July 9, 2008, as amended.



Signature of Notary Public, State of Mississippi
Name of Notary Public - Printed or Stamped
Dennise Pinzon
Commission No: 335902
Expiration Date: Sept. 15, 2026

Personally Known _____ OR Produced Identification
Type of Identification Produced Drivers Lic.