



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

0625.25

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	DAVIS LEWIS A 5846 UCITA AVE UNIT A PENSACOLA, FL 32507 5846 UCITA AVE UNIT A 10-4091-010 BEG AT SW COR OF LOT 11 BLK 1 INNERARITY HEIGHTS S/D PDB 102 P 172 N71 DEG 46 MIN 00 SEC E ALG S LI (Full legal attached.)	Certificate #	2022 / 5178
		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)
# 2022/5178	06/01/2022	1,349.29	67.46	1,416.75
→Part 2: Total*				1,416.75

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)
# 2023/5340	06/01/2023	1,362.26	6.25	96.78	1,465.29
Part 3: Total*					1,465.29

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)	2,882.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,282.48
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)	4,539.52

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

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.	62,363.00
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 +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 SW COR OF LOT 11 BLK 1 INNERARITY HEIGHTS S/D PDB 102 P 172 N71 DEG 46 MIN 00 SEC E ALG S LI OF LOT 11 57 68/100 FT N 09 DEG 23 MIN 55 SEC W ALG EXT OF PARTY WALL 5 05/100FT TO INTERSECTION WITH EXT OF SLY MOST LI OF WOOD STEPS TO POB S80 DEG 21 MIN 39 SEC W ALG SLY LI OF STEPS 29 28/100 N 09 DEG 38 MIN 21 SEC W 80 70/100 TO EXT OF NLY LI OF COVERED CONCRETE N 80 DEG 36 MIN 05 SEC E ALG SD NLY LI 29 62/100 TO INTERSECTION WITH EXT OF SD CL OF PARTY WALL S 09 DEG 23 MIN 55 SEC E ALG CL AND EXT 80 58/100 TO POB OR 6917 P 1490 OR 7318 P 1536 OR 8433 P 283

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400665

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
10-4091-010	2022/5178	06-01-2022	BEG AT SW COR OF LOT 11 BLK 1 INNERARITY HEIGHTS S/D PDB 102 P 172 N71 DEG 46 MIN 00 SEC E ALG S LI OF LOT 11 57 68/100 FT N 09 DEG 23 MIN 55 SEC W ALG EXT OF PARTY WALL 5 05/100FT TO INTERSECTION WITH EXT OF SLY MOST LI OF WOOD STEPS TO POB S80 DEG 21 MIN 39 SEC W ALG SLY LI OF STEPS 29 28/100 N 09 DEG 38 MIN 21 SEC W 80 70/100 TO EXT OF NLY LI OF COVERED CONCRETE N 80 DEG 36 MIN 05 SEC E ALG SD NLY LI 29 62/100 TO INTERSECTION WITH EXT OF SD CL OF PARTY WALL S 09 DEG 23 MIN 55 SEC E ALG CL AND EXT 80 58/100 TO POB OR 6917 P 1490 OR 7318 P 1536 OR 8433 P 283

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

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 143S324000100001 Account: 104091010 Owners: DAVIS LEWIS A Mail: 5846 UCITA AVE UNIT A PENSACOLA, FL 32507 Situs: 5846 UCITA AVE UNIT A 32507 Use Code: SINGLE FAMILY - TOWNHOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <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>\$33,000</td> <td>\$404,295</td> <td>\$437,295</td> <td>\$124,726</td> </tr> <tr> <td>2022</td> <td>\$28,600</td> <td>\$355,198</td> <td>\$383,798</td> <td>\$121,094</td> </tr> <tr> <td>2021</td> <td>\$22,000</td> <td>\$253,761</td> <td>\$275,761</td> <td>\$117,567</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">File for Exemption(s) Online</p> <p align="center">Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2023	\$33,000	\$404,295	\$437,295	\$124,726	2022	\$28,600	\$355,198	\$383,798	\$121,094	2021	\$22,000	\$253,761	\$275,761	\$117,567																
Year	Land	Imprv	Total	Cap Val																																			
2023	\$33,000	\$404,295	\$437,295	\$124,726																																			
2022	\$28,600	\$355,198	\$383,798	\$121,094																																			
2021	\$22,000	\$253,761	\$275,761	\$117,567																																			
Sales Data <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>12/22/2020</td> <td>8433</td> <td>283</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/02/2015</td> <td>7318</td> <td>1536</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>11/27/2013</td> <td>7107</td> <td>966</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>09/27/2013</td> <td>7087</td> <td>1658</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/31/2013</td> <td>6971</td> <td>1490</td> <td>\$200,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/22/2020	8433	283	\$100	WD		03/02/2015	7318	1536	\$100	QC		11/27/2013	7107	966	\$100	WD		09/27/2013	7087	1658	\$100	WD		01/31/2013	6971	1490	\$200,000	WD		2023 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT SW COR OF LOT 11 BLK 1 INNERARITY HEIGHTS S/D PDB 102 P 172 N 71 DEG 46 MIN 00 SEC E ALG S LI OF LOT 11 57... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
12/22/2020	8433	283	\$100	WD																																			
03/02/2015	7318	1536	\$100	QC																																			
11/27/2013	7107	966	\$100	WD																																			
09/27/2013	7087	1658	\$100	WD																																			
01/31/2013	6971	1490	\$200,000	WD																																			

[Launch Interactive Map](#)

Section Map Id: 14-35-32-3 Approx. Acreage: 0.0545 Zoned: MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR MDR	 + -
--	------------

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

MDR
MDR
MDR

Evacuation
& Flood
Information
Open
Report

Buildings

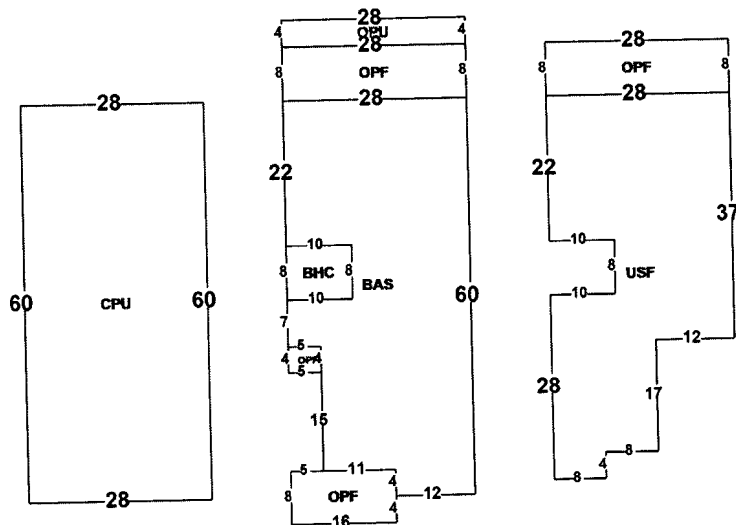
Year Built: 2014, Effective Year: 2014, PA Building ID#: 130215

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-PILOGS
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 5169 Total SF

BASE AREA - 1441
BASE HIGH CEILING - 80
CARPORT UNF - 1680
OPEN PORCH FIN - 596
OPEN PORCH UNF - 112
UPPER STORY FIN - 1260



Images



9/14/2022 12:00:00 AM



9/14/2022 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:05/06/2024 (tc.3956)



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 #: 10-4091-010 CERTIFICATE #: 2022-5178

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 13, 2005 to and including February 13, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: February 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2025

Tax Account #: **10-4091-010**

1. The Grantee(s) of the last deed(s) of record is/are: **LEWIS A DAVIS**

By Virtue of Warranty Deed recorded 2/6/2013 in OR 6971/1490 and Warranty Deed recorded 12/29/2020 in OR 8433/283 including Corrective Deeds -- OR 7087/1658, OR 7107/966, and OR 7318/1536

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. **Mortgage in favor of Central Credit Union of Florida recorded 12/29/2020 in OR 8433/286**
- b. **Lien in favor of Emerald Coast Utilities Authority recorded 10/22/2024 in OR 9221/394**
- c. **Judgement in favor of Donna F. Brackin recorded 10/29/1996 in OR 4069/437**
- d. **Judgement in favor of Capital One recorded 11/14/2023 in OR 9067/1709**

4. Taxes:

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

Tax Account #: 10-4091-010

Assessed Value: \$128,027.00

Exemptions: homestead exemption

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 4, 2025

TAX ACCOUNT #: 10-4091-010

CERTIFICATE #: 2022-5178

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☒☐

Homestead for 2024 tax year.

LEWIS A DAVIS
5846 UCITA AVE UNIT A
PENSACOLA, FL 32507

CENTRAL CREDIT UNION OF FLORIDA
PO BOX 17048
PENSACOLA, FL 32522

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

CAPITAL ONE, NA
4851 COX RD
GLEN ALLEN, VA 23060

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA, FL 32501

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 14th 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 13, 2025

Tax Account #:10-4091-010

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF LOT 11 BLK 1 INNERARITY HEIGHTS S/D PDB 102 P 172 N 71 DEG 46 MIN 00 SEC E ALG S LI OF LOT 11 57 68/100 FT N 09 DEG 23 MIN 55 SEC W ALG EXT OF PARTY WALL 5 05/100FT TO INTERSECTION WITH EXT OF SLY MOST LI OF WOOD STEPS TO POB S 80 DEG 21 MIN 39 SEC W ALG SLY LI OF STEPS 29 28/100 N 09 DEG 38 MIN 21 SEC W 80 70/100 TO EXT OF NLY LI OF COVERED CONCRETE N 80 DEG 36 MIN 05 SEC E ALG SD NLY LI 29 62/100 TO INTERSECTION WITH EXT OF SD CL OF PARTY WALL S 09 DEG 23 MIN 55 SEC E ALG CL AND EXT 80 58/100 TO POB OR 6917 P 1490 OR 7318 P 1536 OR 8433 P 283

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4091-010(0625-25)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. PROPERTY HAS NO ACCESS WITHOUT PROPERTY OWNED BY LEWIS A DAVIS UNDER ACCOUNT NO.10-4091-000.

Recorded in Public Records 02/06/2013 at 02:44 PM OR Book 6971 Page 1490,
Instrument #2013008872, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1400.00

18.50
1400.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Patricia A. Snellgrove
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number: 14-3S-32-4000-010-001

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 31st day of January, 2013 by Ucita Duplex, LLC, a dissolved Florida Limited Liability Company winding up business, whose post office address is P. O. Box 34340 Pensacola FL 32507 herein called the grantor, to Lewis A Davis and Heather R Brock, as joint tenants with rights of survivorship whose post office address is 5435 Japonica Ave Pensacola FL 32507, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lots 10 and 11, Block 1, Innerarity Heights Subdivision, of Blocks 1 and 2, Tract D, according to the Plat thereof, recorded in Deed Book 102, Page 172, of records of Escambia County, Florida, lying and being in Section 14, Township 3 South, Range 32 West.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

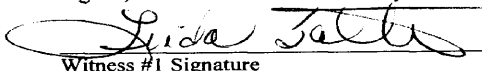
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

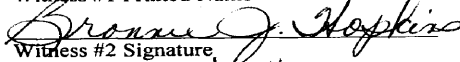
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Linda Salter

Witness #1 Printed Name



Witness #2 Signature

Bronnie J. Hopkins

Witness #2 Printed Name


Dixie Snellgrove, Managing Member

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 31st day of January, 2013 by Dixie Snellgrove, Managing Member of Ucita Duplex, LLC who is personally known to me or has produced drivers license as identification.

SEALBRONNIE J. HOPKINS
State of Florida
My Comm. Exp. May 15, 2013
Comm. # DD 602629


Notary Public

Printed Notary Name

**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 Ordinance 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 a 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.

Name of roadway: 5846 Ucita Avenue, Unit A

Legal Address of Property: 5846 Ucita Ave, Unit A, Pensacola, FL 32507

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

This form completed by:

Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):
Ucita Duplex, LLC

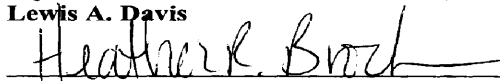
Witness to Seller(s):


Dixie Snellgrove, Managing Member

AS TO BUYER (S):

Witness to Buyer(s):


Lewis A. Davis


Heather R. Brock

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

Recorded in Public Records 10/11/2013 at 03:56 PM OR Book 7087 Page 1658,
Instrument #2013078195, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number:
Incidental to the issuance of a title insurance policy

CORRECTIVE WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30 day of Sept, 2013 by Lewis A. Davis, a single person and Heather R. Brock, a single person, whose post office address is 1355 Perdido Key Drive Unit 12 B, Pensacola, FL 32507 herein called the grantor, to Ucita Townhome Association, Inc., whose post office address is 5846 Ucita Ave. # B, Pensacola, FL 32507, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Please see attached Exhibit "A".

Note: This conveyance is being made to accomplish the original intent of the Grantor LLC (Ucita Duplex, LLC) and Grantees (Lewis A. Davis and Heather R. Brock) at the time of the conveyance represented by the deed recorded at OR Book 6971, p. 1490. The intent, as expressed in the contract to buy and sell, was that the Grantor convey only Unit "A" to Lewis A. Davis and Heather R. Brock. The Grantor intended, at a later date, to convey Unit "B" to the members (Bobby Snellgrove and Dixie Snellgrove) of the Grantor. The consideration paid by Lewis A. Davis and Heather R. Brock was consistent with the contractual intent, but inadvertently the entire parcel was conveyed to Lewis A. Davis and Heather R. Brock, rather than only Unit "A." Only token monetary consideration is passing between the Grantors and Grantees for this conveyance.

Property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the public records of Escambia County at Official Record Book 7046, pp. 78-86.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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 covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Janna Berry
Witness #1 Signature
Janna Berry
Witness #1 Printed Name
Jeffery Phelps
Witness #2 Signature
Jeffery Phelps
Witness #2 Printed Name

Lewis A. Davis
Lewis A. Davis
Heather R. Brock
Heather R. Brock

STATE OF FL
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27 day of September, 2013 by Lewis A. Davis and Heather R. Brock, who are personally known to me or have produced FL DL as identification.

SEAL

NOTARY PUBLIC
JANNA BERRY
MY COMMISSION # EE 073734
EXPIRES: March 14, 2015
Bonded Thru Budget Notary Services
My Commission Expires

Janna Berry
Notary Public
Printed Notary Name

File No: 1305-029

BK: 7087 PG: 1659 Last Page

EXHIBIT "A"

Legal Description

UNIT "A"

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4" SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE OF WOOD STEPS AND EXTENSION THEREOF FOR A DISTANCE OF 29.28 FEET; THENCE GO NORTH 09 DEGREES 38 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.70 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 38 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.62 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE AFORESAID CENTERLINE OF PARTY WALL; THENCE GO SOUTH 09 DEGREES 23 MINUTES 55 SECONDS EAST ALONG CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 2375 SQ. FT.

LESS AND EXCEPT:

UNIT "B"

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4" SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 38 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.57 FEET; THENCE GO SOUTH 09 DEGREES 33 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 80.45 FEET TO AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.79 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 2390 SQ. FT.

Recorded in Public Records 11/27/2013 at 01:27 PM OR Book 7107 Page 966,
Instrument #2013091064, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This Instrument Prepared By:

Jesse W. Rigby, Esquire
Clark, Partington, Hart, Larry,
Bond & Stackhouse
125 West Romana Street, Suite 800
Pensacola, Florida 32502
(850) 434-9200

CORRECTION OF CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED, made the 27 day of November, 2013 by Lewis A. Davis, a single person and Heather R. Brock, a single person, whose post office address is 13555 Perdido Key Drive, Unit 12B, Pensacola, Florida 32507, herein called the Grantors, to Ucita Townhome Association, Inc., whose post office address is 5846 Ucita Avenue, #B, Pensacola, Florida 32507, hereinafter called the Grantee:

(Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Escambia County, State of Florida:

See attached Exhibit "A".

Note 1: This correction is filed to correct the legal description that was attached as Exhibit "A" to the Corrective Warranty Deed recorded in the Public Records of Escambia County, Florida, at OR Book 7087, PG 1658. Specifically, the legal description failed to include the following statements that should have preceded the reference to Unit "A":

"Lots 10 & 11, Block 1, Innerarity Heights as recorded in Deed Book 102, at
Page 172, of the Public Records of Escambia County, Florida;

LESS AND EXCEPT:"

Note 2: This conveyance is being made to accomplish the original intent of the Grantor LLC (Ucita Duplex, LLC) and Grantees (Lewis A. Davis and Heather R. Brock) at the time of the conveyance represented by the deed recorded at OR Book 6971, PG 1490. The intent, as expressed in the contract to buy and sell, was that the Grantor of the deed recorded at OR Book 6971, PG 1490, convey only Unit "A" to Lewis A. Davis and Heather R. Brock. The Grantor intended, at a later date, to convey Unit "B" to the members (Robert B. Snellgrove, Jr. and Dixie A. Snellgrove) of the Grantor. The consideration paid by Lewis A. Davis and Heather R. Brock was consistent with the contractual intent, but inadvertently the entire parcel was conveyed to Lewis A. Davis and Heather R. Brock, rather than only Unit "A." Only token monetary consideration is passing between the Grantors and Grantees for this conveyance.

Note 3: The intent of the transactions described in OR Book 7087, PG 1658, and OR Book, 7087, PG 1660, was to vest title of Unit "B" in Robert B. Snellgrove and Dixie A. Snellgrove, vest title of the Common Area in Ucita Townhome Association, Inc., and thereby leaving title of Unit "A" vested in Lewis A. Davis and Heather R. Brock. This Correction effectuates the proper vesting of title of the Common Area in Ucita Townhome Association, Inc.

BK: 7107 PG: 967

Property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the public records of Escambia County at Official Record Book 7046, pp. 78-86.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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 covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

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

Signed, sealed and delivered in the presence of:

Jane W. Rigby
Witness #1 Signature

Jesse W. Rigby
Witness #1 Printed Name

Mikele Nunnelee
Witness #2 Signature

Mikele Nunnelee
Witness #2 Printed Name

Lewis A. Davis
LEWIS A. DAVIS

Heather R. Brock
HEATHER R. BROCK

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)


The foregoing instrument was acknowledged before me this 27 day of November, 2013 by Lewis A. Davis and Heather R. Brock, who are personally known to me or have produced FL Driver's License as identification.

[SEAL]

Mikele A. Nunnelee
Notary Public

Mikele A. Nunnelee
Printed Notary Name

My Commission Expires: 9-25-16

 **MIKELE ANN NUNNELEE**
COMMISSION # EE213876
EXPIRES: September 25, 2016

BK: 7107 PG: 968 Last Page

EXHIBIT "A"**Legal Description of Common Area**

LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

LESS AND EXCEPT:**UNIT "A"**

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4" SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE OF WOOD STEPS AND EXTENSION THEREOF FOR A DISTANCE OF 29.28 FEET; THENCE GO NORTH 09 DEGREES 38 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.70 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 36 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.62 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE AFORESAID CENTERLINE OF PARTY WALL; THENCE GO SOUTH 09 DEGREES 23 MINUTES 55 SECONDS EAST ALONG CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 2375 SQ. FT.

LESS AND EXCEPT:**UNIT "B"**

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4" SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTH UNIT OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 36 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.57 FEET; THENCE GO SOUTH 09 DEGREES 33 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 80.45 FEET TO AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.79 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 2390 SQ. FT.

A1513369.DOC

Recorded in Public Records 03/24/2015 at 02:05 PM OR Book 7318 Page 1536,
Instrument #2015022145, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Parcel Identification No: 143S324000100001

This Instrument Prepared By
and Return to:

Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

QUITCLAIM DEED

This Quitclaim Deed, made this 2 day of March, 2015, between Ucita Townhomes Association, Inc., whose address is 5846 Ucita Avenue, Unit B, Pensacola, FL 32507, Grantor, and Lewis A Davis, a single man and Heather R. Brock, a single woman, whose address is 5846 Ucita Avenue, Unit A, Pensacola, FL 32507, Grantees.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----
---DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND MADE PART
HEREOF.**

This deed is given to relinquish any interest created by corrective warranty deed recorded in O.R.. Book 7087
Page 1658 of the Public Records of Escambia County, FL

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the Grantor has hereunto set he/she hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Linda Salter
Witness #1 Signature
LINDA SALTER
Witness #1 Printed Name
Patricia A. Snellgrove
Witness #2 Signature
Patricia A. Snellgrove
Witness #2 Printed Name

Ucita Townhome Association, Inc.

Robert B. Snellgrove
Robert B. Snellgrove

Dixie D. Snellgrove
Dixie D. Snellgrove

Lewis A. Davis
Lewis A. Davis

Heather R. Brock
Heather R. Brock

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2 day of March, 2015, by Robert B. Snellgrove, Dixie D. Snellgrove, Lewis A. Davis and Heather R. Brock, Board of Directors of Ucita Townhomes Association, Inc. who is personally known to me or who has produced _____ as identification.

SEAL

Linda G. Salter
Notary Signature

Printed Notary Signature

My Commission Expires:

Linda G. Salter
Notary Public State of Florida
My Commission No. EE91821
My Commission Expires June 17, 2015

File # 1505-026

Exhibit "A"**UNIT "A"**

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A PLAIN 4 INCH SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE OF WOODS STEPS AND EXTENSION THEREOF FOR A DISTANCE OF 29.28 FEET; THENCE GO NORTH 09 DEGREES 38 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.70 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 36 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.62 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE AFORESAID CENTERLINE OF PARTY WALL; THENCE GO SOUTH 09 DEGREES 23 MINUTES 55 SECONDS EAST ALONG CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

Recorded in Public Records 12/29/2020 12:28 PM OR Book 8433 Page 283,
Instrument #2020114942, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Prepared by and Return to Julie Messer,
an employee of First International Title, Inc.
411 W Gregory Street
Pensacola, FL 32502
File No.: 176920-59

WARRANTY DEED

This indenture made on December 17, 2020, by **Heather R. Brock** whose address is:
10515 Tilos Ct Island City, OR 97150 hereinafter called the "grantor",
to **Lewis A. Davis, a single person** whose address is: 5846 Ucita Ave Unit A, Pensacola, FL 32507 ,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

"SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION"

THIS DEED IS IN FULFILLMENT OF THE SETTLEMENT AGREEMENT FILED IN CASE NO. 2019 DR 1959 IN ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 143S32-4000-100-001

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

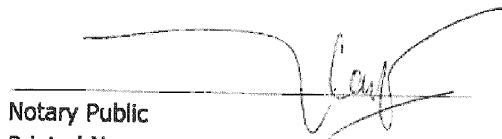
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

BK: 8433 PG: 284

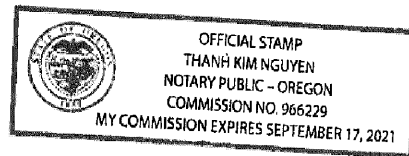
**Heather R. Brock*****Signed, sealed and delivered in our presence:***1st Witness SignaturePrint Name: TARA R. PROVED LEE2nd Witness SignaturePrint Name: CASEY NICHOLSState of OREGONCounty of UNION

The Foregoing Instrument Was Acknowledged before me by means of (x) physical presence or () online notarization on **December** 22th, **2020** by **Heather R. Brock**, who () is/are personally known to me or who (x) has/have produced a valid driver license as identification.



Notary Public

Printed Name:

My Commission expires: 09/17/2021

BK: 8433 PG: 285 Last Page

Escrow File No.: 176920-59

EXHIBIT "A"**UNIT "A"**

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A PLAIN 4 INCH SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE OF WOODS STEPS AND EXTENSION THEREOF FOR A DISTANCE OF 29.28 FEET; THENCE GO NORTH 09 DEGREES 38 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.70 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 36 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.62 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE AFORESAID CENTERLINE OF PARTY WALL; THENCE GO SOUTH 09 DEGREES 23 MINUTES 55 SECONDS EAST ALONG CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 12/29/2020 12:28 PM OR Book 8433 Page 286,
Instrument #2020114943, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$52.50 MTG Stamps \$679.00

PREPARED BY

CYNTHIA ACOSTA
P.O. Box 17048
Pensacola, FL 32522

WHEN RECORDED, MAIL TO

Central Credit Union of Florida
P.O. Box 17048
Pensacola, FL 32522

MORTGAGE

SPACE ABOVE IS FOR RECORDER'S USE

THIS Mortgage is made on 12/22/20, between the Mortgagor,
LEWIS A DAVIS a/k/a LEWIS ARNOLD DAVIS JR, an unmarried man

(herein "Borrower"), and the Mortgagee, Central Credit Union of Florida, a
corporation organized and existing under the laws of State of Florida,
whose address is P.O. Box 17048 Pensacola, FL 32522
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 194,000.00, which indebtedness is
evidenced by Borrower's note dated 12/22/20 and extensions and renewals thereof (herein "Note"), providing for
monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on
12/31/40;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon;
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security
of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower
does hereby mortgage, grant and convey to Lender the following described property located in the County of
Escambia, State of Florida:

SEE ATTACHED EXHIBIT A

which has the address of 5846 Ucita Ave Unit A
(Street)
Pensacola, Florida 32507-8433 (herein "Property Address");
(City) (Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold)
are hereinafter referred to as the "Property."

BK: 8433 PG: 287

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", flood and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit

BK: 8433 PG: 288

in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by First Class mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by First Class mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

BK: 8433 PG: 289

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys', except where prohibited by law, fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

BK: 8433 PG: 290

**REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed and delivered in the presence of:

X

Signature of Witness

Julie A. Messer

Name of Witness Typed, Printed or Stamped

X

Signature of Borrower

(Seal)

LEWIS ARNOLD DAVIS JR

Name of Borrower Typed, Printed or Stamped

5846 Ucita Ave Unit A

Pensacola

FL 32507-8433

Mailing Address of Borrower, Typed, Printed or Stamped

X

Signature of Borrower

(Seal)

Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

X

Signature of Borrower

(Seal)

Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

X

Signature of Borrower

(Seal)

Name of Borrower Typed, Printed or Stamped

Mailing Address of Borrower, Typed, Printed or Stamped

729868

NMLSR ID Number

755137

NMLSR ID Number

Central Credit Union of Florida

Loan Originator Organization

Cynthia Acosta

Loan Originator

STATE OF FLORIDA, Escambia County ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

12/22/20

(date) by

LEWIS ARNOLD DAVIS JR

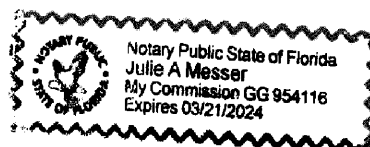
who is personally known to me or who has produced driver license as identification and
who did not take an oath.

Signature of Person Taking Acknowledgment

Name of Acknowledger Typed, Printed or Stamped

Title or Name

Serial Number, if Any



BK: 8433 PG: 291 Last Page

Escrow File No.: 176920-59

EXHIBIT "A"**UNIT "A"**

BEING A PORTION OF LOTS 10 & 11, BLOCK 1, INNERARITY HEIGHTS AS RECORDED IN DEED BOOK 102, AT PAGE 172, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A PLAIN 4 INCH SQUARE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 11, OF THE AFORESAID SUBDIVISION; THENCE GO NORTH 71 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF LOT 11, FOR A DISTANCE OF 57.68 FEET TO AN EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE GO NORTH 09 DEGREES 23 MINUTES 55 SECONDS WEST ALONG SAID EXTENSION FOR A DISTANCE OF 5.05 FEET TO AN INTERSECTION WITH AN EXTENSION OF THE SOUTHERLY MOST LINE OF WOOD STEPS FOR THE POINT OF BEGINNING; THENCE GO SOUTH 80 DEGREES 21 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE OF WOODS STEPS AND EXTENSION THEREOF FOR A DISTANCE OF 29.28 FEET; THENCE GO NORTH 09 DEGREES 38 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 80.70 FEET TO THE EXTENSION OF THE NORTHERLY LINE OF COVERED CONCRETE; THENCE GO NORTH 80 DEGREES 36 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY LINE AND EXTENSION THEREOF FOR A DISTANCE OF 29.62 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE AFORESAID CENTERLINE OF PARTY WALL; THENCE GO SOUTH 09 DEGREES 23 MINUTES 55 SECONDS EAST ALONG CENTERLINE AND EXTENSION THEREOF FOR A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 10/22/2024 11:31 AM OR Book 9221 Page 394,
Instrument #2024080533, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
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:

ORTION OF LTS 10 & 11 BLK 1 INNERARITY HTS S/D PLAT DB 102 P 172: BEGIN AT A PLAIN 4 INCH SQUARE

Customer: DAVIS LEWIS A

Account Number: 130191-150136

Amount of Lien: \$ 714.65, 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, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

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.

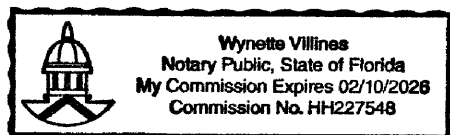
Dated: 10/15/2024

EMERALD COAST UTILITIES AUTHORITY

BY: Deloise St Cyr

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER, 2024, by Deloise St Cyr of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Wynette Villines
Notary Public – State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 11/14/2023 9:00 AM OR Book 9067 Page 1709,
Instrument #2023090785, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 180344687 E-Filed 08/23/2023 02:03:05 PM

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2023 SC 000190

CAPITAL ONE, N.A.,
4851 COX ROAD
GLEN ALLEN, VA 23060
Plaintiff,

vs.

LEWIS A DAVIS JR
5846 UCITA AVE UNIT A
PENSACOLA, FL 32507-8433
Defendant.


FINAL JUDGMENT

At a Small Claims Pre-Trial Conference on July 12, 2023, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that that the Plaintiff, CAPITAL ONE, N.A., 4851 Cox Road, Glen Allen, VA 23060, recover from the Defendant, LEWIS A DAVIS JR, 5846 Ucita Ave Unit A, Pensacola FL 32507-8433, [REDACTED] the principal sum of \$3,518.74, together with \$420.85 for costs of this suit, that shall bear interest at the rate of zero percent (0.00%) per year, for which let execution issue. It is further

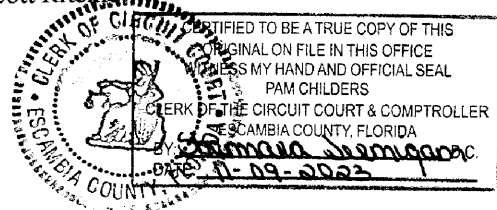
ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

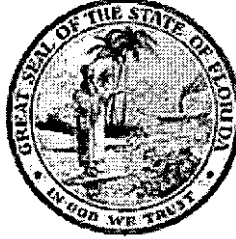

eSigned by COUNTY COURT JUDGE SCOTT RITCHIE in 2023 SC 000190
on 08/23/2023 11:54:06 N1JoF087

Judge Scott Ritchie

N2203080



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: 104091010 Certificate Number: 005178 of 2022**

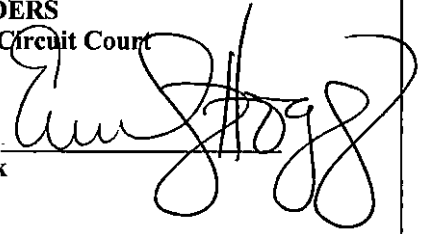
Payor: LEWIS A DAVIS 5846 UCITA AVE UNIT A PENSACOLA, FL 32507 Date 4/15/2025

Clerk's Check #	1	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$5,409.07
		Postage	\$4.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,108.83

\$5,597.96

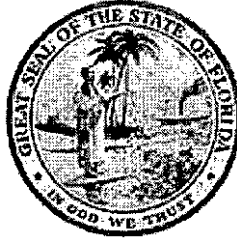
\$5,597.96

**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 005178

Redeemed Date 4/15/2025

Name LEWIS A DAVIS 5846 UCITA AVE UNIT A PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$551.76	\$5,580.96
Due Tax Collector = TAXDEED	\$5,499.07	
Postage = TD2	\$41.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

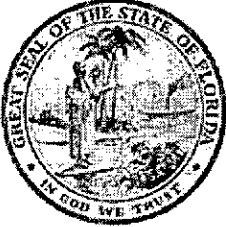
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input checked="" type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input checked="" type="checkbox"/> Forms	<input checked="" type="checkbox"/> Courtview	<input checked="" type="checkbox"/> Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 104091010 Certificate Number: 005178 of 2022

Redemption ☐ Yes ☒ 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="4/15/2025"/> <input checked="" type="checkbox"/>
Months	14	12
Tax Collector	<input type="text" value="\$4,539.52"/>	<input type="text" value="\$4,539.52"/>
Tax Collector Interest	\$953.30	\$817.11
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,499.07	<input type="text" value="\$5,362.88"/> 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	\$82.08
Total Clerk	\$551.76	<input type="text" value="\$538.08"/> 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="\$41.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,108.83	\$5,917.96
	Repayment Overpayment Refund Amount	\$190.87