



# 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

0625.17

## 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	CLAY LARRY J SR & CLAY SHAWNDR P 1081 TATE RD CANTONMENT, FL 32533 380 S HIGHWAY 29 BLVD 11-3334-000 N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF GONZALEZ GRANT (Full legal attached.)	Certificate #	2022 / 5828
		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)
# 2022/5828	06/01/2022	2,561.85	128.09	2,689.94
→Part 2: Total*				2,689.94

## 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)
# 2023/5963	06/01/2023	2,723.38	6.25	449.36	3,178.99
Part 3: Total*					3,178.99

## 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)	5,868.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,595.49
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	8,839.42

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

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

N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF GONZALEZ GRANT PLAT DB N P 37 OR 7221 P 1130

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400626

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
11-3334-000	2022/5828	06-01-2022	N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF GONZALEZ GRANT PLAT DB N P 37 OR 7221 P 1130

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		Assessments				
<b>Parcel ID:</b>	141N311003000006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	113334000	2023	\$50,400	\$128,066	\$178,466	\$178,466
<b>Owners:</b>	CLAY LARRY J SR & CLAY SHAWNDR A P	2022	\$50,400	\$121,573	\$171,973	\$171,176
<b>Mail:</b>	1081 TATE RD CANTONMENT, FL 32533	2021	\$50,400	\$105,215	\$155,615	\$155,615
<b>Situs:</b>	380 S HIGHWAY 29 BLVD 32533	<b>Disclaimer</b>				
<b>Use Code:</b>	CHURCH 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
09/02/2014	7221	1130	\$150,000	WD	📄	<b>Legal Description</b> N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF GONZALEZ GRANT PLAT DB N P 37... 🔑	
09/02/2014	7221	1125	\$100	WD	📄		
11/2004	5528	1232	\$125,000	WD	📄		
08/1997	4172	1872	\$100	WD	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL BUILDING UTILITY BLDG	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 14-1N-31-1	<div>+</div> <div>-</div>		
<b>Approx. Acreage:</b> 0.6366			
<b>Zoned:</b> 🔑			
HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI HC/LI			
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			

HC/LI  
HC/LI

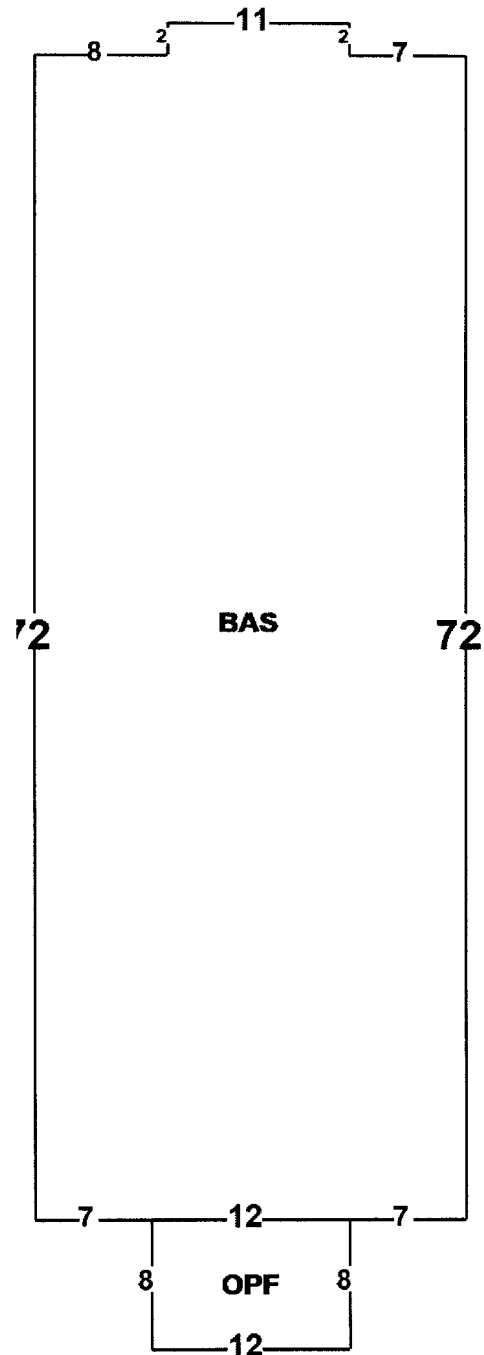
Evacuation  
& Flood  
Information  
Open  
Report

Buildings

Address:380 S HIGHWAY 29 BLVD, Year Built: 1976, Effective Year: 1976, PA Building ID#: 7490

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-VINYL SIDING  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1990 Total SF

BASE AREA - 1894  
OPEN PORCH FIN - 96

Year Built: 1980, Effective Year: 1980, PA Building ID#: 7491

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

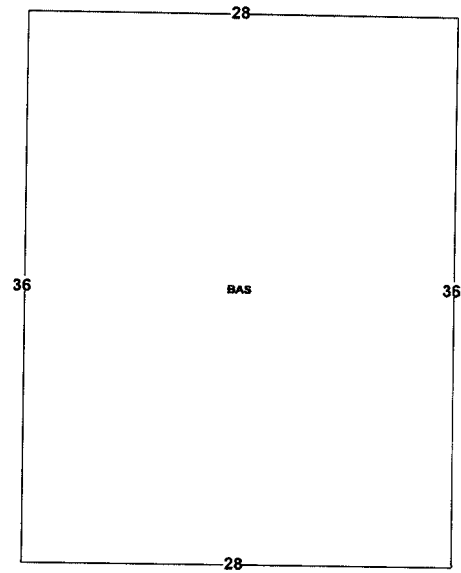
NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1008 Total SF

BASE AREA - 1008

Images

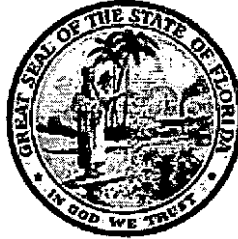


5/18/2023 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/06/2024 (tc.2176)

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

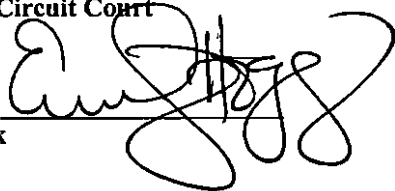
**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 113334000 Certificate Number: 005828 of 2022**

**Payor: SHAWNDR P CLAY 1081 TATE RD CANTONMENT, FL 32533      Date 5/8/2024**

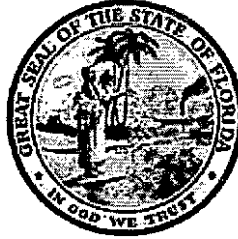
Clerk's Check #	134759	Clerk's Total	<del>\$51.76</del> <b>\$9,121.10</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$10,701.95</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$11,370.71</del> <b>\$9,138.10</b>

**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 005828**

**Redeemed Date 5/8/2024**

**Name SHAWNDRAP CLAY 1081 TATE RD CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$551.76	<b>\$9,121.10</b>
Due Tax Collector = TAXDEED	\$10,701.95	
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: 113334000 Certificate Number: 005828 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="5/8/2024"/>
Months	14	1
Tax Collector	<input type="text" value="\$8,839.42"/>	<input type="text" value="\$8,839.42"/>
Tax Collector Interest	\$1,856.28	\$132.59
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$10,701.95	<input type="text" value="\$8,978.26"/> <b>TTC</b>
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	\$6.84
Total Clerk	\$551.76	<input type="text" value="\$462.84"/> <b>CA</b>
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	\$11,370.71	\$9,458.10
	Repayment Overpayment Refund Amount	\$1,912.61
Book/Page	<input type="text"/>	<input type="text"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9143, Page 1959, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05828, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 113334000 (0625-17)

DESCRIPTION OF PROPERTY:

N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF  
GONZALEZ GRANT PLAT DB N P 37 OR 7221 P 1130

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: LARRY J CLAY SR and SHAWNDRAP CLAY

Dated this 8th day of May 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 05828**, 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:

**N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D OF GONZALEZ GRANT PLAT DB N P 37 OR 7221 P 1130**

**SECTION 14, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 113334000 (0625-17)**

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

**LARRY J CLAY SR and SHAWNDR A P CLAY**

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 June, which is the **4th day of June 2025**.

Dated this 8th day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-3334-000 CERTIFICATE #: 2022-5828

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 11, 2005 to and including February 11, 2025 Abstractor: Pam Alvarez

BY

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

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

February 18, 2025

Tax Account #: **11-3334-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LARRY J CLAY SR AND SHAWNDR A P CLAY**  
**By Virtue of Warranty Deed recorded 9/3/2014 in OR 7221/1130**
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 #: 11-3334-000**  
**Assessed Value: \$196,312.00**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JUNE 4, 2025

**TAX ACCOUNT #:** 11-3334-000

**CERTIFICATE #:** 2022-5828

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**LARRY J CLAY SR AND SHAWNDR A P CLAY**  
**380 S HIGHWAY 29 BLVD**  
**CANTONMENT, FL 32533**

**LARRY J CLAY SR AND**  
**SHAWNDR A P CLAY**  
**1081 TATE RD**  
**CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of February, 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**February 18, 2025**

**Tax Account #:11-3334-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**N 1A OF S1/2 OF LT 3 W OF RR AND E OF OLD PALAFOX H/W LESS DB 401 P 580 RD R/W S/D  
OF GONZALEZ GRANT PLAT DB N P 37 OR 7221 P 1130 LESS OR 9146 P 717**

**SECTION 14, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-3334-000(0625-17)**

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

Recorded in Public Records 09/03/2014 at 04:37 PM OR Book 7221 Page 1130,  
Instrument #2014064434, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$1050.00

This Instrument Prepared By:  
WILLIAM H. MITCHEM  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32591  
(850) 432-2451  
Florida Bar No.: 187836  
File No.: 17896-68790

Parcel ID#: 20-1N-30-2206-000-001 and  
14-1N-31-1003-000-006

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Land Services of Fla, LLC, a Florida limited liability company** (herein "Grantor"), whose address is 3044 E. Kingsfield Road, Pensacola, Florida 32514, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Larry J. Clay, Sr. and Shawndra P. Clay, husband and wife** (herein "Grantee"), whose address is 1081 Tate Road, Cantonment, Florida 32533, their heirs, successors, and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2014 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.



IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2<sup>nd</sup> day of September, 2014.

Signed, sealed and delivered  
in the presence of:

Land Services of Fla, LLC, a Florida limited liability company

Name: Dawn Spellings  
Stephene D. Watts  
Name: Stephene D. Watts

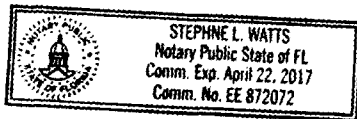
By: James E. Butler, Jr., Manager

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September, 2014, by James E. Butler, Jr., as Manager of Land Services of Fla. LLC, a Florida limited liability company, on behalf of the company, who did not take an oath and who:

is/are personally known to me.  
☒ produced current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

**(Notary Seal Must Be Affixed)**



as identification.

Stephane L Watts

Notary Public

Stephane L Watts

Name of Notary Printed

My Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_

**EXHIBIT "A"****PARCEL 1:**

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD RIGHT OF WAY WITH THE NORTH LINE OF THE TATE SCHOOL ROAD RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE TATE SCHOOL ROAD RIGHT OF WAY 227.54 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST; THENCE RUN NORTHERLY ALONG SAID SECTION LINE 266.04 FEET MORE OR LESS UNTIL ITS INTERSECTION WITH THE WEST LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD RIGHT OF WAY LINE; THENCE RUN SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

**PARCEL 2:**

BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF LOT THREE (3), ACCORDING TO THE MAP OF THE SUBDIVISION OF SECTION FOURTEEN (14), TOWNSHIP ONE (1) NORTH, RANGE THIRTY-ONE (31) WEST, ESCAMBIA COUNTY, FLORIDA, MADE BY W. F. LEES, RECORDED IN DEED BOOK "N", PAGE 37, SAID POINT BEING 33'6" WEST FROM CENTER LINE OF THE PENSACOLA-FLOMATON HIGHWAY, THENCE RUN SOUTH PARALLEL WITH SAID HIGHWAY 163 FEET THENCE RUN WESTERLY 277 FEET, TO A POINT 167 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF LOT 3, THENCE RUN NORTHERLY 167 FEET TO THE NORTH LINE OF THE SOUTH HALF OF LOT 3; THENCE EASTERLY 250 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBDIVISION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**LESS AND EXCEPT:**

THAT PART OF A PARCEL OF LAND IN THE S 1/2 OF LOT 3 OF MANUEL GONZALEZ GRANT, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN ON THE NORTH LINE OF SAID S 1/2 OF LOT 3 AT A POINT 33 FEET 6 INCHES WEST FROM THE CENTERLINE OF THE PENSACOLA-FLOMATON HIGHWAY; THENCE RUN SOUTH 163 FEET, PARALLEL TO SAID HIGHWAY; THENCE WESTERLY 277 FEET; THENCE NORTHERLY 167 FEET TO SAID NORTH LINE OF S 1/2 OF LOT 3; THENCE EASTERLY 250 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; LYING WESTERLY OF AND WITHIN 132 FEET AND EASTERLY OF AND WITHIN 68 FEET OF THE SURVEY LINE OF STATE ROAD 95, SECTION 4804; SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF THE MANUEL GONZALEZ GRANT, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, AT A POINT 447.53 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 31 WEST, THENCE RUN NORTH 42°15' WEST 6373.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 3819.72 FEET; THENCE NORTHWESTERLY 1405.55 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°05' TO THE END OF CURVE; THENCE NORTH 21°10' WEST, 3623.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 5729.58 FEET; THENCE NORTHWESTERLY 921.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°13' TO THE END OF CURVE; THENCE NORTH 30°23' WEST, 1642.69 FEET, TO THE NORTH LINE OF SAID MANUEL GONZALEZ GRANT, SECTION 14 AT A POINT 2153.6 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID MANUEL GONZALEZ GRANT.