



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

0425-93

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 14, 2024
Property description	DUNCAN ANDREW B CARTER CHERYL DENISE 8065 LAVELLE WAY LOT 5 PENSACOLA, FL 32526 600 S CENTURY BLVD BLK 12-1335-240 COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND (Full legal attached.)	Certificate #	2022 / 6427
		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)
# 2022/6427	06/01/2022	788.13	39.41	827.54
# 2024/6678	06/01/2024	761.97	38.10	800.07
→Part 2: Total*				1,627.61

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)
# 2023/6556	06/01/2023	769.08	6.25	149.97	925.30
Part 3: Total*					925.30

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)	2,552.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,927.91

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

Sign here: Candice Lewis Escambia, Florida
 Signature, Tax Collector or Designee Date June 18th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 12.50

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.

COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND THE APPARENT EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 300.00 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD TO AN OPEN TOP IRON PIPE FOUND AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 1174.60 FEET TO A POINT, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND ALONG A CURVE CONCAVE TO THE EAST AN ARC DISTANCE OF 360.16 FEET TO AN OPEN TOP IRON PIPE FOUND (SAID CURVE HAS A RADIUS OF 7433.96 FEET, WITH A CHORD BEARING OF NORTH 01 DEGREES 45 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 360.12 FEET), THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 730.10 FEET TO A REBAR FOUND, THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 404.00 FEET TO A REBAR FOUND, THENCE SOUTH 88 DEGREES 22 MINUTES 31 SECONDS EAST A DISTANCE OF 278.32 FEET TO A CAPPED REBAR FOUND ON THE APPARENT WESTERN RIGHT OF WAY LINE OF THE L & N RAILROAD, THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY A

DISTANCE OF 865.61 FEET TO A CAPPED REBAR SET, THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS WEST A DISTANCE OF 330.00 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 329.81 FEET TO AN OPEN IRON PIPE FOUND, THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 227.20 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 280.31 FEET TO THE POINT OF BEGINNING. OR 8117 P 1301 OR 8117 P 1304 OR 8117 P 1307

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400910

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991,

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
12-1335-240	2022/6427	06-01-2022	COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND THE APPARENT EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 300.00 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD TO AN OPEN TOP IRON PIPE FOUND AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 1174.60 FEET TO A POINT, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND ALONG A CURVE CONCAVE TO THE EAST AN ARC DISTANCE OF 360.16 FEET TO AN OPEN TOP IRON PIPE FOUND (SAID CURVE HAS A RADIUS OF 7433.96 FEET, WITH A CHORD BEARING OF NORTH 01 DEGREES 45 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 360.12 FEET), THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 730.10 FEET TO REBAR FOUND, THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 404.00 FEET TO A REBAR FOUND, THENCE SOUTH 88 DEGREES 22 MINUTES 31 SECONDS EAST A DISTANCE OF 278.32 FEET TO A CAPPED REBAR FOUND ON THE APPARENT WESTERN RIGHT OF WAY LINE OF THE L & N RAILROAD, THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY A DISTANCE OF 865.61 FEET TO A CAPPED REBAR SET, THENCE SOUTH 89

			DEGREES 47 MINUTES 50 SECONDS WEST A DISTANCE OF 330.00 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 329.81 FEET TO AN OPEN IRON PIPE FOUND, THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 227.20 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 280.31 FEET TO THE POINT OF BEGINNING. OR 8117 P 1301 OR 8117 P 1304 OR 8117 P 1307
--	--	--	---

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
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991

06-14-2024
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				
Parcel ID:	404N311000019043	Year	Land	Imprv	Total	Cap Val
Account:	121335240	2023	\$48,752	\$0	\$48,752	\$48,752
Owners:	DUNCAN ANDREW B CARTER CHERYL DENISE	2022	\$48,752	\$0	\$48,752	\$48,752
Mail:	8065 LAVELLE WAY LOT 5 PENSACOLA, FL 32526	2021	\$48,752	\$0	\$48,752	\$48,752
Situs:	600 S CENTURY BLVD BLK 32568	Disclaimer				
Use Code:	NON-AG ACREAGE	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
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
06/21/2019	8117	1307	\$60,000	WD		Legal Description COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND THE...
06/19/2019	8117	1301	\$100	WD		
06/18/2019	8117	1304	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information [Launch Interactive Map](#)

Section Map Id:
39-4N-31-2

Approx. Acreage:
29.1877

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)

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

[Buildings](#)

[Images](#)

None

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:06/20/2024 (tc.3755)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 06427**, 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:

(see attached)

SECTION 40, TOWNSHIP 4 N, RANGE 31 W

TAX ACCOUNT NUMBER 121335240 (0425-93)

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

ANDREW B DUNCAN and CHERYL DENISE CARTER

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 April, which is the **2nd day of April 2025**.

Dated this 20th day of June 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

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND THE APPARENT EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 300.00 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD TO AN OPEN TOP IRON PIPE FOUND AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 1174.60 FEET TO A POINT, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND ALONG A CURVE CONCAVE TO THE EAST AN ARC DISTANCE OF 360.16 FEET TO AN OPEN TOP IRON PIPE FOUND (SAID CURVE HAS A RADIUS OF 7433.96 FEET, WITH A CHORD BEARING OF NORTH 01 DEGREES 45 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 360.12 FEET), THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 730.10 FEET TO REBAR FOUND, THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 404.00 FEET TO A REBAR FOUND, THENCE SOUTH 88 DEGREES 22 MINUTES 31 SECONDS EAST A DISTANCE OF 278.32 FEET TO A CAPPED REBAR FOUND ON THE APPARENT WESTERN RIGHT OF WAY LINE OF THE L & N RAILROAD , THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY A DISTANCE OF 865.61 FEET TO A CAPPED REBAR SET, THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS WEST A DISTANCE OF 330.00 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 329.81 FEET TO AN OPEN IRON PIPE FOUND, THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 227.20 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 280.31 FEET TO THE POINT OF BEGINNING. OR 8117 P 1301 OR 8117 P 1304 OR 8117 P 1307

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: 121335240 Certificate Number: 006427 of 2022**

**Payor: ANDREW B DUNCAN 8065 LAVELLE WAY LOT 5 PENSACOLA, FL 32526 Date
 10/30/2024**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$524.40
 Tax Collector's Total \$3,379.60
 Postage \$100.00
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$4,021.00

**PAM CHILDERS
 Clerk of the Circuit Court**

Redeemed
 329644

Received By
 Deputy Clerk

[Signature]

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>

w/ fee
 3411.82



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 #: 12-1335-240 CERTIFICATE #: 2022-6427

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **12-1335-240**

1. The Grantee(s) of the last deed(s) of record is/are: **ANDREW B DUNCAN AND CHERYL DENISE CARTER**

By Virtue of Warranty Deed recorded 6/24/2019 in OR 8117/1301, Warranty Deed recorded 6/24/2019 in OR 8117/1304 and Warranty Deed recorded 6/24/2019 in OR 8117/1307

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 #: 12-1335-240

Assessed Value: \$53,627.00

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: APR 2, 2025

TAX ACCOUNT #: 12-1335-240

CERTIFICATE #: 2022-6427

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.

**ANDREW B DUNCAN AND
CHERYL DENISE CARTER
8065 LAVELLE WAY LOT 5
PENSACOLA, FL 32526**

**ANDREW B DUNCAN AND
CHERYL DENISE CARTER
10 KEYS COURT
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 17th day of December, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

December 17, 2024

Tax Account #:12-1335-240

LEGAL DESCRIPTION EXHIBIT "A"

COMMENCING AT THE INTERSECTION OF THE APPARENT NORTHERN RIGHT OF WAY LINE OF MYSTIC SPRINGS ROAD AND THE APPARENT EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 300.00 FEET ALONG THE EASTERN RIGHT OF WAY LINE OF SOUTH CENTURY BOULEVARD TO AN OPEN TOP IRON PIPE FOUND AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EASTERN RIGHT OF WAY LINE NORTH 03 DEGREES 09 MINUTES 13 SECONDS WEST A DISTANCE OF 1174.60 FEET TO A POINT, THENCE CONTINUE ALONG SAID RIGHT OF WAY AND ALONG A CURVE CONCAVE TO THE EAST AN ARC DISTANCE OF 360.16 FEET TO AN OPEN TOP IRON PIPE FOUND (SAID CURVE HAS A RADIUS OF 7433.96 FEET, WITH A CHORD BEARING OF NORTH 01 DEGREES 45 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 360.12 FEET), THENCE SOUTH 88 DEGREES 27 MINUTES 46 SECONDS EAST A DISTANCE OF 730.10 FEET TO REBAR FOUND, THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 404.00 FEET TO A REBAR FOUND, THENCE SOUTH 88 DEGREES 22 MINUTES 31 SECONDS EAST A DISTANCE OF 278.32 FEET TO A CAPPED REBAR FOUND ON THE APPARENT WESTERN RIGHT OF WAY LINE OF THE L & N RAILROAD , THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY A DISTANCE OF 865.61 FEET TO A CAPPED REBAR SET, THENCE SOUTH 89 DEGREES 47 MINUTES 50 SECONDS WEST A DISTANCE OF 330.00 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 329.81 FEET TO AN OPEN IRON PIPE FOUND, THENCE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 227.20 FEET TO AN OPEN TOP IRON PIPE FOUND, THENCE SOUTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 280.31 FEET TO THE POINT OF BEGINNING. OR 8117 P 1301 OR 8117 P 1304 OR 8117 P 1307

SECTION 40, TOWNSHIP 4 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1335-240(0425-93)

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

Recorded in Public Records 6/24/2019 9:57 AM OR Book 8117 Page 1301,
Instrument #2019054902, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Deed St. 704

THIS INSTRUMENT PREPARED BY:
Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501
FILE NO 1023849

WARRANTY DEED
TAX ID # 40-4N-31-1000-001-043

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Jerry Edward Carter, individually and as Successor Trustees of the L. Carter Revocable Trust, dated July 22, 2011 Grantor*, Address: 119 La Bellevue Street, Morganton, NC 28655, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto:

Andrew B. Duncan, a married man & Cheryl Denise Carter, his wife Grantee*, Address: 10 Keys Court, Pensacola, Florida 32505 grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.
The above described is not the homestead of the Grantors herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 19th day of June, 2019.

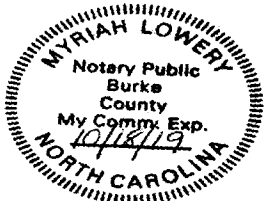
Jerry Edward Carter
Jerry Edward Carter, individually and as Successor Trustee
Of the L. Carter Revocable Trust, dated July 22, 2011

Signed, sealed and delivered
in the presence of:
Witness #1 Sign: *Gretchen H. Spencer* *Gretchen H. Spencer* (initials)
Witness #1 Print Name: Gretchen H. Spencer Gretchen H. Spencer
Witness #2 Sign: *Jennifer Corriveau*
Witness #2 Print Name: Jennifer Corriveau

STATE OF North Carolina
COUNTY OF Burke

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of June, 2019 by Jerry Edward Carter, individually and as Successor Trustees of the L. Carter Revocable Trust, dated July 22, 2011, who has/have provided drivers license(s) as identification, and who did take an oath.

Notary Stamp or Seal:



Myriah Lowery
Notary Public, State of North Carolina

BK: 8117 PG: 1302

EXHIBIT A

Commencing at the intersection of the apparent Northern right of way line of Mystic Springs Road and the apparent Eastern right of way line of South Century Boulevard, Escambia County, Florida; thence North 03 degrees 09 minutes 13 seconds West a distance of 300.00 feet along the Eastern right of way line of South Century Boulevard to an open top iron pipe found and the Point of Beginning, thence continue along said Eastern right of way line North 03 degrees 09 minutes 13 seconds West a distance of 1174.60 feet to a point, thence continue along said right of way and along a curve concave to the East an arc distance of 360.16 feet to an open top iron pipe found (said curve has a radius of 7433.96 feet, with a chord bearing of North 01 degrees 45 minutes 09 seconds West, and a chord length of 360.12 feet), thence South 88 degrees 27 minutes 46 seconds East a distance of 730.10 feet to rebar found, thence South 00 degrees 08 minutes 24 seconds West a distance of 404.00 feet to a rebar found, thence South 88 degrees 22 minutes 31 seconds East a distance of 278.32 feet to a capped rebar found on the apparent Western right of way line of the L & N Railroad , thence South 00 degrees 24 minutes 23 seconds East along said Western right of way a distance of 865.61 feet to a capped rebar set, thence South 89 degrees 47 minutes 50 seconds West a distance of 330.00 feet to an open top iron pipe found, thence South 89 degrees 36 minutes 50 seconds West a distance of 329.81 feet to an open iron pipe found, thence South 00 degrees 19 minutes 23 seconds East a distance of 227.20 feet to an open top iron pipe found, thence South 87 degrees 57 minutes 38 seconds West a distance of 280.31 feet to the Point of Beginning.

For informational purposes only

Property Address: Highway 29, McDavid, FL 32568

Tax Key No.: 40-4N-31-1000-001-043

BK: 8117 PG: 1303 Last Page

Residential Sales
Abutting Roadway
Maintenance Disclosure

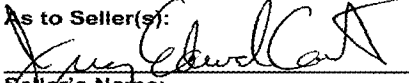
File No. 1023849

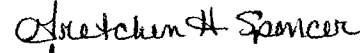
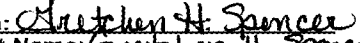
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must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

Name of Roadway: Highway 29, McDavid, Florida
Legal Address of Property: Highway 29, McDavid, Florida

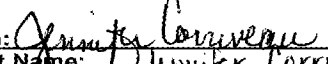
The County (X) has accepted () has not accepted the abutting roadway for maintenance.


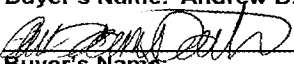
This form completed by: Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501


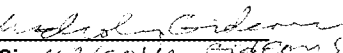
As to Seller(s):

Seller's Name:
Jerry Edward Carter, as Successor Trustee
Of the L. Carter Revocable Trust, dated July 22, 2011


Witness #1 Sign:  (13)
Witness #1 Print Name: Gretchen H. Spencer
Gretchen H. Spencer

Seller's Name:

Witness #2 Sign: 
Witness #2 Print Name: Jennifer Coriveau

As to Buyer(s):

Buyer's Name: Andrew B. Duncan

Buyer's Name:
Cheryl Denise Carter

Witness #1 Sign: 
Witness #1 Print Name: M. Reed Eubanks
Witness #2 Sign: 
Witness #2 Print Name: MALCOLM EUBANKS

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

Recorded in Public Records 6/24/2019 9:57 AM OR Book 8117 Page 1304,
Instrument #2019054903, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Deed Stamps .70+

THIS INSTRUMENT PREPARED BY:
Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501
FILE NO 1023849

WARRANTY DEED
TAX ID # 40-4N-31-1000-001-043

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Linda Ellen Carter Denman, individually and as Successor Trustees of the L. Carter Revocable Trust, dated July 22, 2011 Grantor*, Address: 603 Kingsmarch Way, St. Simons, Island, Ga 31522, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto:

Andrew B. Duncan, a married man & Cheryl Denise Carter, his wife Grantee*, Address: 10 Keys Court, Pensacola, Florida 32505 grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.
The above described is not the homestead of the Grantors herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 18th day of JUNE, 2019.

Linda Ellen Carter Denman
Linda Ellen Carter Denman, individually and as Successor Trustee
Of the L. Carter Revocable Trust, dated July 22, 2011

Signed, sealed and delivered
in the presence of:

Witness #1 Sign: *[Signature]*
Witness #1 Print Name: Shawn Arwood

Witness #2 Sign: *[Signature]*
Witness #2 Print Name: RYAN A. Marshall



STATE OF Georgia
COUNTY OF Glynn

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of JUNE, 2019 by Linda Ellen Carter Denman, individually and as Successor Trustees of the L. Carter Revocable Trust, dated July 22, 2011, who has/have provided drivers license(s) as identification, and who did take an oath.

Notary Stamp or Seal: *[Signature]*
Notary Public, State of Georgia

BK: 8117 PG: 1305

EXHIBIT A

Commencing at the intersection of the apparent Northern right of way line of Mystic Springs Road and the apparent Eastern right of way line of South Century Boulevard, Escambia County, Florida; thence North 03 degrees 09 minutes 13 seconds West a distance of 300.00 feet along the Eastern right of way line of South Century Boulevard to an open top iron pipe found and the Point of Beginning, thence continue along said Eastern right of way line North 03 degrees 09 minutes 13 seconds West a distance of 1174.60 feet to a point, thence continue along said right of way and along a curve concave to the East an arc distance of 360.16 feet to an open top iron pipe found (said curve has a radius of 7433.96 feet, with a chord bearing of North 01 degrees 45 minutes 09 seconds West, and a chord length of 360.12 feet), thence South 88 degrees 27 minutes 46 seconds East a distance of 730.10 feet to rebar found, thence South 00 degrees 08 minutes 24 seconds West a distance of 404.00 feet to a rebar found, thence South 88 degrees 22 minutes 31 seconds East a distance of 278.32 feet to a capped rebar found on the apparent Western right of way line of the L & N Railroad , thence South 00 degrees 24 minutes 23 seconds East along said Western right of way a distance of 865.61 feet to a capped rebar set, thence South 89 degrees 47 minutes 50 seconds West a distance of 330.00 feet to an open top iron pipe found, thence South 89 degrees 36 minutes 50 seconds West a distance of 329.81 feet to an open iron pipe found, thence South 00 degrees 19 minutes 23 seconds East a distance of 227.20 feet to an open top iron pipe found, thence South 87 degrees 57 minutes 38 seconds West a distance of 280.31 feet to the Point of Beginning.

For informational purposes only
Property Address: Highway 29, McDavid, FL 32568
Tax Key No.: 40-4N-31-1000-001-043

BK: 8117 PG: 1306 Last Page

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 1023849

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, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Highway 29, McDavid, Florida
Legal Address of Property: Highway 29, McDavid, Florida

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

This form completed by: Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Linda Ellen Carter Denman
Seller's Name:
Linda Ellen Carter Denman, as Successor Trustee
Of the L. Carter Revocable Trust, dated July 22, 2011

Witness #1 Sign: [Signature]
Witness #1 Print Name: Shawn Adams

Seller's Name:

Witness #2 Sign: [Signature]
Witness #2 Print Name: Christina [unclear]

As to Buyer(s):

Andrew B. Duncan
Buyer's Name: Andrew B. Duncan
Cheryl Denise Carter
Buyer's Name:
Cheryl Denise Carter

Witness #1 Sign: [Signature]
Witness #1 Print Name: M. Reed Eubanks

Witness #2 Sign: [Signature]
Witness #2 Print Name: Madeira Anderson

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

Recorded in Public Records 6/24/2019 9:58 AM OR Book 8117 Page 1307,
Instrument #2019054904, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$420.00

THIS INSTRUMENT PREPARED BY:
Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501
FILE NO 1023849

WARRANTY DEED
TAX ID # 40-4N-31-1000-001-043

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Matthew . Jernigan, Jr. and Adelaide R. Jernigan, individually and as Co-Trustees under the revocable Living Trust Agreement of Matthew N. Jernigan, Jr., dated July 29, 1999, Grantor*, Address: 601 Bay Hill Road, Brewton AL 36426, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto:

Andrew B. Duncan, a married man & Cheryl Denise Carter, his wife
Grantee*, Address: 10 Keys Court, Pensacola, Florida 32505 grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.
The above described is not the homestead of the Grantors herein.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 21st day of June, 2019.

Matthew N. Jernigan, Jr.
Matthew N. Jernigan, Jr. individually and as Co-Trustee under the Revocable Living Trust Agreement of Matthew N. Jernigan, Jr., Dated July 29, 1999

Adelaide R. Jernigan
Adelaide R. Jernigan, individually and as Co-Trustee under the Revocable Living Trust Agreement of Matthew N. Jernigan, Jr., Dated July 29, 1999

Signed, sealed and delivered
in the presence of:

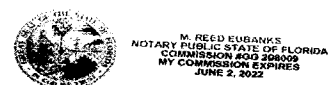
Witness #1 Sign: _____
Witness #1 Print Name: M. Reed Eubanks

Witness #2 Sign: Malcolm Eubanks
Witness #2 Print Name: Malcolm Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of June, 2019 by Matthew N. Jernigan, Jr. and Adelaide R. Jernigan, individually and as Co-Trustees under the Revocable Living Trust Agreement of Matthew N. Jernigan, Jr., dated July 29, 1999 who has/have provided drivers license(s) as identification, and who did take an oath.

Notary Stamp or Seal: _____
Notary Public, State of Florida



BK: 8117 PG: 1308

EXHIBIT A

Commencing at the intersection of the apparent Northern right of way line of Mystic Springs Road and the apparent Eastern right of way line of South Century Boulevard, Escambia County, Florida; thence North 03 degrees 09 minutes 13 seconds West a distance of 300.00 feet along the Eastern right of way line of South Century Boulevard to an open top iron pipe found and the Point of Beginning, thence continue along said Eastern right of way line North 03 degrees 09 minutes 13 seconds West a distance of 1174.60 feet to a point, thence continue along said right of way and along a curve concave to the East an arc distance of 360.16 feet to an open top iron pipe found (said curve has a radius of 7433.96 feet, with a chord bearing of North 01 degrees 45 minutes 09 seconds West, and a chord length of 360.12 feet), thence South 88 degrees 27 minutes 46 seconds East a distance of 730.10 feet to rebar found, thence South 00 degrees 08 minutes 24 seconds West a distance of 404.00 feet to a rebar found, thence South 88 degrees 22 minutes 31 seconds East a distance of 278.32 feet to a capped rebar found on the apparent Western right of way line of the L & N Railroad, thence South 00 degrees 24 minutes 23 seconds East along said Western right of way a distance of 865.61 feet to a capped rebar set, thence South 89 degrees 47 minutes 50 seconds West a distance of 330.00 feet to an open top iron pipe found, thence South 89 degrees 36 minutes 50 seconds West a distance of 329.81 feet to an open iron pipe found, thence South 00 degrees 19 minutes 23 seconds East a distance of 227.20 feet to an open top iron pipe found, thence South 87 degrees 57 minutes 38 seconds West a distance of 280.31 feet to the Point of Beginning.

For informational purposes only
Property Address: Highway 29, McDavid, FL 32568
Tax Key No.: 40-4N-31-1000-001-043

BK: 8117 PG: 1309 Last Page

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 1023849

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, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Highway 29, McDavid, Florida
Legal Address of Property: Highway 29, McDavid, Florida

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

This form completed by: Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Matthew N. Jernigan, Jr.
Seller's Name:
Matthew N. Jernigan, Jr., as Co-Trustee under the Revocable Living Trust Agreement of Matthew N. Jernigan, Jr., dated July 29, 1999

Adelaide R. Jernigan
Seller's Name:
Adelaide R. Jernigan, as Co-Trustee under the Revocable Living Trust Agreement of Matthew N. Jernigan, Jr., dated July 29, 1999

Witness #1 Sign: M. Reed Eubanks
Witness #1 Print Name: M. Reed Eubanks

Witness #2 Sign: Malcolm Gideon
Witness #2 Print Name: Malcolm Gideon

As to Buyer(s):

Andrew B. Duncan
Buyer's Name: Andrew B. Duncan

Cheryl Denise Carter
Buyer's Name:
Cheryl Denise Carter

Witness #1 Sign: M. Reed Eubanks
Witness #1 Print Name: M. Reed Eubanks

Witness #2 Sign: Malcolm Gideon
Witness #2 Print Name: Malcolm Gideon

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