



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

0325.17

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239 | Application date | Apr 17, 2024 |
| Property description | VADER RYAN E VADER STEFANI A 1137 JOJO RD PENSACOLA, FL 32514 3240 CAMP RD 12-1838-000 BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 (Full legal attached.) | Certificate # | 2022 / 6506 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/6506 | 06/01/2022 | 892.96 | 44.65 | 937.61 |
| →Part 2: Total* | | | | 937.61 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # / | | | | | |
| Part 3: Total* | | | | | 0.00 |

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

| | |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 937.61 |
| 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) | 1,312.61 |

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 May 3rd, 2024

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

46.25

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) | |
| Total Paid (Lines 8-13) | |
| 14. | |
| 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>03/05/2025</u> | |
| Signature, Clerk of Court or Designee | |

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400299

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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 |
|----------------|-----------------|------------|--|
| 12-1838-000 | 2022/6506 | 06-01-2022 | BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS |

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
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: | 305N312401000001 | Year | Land | Imprv | Total | Cap Val |
| Account: | 121838000 | 2023 | \$31,200 | \$39,838 | \$71,038 | \$60,838 |
| Owners: | VADER RYAN E VADER STEFANI A | 2022 | \$19,760 | \$35,548 | \$55,308 | \$55,308 |
| Mail: | 3240 CAMP RD MC DAVID, FL 32568 | 2021 | \$19,760 | \$27,988 | \$47,748 | \$47,748 |
| Situs: | 3240 CAMP RD 32568 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | 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 | |
| 07/26/2019 | 8141 | 942 | \$48,000 | WD | | Legal Description | |
| 07/31/2018 | 7941 | 1376 | \$100 | OT | | BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 | |
| 07/10/2018 | 7932 | 20 | \$11,600 | TD | | FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 | |
| 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: | 30-5N-31 | | |
| Approx. Acreage: | 4.6932 | View Florida Department of Environmental Protection(DEP) Data | |
| Zoned: | RR RR RR RR RR RR RR RR RR RR RR RR RR RR | | |

RR
RR
RR

**Evacuation
& Flood
Information**
Open
Report

Buildings

Year Built: 1964, Effective Year: 1964, PA Building ID#: 147133

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

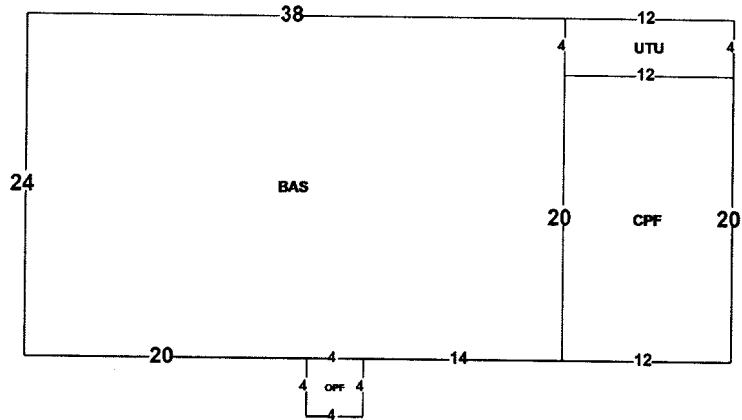
 **Areas - 1216 Total SF**

BASE AREA - 912

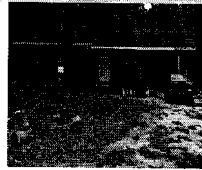
CARPORT FIN - 240

OPEN PORCH FIN - 16

UTILITY UNF - 48



Images



6/29/2020 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:05/08/2024 (rc.2952)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 06506**, 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:

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS

SECTION 30, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121838000 (0325-77)

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

RYAN E VADER and STEFANIA VADER

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

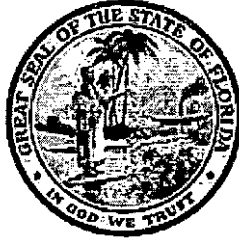
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

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: 121838000 Certificate Number: 006506 of 2022

Payor: RYAN E VADER 3240 CAMP RD MC DAVID, FL 32568 Date 5/15/2024

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$531.24 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,585.44 |
| | | Postage | \$100.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$2,183.68 |

\$1,481.39

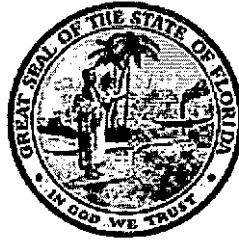
\$1,498.39

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 006506
 Redeemed Date 5/15/2024**

Name RYAN E VADER 3240 CAMP RD MC DAVID, FL 32568

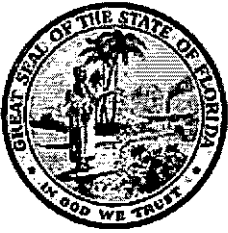
| | |
|--|---------------------------------------|
| Clerk's Total = TAXDEED | \$531.24 \$1,481.39 |
| Due Tax Collector = TAXDEED | \$1,335.44 |
| Postage = TD2 | \$100.00 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121838000 Certificate Number: 006506 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|--|
| | Auction Date <input type="text" value="3/5/2025"/> | Redemption Date <input type="text" value="5/15/2024"/>  |
| Months | 11 | 1 |
| Tax Collector | <input type="text" value="\$1,312.61"/> | <input type="text" value="\$1,312.61"/> |
| Tax Collector Interest | \$216.58 | \$19.69 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$1,535.44 | <input type="text" value="\$1,338.55"/> <i>TC</i> |
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$119.00"/> | <input type="text" value="\$119.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$75.24 | \$6.84 |
| Total Clerk | \$531.24 | <input type="text" value="\$462.84"/> <i>DCH</i> |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$100.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$2,183.68 | \$1,818.39 |
| | Repayment Overpayment Refund Amount | \$365.29 |
| Book/Page | <input type="text" value="9145"/> | <input type="text" value="1916"/> |

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 9145, Page 1916, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06506, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 121838000 (0325-77)

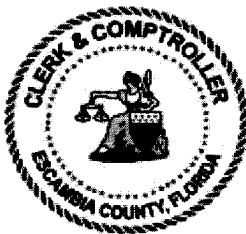
DESCRIPTION OF PROPERTY:

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT
TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF
SE1/4 OF NW1/4 NELY TO POB CO 75 P 51 OR 7932 P 20 LESS OR 815 P 515 RD R/W LESS OR 2622
P 43 HOLLAND LESS MINERAL RIGHTS

SECTION 30, TOWNSHIP 5 N, RANGE 31 W

NAME IN WHICH ASSESSED: RYAN E VADER and STEFANI A VADER

Dated this 15th day of May 2024.



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 #: 12-1838-000 CERTIFICATE #: 2022-6506

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **12-1838-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RYAN E VADER AND STEFANI A VADER**
By Virtue of Warranty Deed recorded 8/5/2019 in OR 8141/942
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. **Lien in favor of the Emerald Coast Utilities Authority recorded 09/14/2023 OR 9040/1795**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 12-1838-000
Assessed Value: \$85,664.00
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: MAR 5, 2025

TAX ACCOUNT #: 12-1838-000

CERTIFICATE #: 2022-6506

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Homestead for <u>2023</u> tax year. |

RYAN E VADER
STEFANI A VADER
1137 JOJO RD
PENSACOLA FL 32514

RYAN E VADER
STEFANI A VADER
3240 CAMP RD
MCDavid FL 32535

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

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:12-1838-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S 940 FT TO SE COR OF SE1/4 OF NW1/4 W TO CENTER OF S LI OF SE1/4 OF NW1/4 NELY TO POB OR 8141 P 942 LESS OR 305 P 475 RAINWATER LESS OR 815 P 515 RD R/W LESS OR 2622 P 43 HOLLAND LESS MINERAL RIGHTS

SECTION 30, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1838-000(0325-77)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. OR 305P 475 DOES NOT APPEAR TO BE PART OF OUR LEGAL DESCRIPTION. ROAD RIGHT OF WAY IS FOR PINE BARREN RD BUT WE SEE NO LESS OUT FOR CAMP ROAD SHOWIN ON APPRAISER'S MAP AND OR 2622 P 43 LESS OUT LEGAL DESCRIPTION WAS CORRECTED AT OR 4174 P 465 COPIES INCLUDED FOR YOUR REVIEW.

Prepared by and Return to:
Kristie Jordan
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy, Suite 100
Tampa, FL 33607

File Number: 4102018

(Space Above This Line For Recording Data)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) **SPECIAL WARRANTY DEED**
(Corporate Seller)

THIS INDENTURE, made this July 26, 2019, between Property Sheriff.com, LLC, a Florida Limited Liability Company, whose mailing address is: 1406 N Dale Mabry Hwy, Suite 300, Tampa, Florida 33607, party of the first part, and Ryan E Vader and Stefani A Vader, husband and wife, whose mailing address is: 1137 Jojo Rd, Pensacola, Florida 32514, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of FORTY EIGHT THOUSAND AND 00/100 DOLLARS (U.S. \$48,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

BEGIN AT THE CENTER OF THE NORTH LINE OF SE 1/4 OF NW 1/4, SECTION 30, TOWNSHIP 5 NORTH, RANGE 31 WEST AND RUN SOUTH 380 FEET; THENCE RUN EAST 627 FEET TO POINT OF BEGINNING; CONTINUE EAST 33 FEET, MORE OR LESS, TO THE EAST LINE OF SAID FORTY; THENCE RUN SOUTH 940 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID FORTY; THENCE RUN WEST TO THE CENTER OF THE SOUTH LINE OF SAID FORTY; THENCE RUN NORTHEASTERLY TO THE SAID POINT OF BEGINNING, ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION LYING WITH O.R. BOOK 815, PAGE 515 AND O.R. BOOK 2622, PAGE 43 ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 305N312401000001

A/K/A 3240 Camp Road, McDavid, FL, 32568

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

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

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

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on July 26, 2019.

Signed and Sealed in the Presence of:

Witness:

Witness Printed Name Kristie Jordan

Witness Printed Name Stephanie Hall

Seller:

Property Sheriff.com, LLC, a Florida Limited Liability Company

Christopher R. Smith, Member

(Corporate Seal)

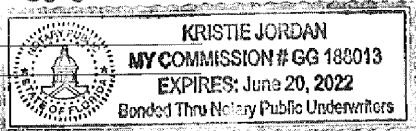
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 26th day of July, 2019, by, Christopher R. Smith, Member, of PROPERTY SHERIFF.COM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the Corporation, he is personally known to me.

NOTARY PUBLIC

Printed Name:

My Commission Expires:



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 UTILITES 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:
BEG AT CENTER OF N LI OF SE1/4 OF NW1/4 S 380 FT E 627 FT FOR POB CONTINUE E 33 FT TO E LI OF SE1/4 OF NW1/4 S...BEG AT NW COR OF SEC S 1 DEG 48 MIN 39 SEC W ALG W LI OF SEC 2564 71/100 FT TO N R/W LI OF SR #182 S 89 DEG 5 MIN...

Customer: Vader Ryan E Vader Stefani A

Account Number: 435631-197391

Amount of Lien: \$ 121.86, 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.

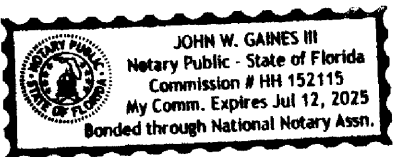
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 09/12/23

EMERALD COAST UTILITIES AUTHORITY
BY: *Susie Black*

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 12 day of September, 2023, by Susie Black of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



John W. Gaines III
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

LESS OUTS

235
305

CITY 305 PAGE 475

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Rt 2 Rockley Lake - Valhalla, Ga.

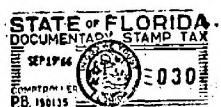
Know All Men by These Presents: That We William H. Burkett, Jr., and
his wife Mary E. Burkett

for and in consideration of Ten Dollars and other good and valuable considerations.
\$10.00-----DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Pearl B. Balmwater
a widow.

her, heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Begin at the center of the North line of the SE 1/4 of NW 1/4
of section 30, Township 5 North, Range 31 West, and run
South 380 feet to point of beginning, thence run East
627 feet, thence run Southwesterly to the center of the
South line of the said Forty, thence run North 940 feet
more or less, back to the point of beginning, containing
6.80 acres more or less.

ESCAMBIA
COUNTY



RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. IN
BOOK 141, PAGE 110
SEP 16 3 38 PM '66
J. L. FLORES, CLERK
COUNTY CLERK

296327

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we/se we well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we/heirs, executors and administrators, the said grantee's/heirs, executors,
administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10
day of September A. D. 19 66.

Signed, sealed and delivered in the presence of
B. H. Ward (SEAL)
Lewis Ward (SEAL)
William H. Burkett, Jr. (SEAL)
Mary E. Burkett (SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared William H. Burkett, Jr.,
and wife Mary E. Burkett
his wife, known to me and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she/he executed the same for the uses and purposes therein set forth.

Gave under my hand and official seal this 10 day of September 19 66



Billy H. Ward
Notary Public

My commission expires
JUSTICE OF PEACE DIST. NO. 4
MY COMMISSION EXPIRES JAN. 7, 1969

Comm.
Dist. No.

QUIT CLAIM DEED

Proj. No.
486-Rev.
Pine Barren Creek Road

THIS INDENTURE made this 26th day of FEB, A.D., 1974,
between Burson Holland and Minnie D. Holland

as Part ies of the First Part, and the Board of Commissioners of Escambia County, Florida, as Party
of the Second Part.

OFF REC
BOOK 815 PAGE 515

WITNESSETH, that the said Part ies of the First Part, for and in consideration of the sum
of One (\$1.00) Dollar and other valuable considerations paid, receipt of which is hereby acknowledged,
do hereby remise, release, quit claim and convey unto the Party of the Second Part, its successors and
assigns, all right, title, interest, claim, and demand which the Part ies of the First Part have
in and to the following described land, situate, lying and being in the County of Escambia, State of
Florida, to-wit:

All that land lying within 33 feet of the following described centerline
and being a portion of that property more particularly described in

Commence at the Southeast corner of Section 31, Township 5 North, Range
31 West Escambia County, Florida; Thence run Westerly along the South
line of said Section 31 for 2177.30 feet; thence deflect Right 90°49'00"
run Northerly for 21.40 feet; thence deflect Left 13°06'30" run Northerly
for 2486.95 feet to the centerline of SR 164 (a 100 foot right-of-way)
for the point of beginning; thence continue Northerly along the course
last run for 2798.26 feet to the point of curvature of a curve to the
Right, said curve having a radius of 2864.63 feet and a delta angle of
12°41'45"; thence run Northeasterly along the arc of said curve for 634.77
feet to the point of tangency; thence run Northeasterly along the tangent
to said curve for 1936.12 feet; thence deflect Left 00°46'00" run North-
easterly for 1851.58 feet to the point of curvature of a curve to the Left,
said curve having a radius of 868.18 feet and a delta angle of 48°11'50";
thence run Northwesterly along the arc of said curve for 730.31 feet to the
point of tangency; thence run Northwesterly along the tangent to said curve
for 2338.96 feet to the point of curvature of a curve to the Right, said
curve having a radius of 1746.05 feet and a delta angle of 19°51'00"; thence
run Northwesterly along the arc of said curve for 604.94 feet to the point
of tangency; thence run Northwesterly along the tangent to said curve for
1052.42 feet to the point of curvature of a curve to the Left, said curve
having a radius of 850.66 feet and a delta angle of 26°27'40"; thence
run Northwesterly along the arc of said curve for 392.87 feet to the point
of tangency; thence run Northwesterly along the tangent to said curve for
774.58 feet to the point of curvature of a curve to the Right, said curve
having a radius of 858.72 feet and a delta angle of 21°15'50"; thence run
Northwesterly along the arc of said curve for 318.69 feet to the point of
tangency; thence run Northwesterly along the tangent to said curve for
3546.71 feet to the point of curvature of a curve to the Left, said curve

LEGAL DESCRIPTION CONTINUED ON BACK

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances
belonging or in anywise appertaining or incident, and all the estate, right, title, interest, and
claim whatsoever of the said Part ies of the First Part in law or in equity, to the only proper use,
benefit, and behoof of the said Party of the Second Part, its successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
the date first above written.

Signed, sealed and delivered
in the presence of:

Loumie Long
Witness

Lewis Park
Witness

Burson Holland (SEAL)

Minnie D. Holland (SEAL)
(over)

THIS INSTRUMENT PREPARED BY:

Emily A. Spivey
ESCAMBIA COUNTY ENGINEERING DEPT.

OFF REC
6206

815 PAGE 516

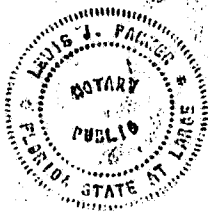
RETURN TO ENG. DEPT.

JUL 5 11 51 AM '74
IN DEPT. & PERS. DIV.
JOE A. FLORES, JR., CLERK
ESCAMBIA COUNTYFILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA

620608

STATE OF FLORIDA
COUNTY OF ESCAMBIABefore me personally appeared Burson Holland and Minnie

to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that the same was executed for the purpose therein expressed.

WITNESS my hand and official seal this 26th day of February, A.D., 19 74

Louis J. Parker
My Commission Expires Mar. 22, 1977
Notary Public

My Commission expires: _____

My Commission Expires Mar. 22, 1977

TITLE TO THE ABOVE PROPERTY accepted for public use by Escambia County, Florida,
at the meeting of the Board of Commissioners of Escambia County, Florida, this 20th day of
February, A.D., 19 74.



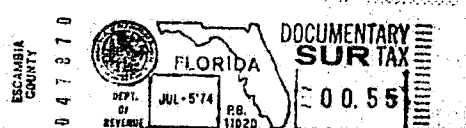
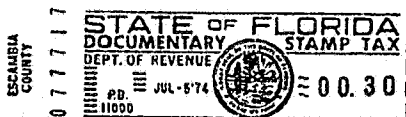
BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By _____

Chairman

LEGAL DESCRIPTION CONTINUED FROM FRONT

having a radius of 17190.51 feet and a delta angle of 01°14'50"; thence run Northwesterly along the arc of said curve for 374.21 feet to the point of tangency; thence run Northwesterly along the tangent to said curve for 1608.89 feet to the point of curvature of a curve to the Right, said curve having a radius of 1050.26 feet and a delta angle of 36°32'10"; thence run Northerly along the arc of said curve for 669.73 feet to the point of tangency; thence run Northerly along the tangent to said curve for 966.93 feet to the point of curvature of a curve to the Left, said curve having a radius of 12466.62 feet and a delta angle of 01°47'10"; thence run Northerly along the arc of said curve for 388.63 feet to the point of tangency; thence run Northerly along the tangent to said curve for 2590.61 feet to the centerline of SR 4 (a 200 foot right-of-way) and the terminal point of this description; all the above property lying and being in Sections 19, 30 and 31, Township 5 North, Range 31 West and Sections 11, 12, 13, 14 and 24, Township 5 North, Range 32 West, Escambia County, Florida



541
655

OR 2622 PG 043

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That I, Minnie Holland, a widow

for and in consideration of Ten Dollars and other valuable considerations
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
✓ Roger D. Holland and wife, Gloria J. Holland
✓ 3300 Camp Road, McDavid, Florida 32568

Their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Beginning in the SE Corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30 Township 5 North, Range 31 West
thence measure 327 feet Northerly for a point of beginning; thence continue northwesterly
at an angle 605 feet; thence West 42 feet; thence 523 feet South; thence 366 feet East
back to point of beginning.

2 $\frac{3}{4}$ more or less

D.S. PD. \$.55
DATE 11-3-88
JOE A. FLOWERS, COMPTROLLER
BY: *J. Castrell* D.C.
CERT. REG. #59-2043328-27-01

Nov 3 10 31 AM '88
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.
672745

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.
And I covenant that I am well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that my heirs, executors and administrators, the said grantee, their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd
day of November A.D. 19 88.
Signed, sealed and delivered in the presence of
Minnie Holland (SEAL)
Myra J. Holland (SEAL)
Michael N. Chavers (SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Minnie Holland
and
his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of November 19 88
Prepared by: Roger D. Holland
3300 Camp Road
McDavid, FL 32568
Myra J. Holland
Notary Public
My commission expires My Commission Expires Dec. 3, 1988

9-11-97

CORRECTIVE
This Warranty Deed

OR BK 4174 PG0465
Escambia County, Florida
INSTRUMENT 97-419694

Made this 24th day of September A.D. 1997
by Minnie Holland, a widow

DEED DOC STAMPS PD @ ESC CO
09/24/97 ERNIE LEE MAGANA, CLERK 0.70
By: Sally Arnold

hereinafter called the grantor, to Roger D. Holland and wife, Gloria J. Holland

whose post office address is 3300 Camp Road, McDavid, Florida 32568-2509

Grantees' SSN: [REDACTED] (RDH) [REDACTED] (GJH)
hereinafter called the grantee:

(Whenever used herein the term "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 \$ 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, viz

See Attached Exhibit "A" for complete legal description

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 30 5N 31 2401 001 001

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 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 from all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name Mike Johns

Name Ruth Reed

* Minnie Holland [LS]
Name and Address
Minnie Holland
3240 Camp Road
McDavid, Florida 32568-2508

Name and Address [LS]

Name

Name and Address [LS]

Name

Name and Address [LS]

State of Alabama
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of September, 19 97, by Minnie Holland

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

Mark E. Day
Notary Public
My Commission Expires 6/23/01

OR BK 4174 PGO466
Escambia County, Florida
INSTRUMENT 97-419694

ROD Sep 24, 1997 10:46 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-419694

EXHIBIT "A"

DESCRIPTION: (PER OFFICIAL RECORD BOOK 2622 PAGE 043)
BEGINNING IN THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF
NORTHWEST QUARTER SECTION 30, TOWNSHIP 5 NORTH, RANGE 31 WEST, THENCE
MEASURE 327 FEET NORTHERLY FOR A POINT OF BEGINNING; THENCE CONTINUE
NORTHWESTERLY AT AN ANGLE 605 FEET; THENCE WEST 42 FEET; THENCE 523 FEET
SOUTH; THENCE 366 FEET EAST BACK TO POINT OF BEGINNING.
2 3/4 MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA:
THENCE GO NORTH 05 DEGREES 15 MINUTES 10 SECONDS WEST ALONG THE EAST
LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 327.00 FEET TO THE POINT OF
BEGINNING;
THENCE CONTINUE NORTH 05 DEGREES 15 MINUTES 10 SECONDS WEST ALONG SAID
EAST LINE A DISTANCE OF 605.00 FEET;
THENCE GO SOUTH 83 DEGREES 55 MINUTES 27 SECONDS WEST A DISTANCE OF 7.08
FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE AS FIELD MONUMENTED OF
CAMP ROAD (RIGHT-OF-WAY UNDETERMINED);
THENCE GO SOUTH 30 DEGREES 21 MINUTES 29 SECONDS WEST ALONG SAID
APPARENT EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 542.59 FEET;
THENCE GO SOUTH 68 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 362.18
FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 30, TOWNSHIP 5
NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2.28 ACRES
MORE OR LESS.

Signed for Identification: Minnie Hallen

Date: September 24, 1997