



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

0725-03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	AQUA DEBONAIR LLC 5109 YORKSHIRE LN TUSCALOOSA, AL 35406 1 PORTOFINO DR 1108 17-0003-062 UNIT 1108 PORTOFINO TOWER ONE CONDOMINIUM ALSO 005561% INT IN COMMON ELEMENTS & PARKING SPACE #106 S (Full legal attached.)	Certificate #	2022 / 7598
		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)
# 2022/7598	06/01/2022	4,351.08	217.55	4,568.63
→Part 2: Total*				4,568.63

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)	4,568.63
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,896.61
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)	9,840.24

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

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>07/02/2025</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.

UNIT 1108 PORTOFINO TOWER ONE CONDOMINIUM ALSO 005561% INT IN COMMON ELEMENTS & PARKING SPACE #106
STORAGE AREA #28 OR 8508 P 1944 SHEET 16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400553

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
17-0003-062	2022/7598	06-01-2022	UNIT 1108 PORTOFINO TOWER ONE CONDOMINIUM ALSO 005561% INT IN COMMON ELEMENTS & PARKING SPACE #106 STORAGE AREA #28 OR 8508 P 1944 SHEET 16

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

KEYS FUNDING LLC - 7022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024


Application Date

Applicant's signature

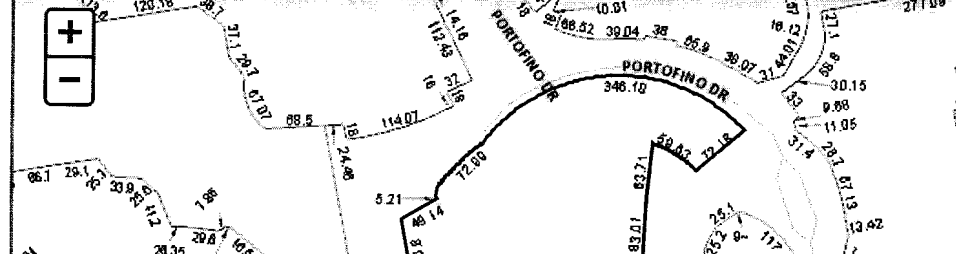
Parcel information

Section
Map Id:
PB015

Approx.
Acreage:
2.1343

Zoned: 

HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB
HDR/C-PB



Launch Interactive Map

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

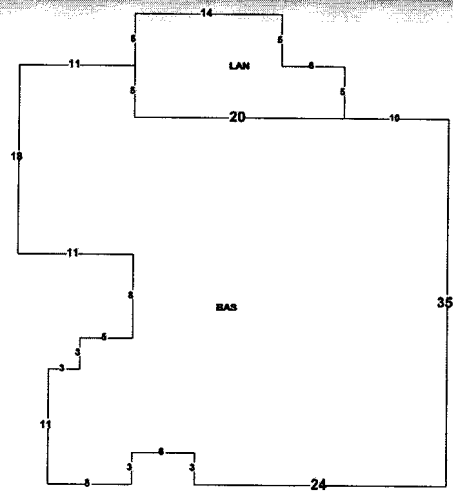
**Evacuation
& Flood
Information
Open
Report**


Buildings

Address:1 PORTOFINO DR 1108, Year Built: 2003, Effective Year: 2003, PA Building ID#: 27945

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-CARPET
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-CUS.DEC
NO. PLUMBING FIXTURES-10
NO. STORIES-1
ROOF COVER-TILE/CLAY/CEMNT
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-9
STRUCTURAL FRAME-CONCRTE REINFRD



 Areas - 1503 Total SF

BASE AREA - 1333

LANAI - 170

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:05/07/2024 (tc.4577)

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: 170003062 Certificate Number: 007598 of 2022**

**Payor: FISHER TITLE SERVICES LLC 508 E GOVERNMENT ST PENSACOLA FL 32502 Date
 7/16/2024**

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$12,060.54
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$12,736.14

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>**



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 #: 17-0003-062 CERTIFICATE #: 2022-7598

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: March 17, 2005 to and including March 17, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **17-0003-062**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD: CAROL WACKER DENNEY TRUSTEE OF THE CAROL WACKER DENNEY REVOCABLE TRUST DATED APRIL 15, 2015**

By Virtue of Assignment of Sub-Sublease Agreement recorded 7/16/2024 in OR 9175/160

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 #: 17-0003-062

Assessed Value: \$371,856.00

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): **PORTOFINO TOWER ONE HOMEOWNERS ASSOCIATION AT PENSACOLA BEACH INC AND SANTA ROSA ISLAND AUTHORITY**

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: JUL 2, 2025
TAX ACCOUNT #: 17-0003-062
CERTIFICATE #: 2022-7598

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.

**CAROL WACKER DENNEY TRUSTEE OF THE
CAROL WACKER DENNEY REVOCABLE
TRUST DATED APRIL 15, 2015
1 PORTOFINO DR UNIT 1108
PENSACOLA BEACH, FL 32561**

**CAROL WACKER DENNEY TRUSTEE OF
THE CAROL WACKER DENNEY
REVOCABLE TRUST DATED APRIL 15, 2015
209 S SHORE
AMARILLO, TX 79118**

**SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561**

**PORTOFINO TOWER ONE HOMEOWNERS
ASSOC. AT PENSACOLA BEACH INC
TEN PORTOFINO DR
PENSACOLA BEACH, FL 32561**

Certified and delivered to Escambia County Tax Collector, this 20th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:17-0003-062

LEGAL DESCRIPTION EXHIBIT "A"

**UNIT 1108 PORTOFINO TOWER ONE CONDOMINIUM ALSO 005561% INT IN COMMON
ELEMENTS & PARKING SPACE #106 STORAGE AREA #28 OR 9175 P 160 SHEET 16**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0003-062(0725-03)

**Recorded in Public Records 7/16/2024 7:35 AM OR Book 9175 Page 160,
Instrument #2024053861, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$6,125.00**

Prepared by and return to:

Bentley M. Fisher
Fisher Title Services, LLC
508 East Government Street
Pensacola, FL 32502
(850) 974-2072
File No 2024-82

Parcel Identification No 282S261000062003

[Space Above This Line For Recording Data]

Assignment of Sub-Sublease Agreement

Know all men by these presents, that **AQUA DEBONAIR, LLC**, a Florida limited liability company, with a post office address of 126 S. Obrien Street, Tampa, FL, 33609, hereinafter called "ASSIGNOR", (which word shall be construed in the plural where the context requires), the present owner and holder of that certain sub-subleasehold interest in and to that certain Development Lease Agreement effective as July 1, 1997, by and between Santa Rosa Island Authority, as an agency of Escambia County, Florida, as lessor, to Gary Work, as Trustee of the Pensacola Beach Land Trust, as lessee, recorded in O.R. Book 4180, Page 1985, and Development Sublease Agreement made by Gary Work, as Trustee of the Pensacola Land Trust, as sublessor, and Island Resorts Development, Inc., as sublessee, recorded in O.R. Book 4683, Page 736, with Partial Assignment of Sub-Leasehold Interest recorded in Official Records Book 5255, Page 1257, together with Pier Amendment to Commercial Lease Agreement recorded in Official Records Book 5038, Page 1682, together with Sub-Sublease Agreement recorded in Official Records Book 5180, Page 896, Official Records Book 6903, Page 198 with final Assignment in O.R. Book 7841, Page 501, all of the Public Records of Escambia County, Florida, covering the following described real property in Escambia County, Florida:

Unit 1108, PORTOFINO TOWER ONE, a Condominium (the "Condominium"), according to the Declaration of Condominium of PORTOFINO TOWER ONE, A CONDOMINIUM, recorded in Official Records Book 5061, Page 111, of the Public Records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the subleasehold estate created by and described in that certain Sublease Agreement between Gary Work, as Trustee of the Pensacola Beach Land Trust ("Sublessor"), and Island Resort Development, Inc., a Florida corporation ("Sub-Sublessor"), dated March 26, 2001, and recorded in Official Records Book 4683, at Page 736, of the Public Records of Escambia County, Florida, (the "Sublease"), which is a sublease of a portion of the leasehold estate created by and described in that certain Development Lease Agreement ("Lease") wherein Santa Rosa Island Authority, an agency of Escambia County, Florida, is the Lessor ("Lessor"), and Gary Work, as Trustee of the Pensacola Beach Land Trust is the lessee, and which is dated effective as of July 1, 1997, and recorded in Official Records Book 4180, Page 1985, of the Public Records of Escambia County, Florida, (the "Master Lease"), together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) Parking Space Number(s) 106, and
- (2) Storage Area Number 28,

as limited common elements specifically assigned by Sub-Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit above.

BK: 9175 PG: 161

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

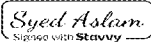
for and in consideration of the sum of One dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said sub-sublease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said sub-subleasehold estate to **CAROL WACKER DENNEY, TRUSTEE OF THE CAROL WACKER DENNEY REVOCABLE TRUST DATED APRIL 15, 2015**, hereinafter called "ASSIGNEE" (which word shall be construed in the plural where the context requires), and Assignee's heirs, agents, and assigns, forever, of Assignee, whose mailing address is 209 S. Shore, Amarillo, TX 79118, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, the Declaration of Condominium described above, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

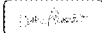
By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid sub-sublease and hold assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above sub-subleasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said sub-subleasehold estate; that the Assignor shall make such further assurance to perfect the sub-subleasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

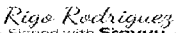
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal this 10th day of July, 2024.

Signed, sealed and delivered in our presence:

Aqua Debonair, LLC

By:  Signed with **Stavvy**
Syed Aslam, Manager


WITNESS
PRINT NAME: Caitlin Osentowski

 Signed with **Stavvy**
WITNESS
PRINT NAME: Rigo Rodriguez

901 Fossil Creek Parkway, Fort Collins, CO, 80525

WITNESS 1 ADDRESS


901 Fossil Creek Parkway, Fort Collins, CO, 80525

WITNESS 2 ADDRESS

BK: 9175 PG: 162 Last Page

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 10th day of July, 2024, by Syed Aslam, Manager of Aqua Debonair LLC.



Signature of Notary Public

Print, Type/Stamp Name of Notary **Caitlin Osentowski**

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Driver's License

CAITLIN OSENTOWSKI
Notary Public
STATE OF COLORADO
NOTARY ID 20244011251
My commission expires on March 19, 2028

Notarized remotely via audio/video communication using Stavvy