



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

0125.74

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Mar 03, 2025
Property description	DIAZ DAVID 4917 ROLLING MEADOWS APT # 101 DALLAS, TX 75211 2043 W GODFREY ST 06-3060-350 THE EAST 62.93 FT OF THAT PARCEL OF LAND DESC AS FOLLOWS: BEGIN AT INTERSECTION OF S R/W LINE OF GOD (Full legal attached.)	Certificate #	2022 / 7727
		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)
# 2022/7727	06/01/2022	969.30	48.47	1,017.77
# 2022/7725	06/01/2022	918.97	45.95	964.92
→Part 2: Total*				1,982.69

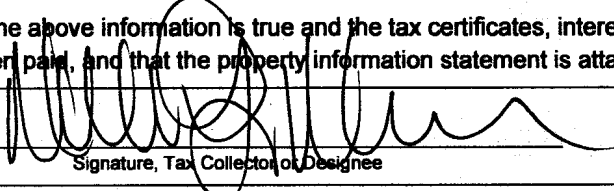
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/7729	06/01/2022	954.03	6.25	47.70	1,007.98
Part 3: Total*					1,007.98

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)	2,990.67
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)	3,365.67

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

Sign here:  Escambia, Florida
Date March 18th, 2025

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

+12.50

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

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.

THE EAST 62.93 FT OF THAT PARCEL OF LAND DESC AS FOLLOWS: BEGIN AT INTERSECTION OF S R/W LINE OF GODFREY ST (55FT R/W) AND E R/W PACE BLVD (80 FT R/W); THENCE RUN S ALONG SAID E R/W LINE FOR 40.08; THENCE 90 DEG 00 MIN 00 SEC LEFT RUN EASTERLY FOR 135 FT

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500010

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
06-3060-350	2022/7727	06-01-2022	THE EAST 62.93 FT OF THAT PARCEL OF LAND DESC AS FOLLOWS: BEGIN AT INTERSECTION OF S R/W LINE OF GODFREY ST (55FT R/W) AND E R/W PACE BLVD (80 FT R/W); THENCE RUN S ALONG SAID E R/W LINE FOR 40.08; THENCE 90 DEG 00 MIN 00 SEC LEFT RUN EASTERLY FOR 135 FT

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

03-03-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search


Tangible Property Search

Sale List

[Back](#)

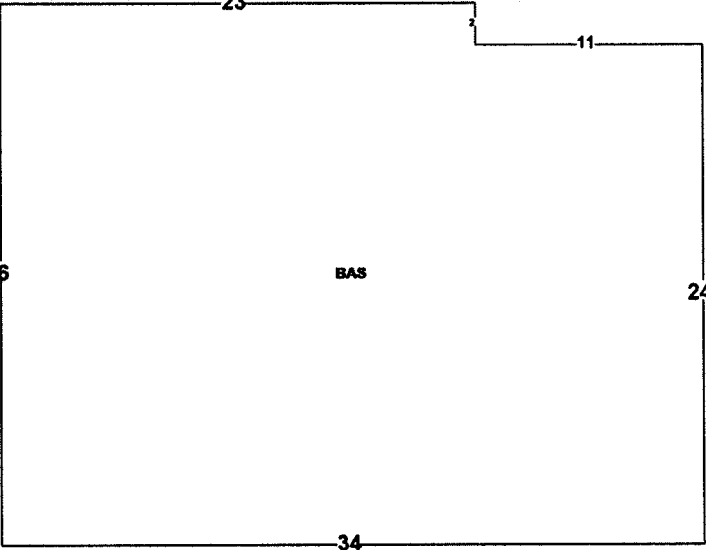

◀ Nav. Mode ● Account ○ Parcel ID ▶

Printer Friendly Version

General Information		Assessments					
Parcel ID:	3025301001075014		Year	Land	Imprv	Total	Cap Val
Account:	063060350		2024	\$4,531	\$68,598	\$73,129	\$68,537
Owners:	DIAZ DAVID		2023	\$4,531	\$65,890	\$70,421	\$62,307
Mail:	4917 ROLLING MEADOWS APT # 101 DALLAS, TX 75211		2022	\$4,531	\$58,794	\$63,325	\$56,643
Situs:	2043 W GODFREY ST 32501		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		Tax Estimator				
Taxing Authority:	COUNTY MSTU		Change of Address				
Tax Inquiry:	Open Tax Inquiry Window		File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector			Report Storm Damage				

Sales Data Type List: 🔑								2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None	
11/14/2024	9232	553	\$100	QC	Y		📄		
05/12/2021	8529	1213	\$100	WD	Y		📄	Legal Description	
								THE EAST 62.93 FT OF THAT PARCEL OF LAND DESCRIBED AS	
								FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH... 🔑	
06/05/2020	8319	27	\$59,900	WD	Y		📄		
11/25/2019	8209	1161	\$43,000	WD	Y		📄		
02/15/2017	7670	1216	\$15,000	WD	Y		📄	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								None	

Parcel Information	Launch Interactive Map
Section Map Id: CA114 Approx. Acreage: 0.0578 Zoned: HC/LI Evacuation & Flood Information Open Report	

Buildings	
Address: 2043 W GODFREY ST, Improvement Type: SINGLE FAMILY, Year Built: 1985, Effective Year: 1985, PA Building ID#: 80415	
<div>Structural Elements</div> <div>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-HARDWOOD FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-MASONRY PIL/STL</div>	<div></div>
<div> Areas - 862 Total SF BASE AREA - 862</div>	

Images



2/4/2021 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: 03/20/2025 (tc.59607)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 07727**, 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:

THE EAST 62.93 FT OF THAT PARCEL OF LAND DESC AS FOLLOWS: BEGIN AT INTERSECTION OF S R/W LINE OF GODFREY ST (55FT R/W) AND E R/W PACE BLVD (80 FT R/W); THENCE RUN S ALONG SAID E R/W LINE FOR 40.08; THENCE 90 DEG 00 MIN 00 SEC LEFT RUN EASTERLY FOR 135 FT

SECTION 30, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063060350 (0725-74)

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

DAVID DIAZ

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

Dated this 20th day of March 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-3060-350 CERTIFICATE #: 2022-7727

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 20, 2005 to and including March 20, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,
As President
Dated: March 24, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 24, 2025

Tax Account #: **06-3060-350**

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

By Virtue of Special Warranty Deed recorded 6/24/2020 in OR 8319/27 together with Corrective Special Warranty Deed recorded 5/13/2021 in OR 8529/1213 and Enhanced Life Estate Deed recorded 11/14/2024 in OR 9232/553

ABTRACTOR'S NOTE: ENHANCED LIFE ESTATE DEED HAS NO LEGAL DESCRIPTION BUT WE HAVE INCLUDED THE REMAINDERMEN FOR NOTICE.

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) 2021-2023 are delinquent.

Tax Account #: 06-3060-350

Assessed Value: \$68,537.00

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: JUL 2, 2025

TAX ACCOUNT #: 06-3060-350

CERTIFICATE #: 2022-7727

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.

DAVID DIAZ
4917 ROLLING MEADOWS APT 101
DALLAS, TX 75211

DAVID A DIAZ
2043 W GODFREY ST
PENSACOLA, FL 32501

HUGO A DIAZ AND
EFRAIN JONATHAN DIAZ
1110 N 6TH AVE
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 24th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its 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 24, 2025

Tax Account #:06-3060-350

LEGAL DESCRIPTION EXHIBIT "A"

THE EAST 62.93 FT OF THAT PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GODFREY STREET (55 FEET RIGHT-OF-WAY) AND THE EAST R/W PACE BOULEVARD (80 FEET R/W); THENCE RUN SOUTH ALONG SAID EAST R/W LINE ROR 40.08; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT RUN EASTERLY FOR 135 FEET; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT FOR 40.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GODFREY STREET; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT ALONG SAID RIGHT-OF-WAY LINE FOR 135 FEET TO THE POINT OR BEGINNING. BEING PART OF LOTS 8 & 9, BLK 14 KUPFRIAN PARK SUBDIVISION AS RECORDED IN DB 62 P 245 OR 8319 P 27

SECTION 30, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3060-350(0725-74)

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

**Recorded in Public Records 6/24/2020 12:28 PM OR Book 8319 Page 27,
Instrument #2020050775, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$419.30**

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

File Number: 1452020

(Space Above This Line For Recording Data)

STATE OF FLORIDA)	<u>SPECIAL WARRANTY DEED</u>
)	(Corporate Seller)
COUNTY OF HILLSBOROUGH)	

THIS INDENTURE, made this June 5, 2020, between Seaside 1882, 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 David Diaz, a married man, whose mailing address is: 4917 Rolling Meadows Apt 101, Dallas, Texas 75211, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (U.S. \$59,900.00) 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:

The East 62.93 feet of that parcel of land described in Official Records Book 4016, Page 318 of the Public Records of Escambia County, Florida, described as follows:

Begin at the intersection of the South right-of-way line of Godfrey Street (55 feet right-of-way) and the East right-of-way line of Pace Boulevard (80 feet right-of-way); thence run Southerly along said East right-of-way line for 40.08 feet to the North line of property described in Deed recorded in Official Records Book 743, Page 135; thence 90 degrees 00 minutes 00 seconds left run Easterly for 135 feet; thence 90 degrees 00 minutes 00 seconds left for a distance of 40.08 feet to the South right-of-way line of Godfrey Street; thence 90 degrees 00 minutes 00 seconds left along said right-of-way line for 135 feet to the Point of Beginning. Being part of Lots 7, 8 and 9, Block 14 of KUPFRIAN PARK SUBDIVISION as recorded in Deed Book 62, Page 245 of the Public Records of Escambia County, Florida. Subject to the easement for parking, ingress and egress, which applies to adjoining property owners.

Parcel Identification Number: 302S301001074014

A/K/A 2043 W Godfrey St., Pensacola, FL, 32501

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.

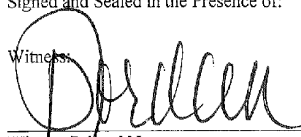
DEED - Special Warranty Deed - Corporate

BK: 8319 PG: 28 Last Page

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on **June 5, 2020**.

Signed and Sealed in the Presence of:

Witness:



Witness Printed Name

Kristie Jordan

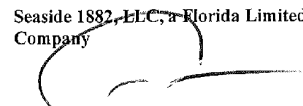


Witness Printed Name

Stephanie Hall

Seller:

Seaside 1882, LLC, a Florida Limited Liability Company

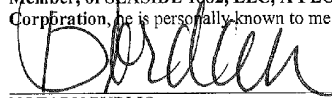


Christopher R. Smith, Member

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this **5th day of June, 2020**, by, **Christopher R. Smith, Member, of SEASIDE 1882, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the Corporation, he is personally known to me.



NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____



**Recorded in Public Records 5/13/2021 9:33 AM OR Book 8529 Page 1213,
Instrument #2021052598, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50**

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

File Number: 1452020

*****CORRECTIVE DEED BEING RECORDED TO CORRECT
LEGAL DESCRIPTION. DOC STAMPS PREVIOUSLY PAID AT
OR BOOK 8319 PG 27*****

(Space Above This Line For Recording Data)

STATE OF FLORIDA)	CORRECTIVE
)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF HILLSBOROUGH)	(Corporate Seller)

THIS INDENTURE, made this **May 12, 2021** between **Seaside 1882, 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 **David Diaz, a married man**, whose mailing address is: **4917 Rolling Meadows Apt 101, Dallas, Texas 75211**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (U.S. \$59,900.00)** 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 intersection of the South right-of-way line of Godfrey Street (55 feet right-of-way) and the East right-of-way line of Pace Boulevard (80 feet right-of-way); thence run Southerly along said East right-of-way line for 40.08 feet to the North line of property described in Deed recorded in Official Records Book 743, Page 135; thence 90 degrees 00 minutes 00 seconds left run Easterly for 135 feet; thence 90 degrees 00 minutes 00 seconds left for a distance of 40.08 feet to the South right-of-way line of Godfrey Street; thence 90 degrees 00 minutes 00 seconds left along said right-of-way line for 135 feet to the Point of Beginning. Being part of Lots 7, 8 and 9, Block 14 of KUPERIAN PARK SUBDIVISION as recorded in Deed Book 62, Page 245 of the Public Records of Escambia County, Florida. Subject to the easement for parking, ingress and egress, which applies to adjoining property owners.

Parcel Identification Number: **302S301001074014**

A/K/A 2043 W Godfrey St., Pensacola, FL, 32501

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.



DEED - Special Warranty Deed - Corporate

BK: 8529 PG: 1214 Last Page

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on **May 12, 2021**.

Signed and Sealed in the Presence of:

Witness:


Witness Printed Name Kristie Jordan

Witness Printed Name Stephanie Hall

Seller:

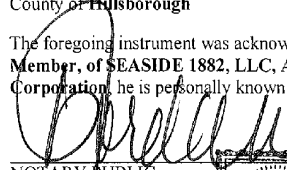

Seaside 1882, LLC, a Florida Limited Liability Company

Christopher R. Smith, Member

(Corporate Seal)

State of **Florida**
County of **Hillsborough**

The foregoing instrument was acknowledged before me this **12th day of May 2021**, by, **Christopher R. Smith, Member, of SEASIDE 1882, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the **Corporation**, he is personally known to me.


NOTARY PUBLIC

Printed Name: _____

My Commission Expires: _____



Recorded in Public Records 11/14/2024 1:53 PM OR Book 9232 Page 553,
Instrument #2024086754, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By:

Khai Hua
1110 N 6th Ave Pensacola FL 32503

Space above for recording information

ENHANCED LIFE ESTATE DEED

This Enhanced Life Estate Deed made on this 13 day of NOVEMBER 2024

By the Grantor DAVID A. DIAZ Whose Post Office Address is
2043 W. GODFREY ST PENSACOLA FL 32501

To HUGO A. DIAZ & EFRAN JONATHAN DIAZ Whose Post Office Address is
1110 N 6th AVENUE PENSACOLA FL 32503

WHILE RETAINING FOR AND DURING THE LIFETIME OF THE GRANTOR a life estate for the exclusive possession, use and enjoyment of the rents and profits of the property described herein, without any liability for waste with full right, power and authority to sell, convey, mortgage lease, or otherwise, in fee simple, with or without consideration, without joinder by the remainderman and to retain any and all proceeds generated thereby. The grantor also reserves full power an authority to revoke, divest, change or otherwise alter the designation and/or interest of the grantees without joinder by the remainderman. The grantor also reserves the right to cancel this deed by further conveyance which may destroy any and all rights the grantees may possess under this deed. Upon grantor's death the remainder of the property rights described herein if any, shall fully vest in the GRANTEE(s)

HUGO ABRAHAM DIAZ EFRAN JONATHAN DIAZ Whose post office address is
1110 N 6th AVENUE PENSACOLA FL 32503

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

WITNESSTH, that the said grantor, for and in consideration of the sum of TEN AND NO/00 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged hereby grants, bargains, sells and conveys unto the grantee, to all that certain land situated in ESCAMBIA County, Florida, to wit:

THE LANDS BEING CONVEYED are subject to all reservations, covenants, conditions, restrictions, and easements of record, outstanding oil, gas, and mineral rights, if any, and to real estate taxes due for the current and subsequent years.

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

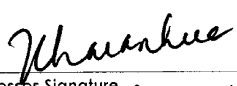
GRANTOR WARRANTS that at the time of this conveyance, the subject property IS the grantor's homestead property within the meaning set forth in the constitution of the State of Florida.


AND the grantor hereby covenants with the grantee that the grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey the land; that the grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except as otherwise noted herein.

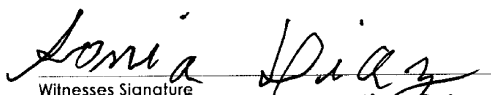
BK: 9232 PG: 554 Last Page

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

Signed sealed, and delivered in the presence of:


Witnesses Signature
Printed Name Khai A. Hua
Address: 1110 N. 6th Ave Pensacola
FL 32503

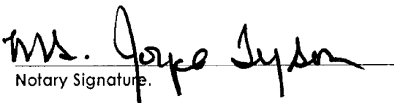

Signature of Grantor

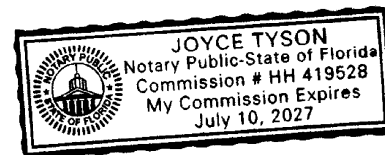
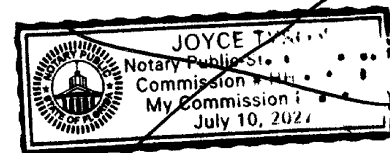
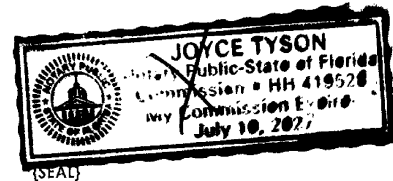

Witnesses Signature
Printed Name Sonia Estella Diaz
Address: 2043 W. Godfrey St.
Pensacola FL 32501

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 14 day of November, 2024

By David Abraham Diaz, who is personally known to me or who has produced
Drivers License as identification.


Notary Signature.



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: 063060350 Certificate Number: 007727 of 2022**

Payor: DAVID DIAZ 1110 N 6TH AVE PENSACOLA FL 32503 Date 4/10/2025

Clerk's Check # 6304302624
Tax Collector Check # 1

Clerk's Total \$483.36
Tax Collector's Total \$3,580.11
Postage \$32.80
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$4,113.27

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

reduced
\$3588.30

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>