



# 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

1025-78

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	KHORRAM ATA 2319 W FAIRFIELD DR PENSACOLA, FL 32505 2319 W FAIRFIELD DR 06-1832-000 W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439 LESS CIVIL ACTI (Full legal attached.)	Certificate #	2023 / 2677
		Date certificate issued	06/01/2023

## 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)
# 2023/2677	06/01/2023	1,853.43	92.67	1,946.10
→Part 2: Total*				1,946.10

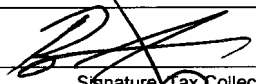
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	1,946.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,666.49
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,987.59

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 24th, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</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.

W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439 LESS CIVIL ACTION #70-2226  
STATE RD S-289-A RMV

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500202

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
06-1832-000	2023/2677	06-01-2023	W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439 LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

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](#)

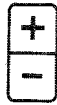
<b>General Information</b> <b>Parcel ID:</b> 172S301401080007 <b>Account:</b> 061832000 <b>Owners:</b> KHORRAM ATA <b>Mail:</b> 2319 W FAIRFIELD DR PENSACOLA, FL 32505 <b>Situs:</b> 2319 W FAIRFIELD DR 32505 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$41,164</td> <td>\$66,852</td> <td>\$108,016</td> <td>\$108,016</td> </tr> <tr> <td>2023</td> <td>\$41,164</td> <td>\$66,288</td> <td>\$107,452</td> <td>\$107,452</td> </tr> <tr> <td>2022</td> <td>\$41,164</td> <td>\$66,048</td> <td>\$107,212</td> <td>\$107,212</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">Report Storm Damage</a> <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2024	\$41,164	\$66,852	\$108,016	\$108,016	2023	\$41,164	\$66,288	\$107,452	\$107,452	2022	\$41,164	\$66,048	\$107,212	\$107,212															
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<b>Sales Data</b> <a href="#">Type List:</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>09/1999</td> <td>4486</td> <td>1244</td> <td>\$10,900</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>05/1998</td> <td>4637</td> <td>439</td> <td>\$90,000</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>04/1993</td> <td>3351</td> <td>472</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>11/1992</td> <td>3275</td> <td>153</td> <td>\$110,000</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	09/1999	4486	1244	\$10,900	QC	N		05/1998	4637	439	\$90,000	QC	N		04/1993	3351	472	\$100	WD	N		11/1992	3275	153	\$110,000	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439 LESS CIVIL ACTION...  <b>Extra Features</b> ASPHALT PAVEMENT				
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11/1992	3275	153	\$110,000	WD	N																																									
<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																							

Section  
Map Id:  
17-2S-30-1

Approx.  
Acreage:  
0.3510

Zoned:   
HC/LI

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



N

37.5

118.03

30.00

80.01

135~

1

1



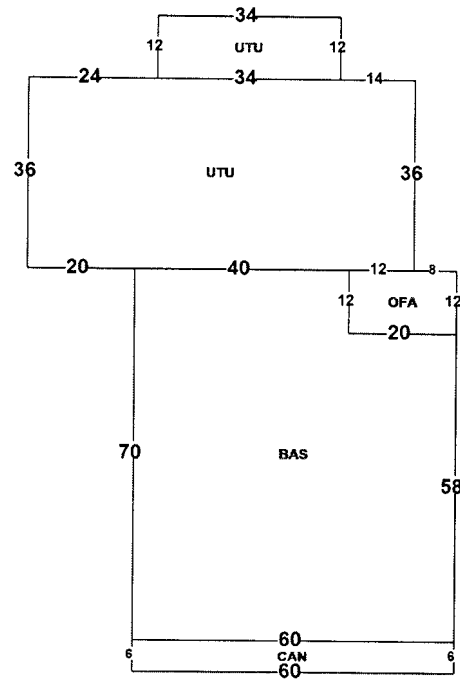
[View Florida Department of Environmental Protection\(DEP\) Data](#)


#### Buildings

Address: 2319 W FAIRFIELD DR, Improvement Type: DISCOUNT STORE, Year Built: 1958, Effective Year: 1970, PA Building  
ID#: 79360

#### Structural Elements

DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-0  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PLASTER DIRECT  
INTERIOR WALL-EXPOSED BLK/BRK  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-ROLLED ROOFING  
ROOF FRAMING-GABLE  
STORY HEIGHT-10  
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 7560 Total SF

BASE AREA - 3960

CANOPY - 360

OFFICE AVG - 240

UTILITY UNF - 3000

#### Images



5/3/2023 12:00:00 AM

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

Last Updated: 05/12/2025 (tu 6184)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02677**, issued the **1st** day of **June, A.D., 2023** 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:

**W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439 LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 061832000 (1025-78)**

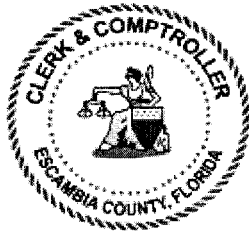
The assessment of the said property under the said certificate issued was in the name of

**ATA KHORRAM**

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 October, which is the **1st day of October 2025**.

Dated this 13th day of May 2025.

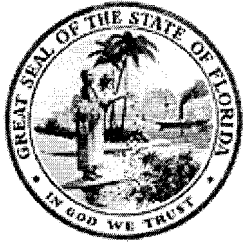
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

Redeemed From Sale



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Redeemed From Sale**  
**Account: 061832000 Certificate Number: 002677 of 2023**

Date Of Redemption

Clerk's Check  Clerk's Total \$784.80

Postage  Tax Deed Court Registry \$750.80

Payor Name

Notes

Commit Redemption ☒

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 06-1832-000 CERTIFICATE #: 2023-2677

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: July 15, 2005 to and including July 15, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: July 16, 2025



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

July 16, 2025

Tax Account #: **06-1832-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ATA KHORRAM**

**By Virtue of Quit Claim Deed recorded 12/12/2000 in OR 4637/439**

**ABSTRACTOR'S NOTE: WE HAVE INCLUDED ANDERSON & MILLER FOR NOTICE FOR POSSIBLE INTEREST BY VIRTUE OF QUIT CLAIM DEED RECORDED 10/29/1999 IN OR 4486/1244 AND FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE RECORDED 11/30/1998 IN OR 4341/355.**

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. **Code Enforcement Order in favor of Escambia County recorded 5/31/2011 OR 6725/1734 together with Cost Order recorded 9/12/2011 OR 6762/1396**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 06-1832-000**

**Assessed Value: \$108,016.00**

**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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** OCT 1, 2025  
**TAX ACCOUNT #:** 06-1832-000  
**CERTIFICATE #:** 2023-2677

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**ATA KHORRAM**  
**2319 W FAIRFIELD DR**  
**PENSACOLA, FL 32505**

**ATA KHORRAM**  
**8 GALVEZ COURT**  
**PENSACOLA BEACH, FL 32561**

**ESCAMBIA COUNTY CODE ENFORCEMENT**  
**3363 W PARK PL**  
**PENSACOLA, FL 32505**

**ANDERSON & MILLER**  
**16 WEST LARUA STREET**  
**PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of July 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**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**

**July 16, 2025**

**Tax Account #:06-1832-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**W 20 1/10 FT OF LT 7 ALL LTS 8 9 BLK G 1ST ADDN OF PINECREST PB 2 P 17 OR 4637 P 439  
LESS CIVIL ACTION #70-2226 STATE RD S-289-A R/W**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-1832-000(1025-78)**

3351 PG 472

This instrument prepared by:  
 JEFFREY T. SAUER, ESQUIRE  
 Smith, Sauer, DeMaria, Pugh & Johnson  
 P.O. Box 12446  
 Pensacola, FL 32582-2446

THIS INSTRUMENT IS BEING RE-RECORDED TO REFLECT THE EXACT PROPERTY DESCRIPTION.

**CORRECTIVE WARRANTY DEED**

THIS INDENTURE made this 21st day of April, 1993 by and between GLADYS L. GARRETT, a single woman, GRANTOR, and FAIRFIELD PROPERTIES, L.C., a Florida Limited Liability company, as GRANTEE, whose post office address is 200 Pensacola Beach Boulevard, #E8, Gulf Breeze, FL 32561, and whose tax identification number is \_\_\_\_\_

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns, forever the following described land situated, lying and being in Escambia County, Florida, to-wit:

West 20.01 feet of Lot 7, all of Lots 8 and 9, Block G, 1st Addition, Pinecrest Subdivision, according to plat recorded in Plat Book 2 at Page 17 of the public records of Escambia County, Florida, LESS State Road Right-of-Way.

PARCEL IDENTIFICATION NUMBER: 17-2S-30-1401-080-007

SUBJECT TO taxes for the current and subsequent years.

Said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

WITNESSES:

GLADYS L. GARRETT

Charles Garry  
 Printed name: CHARLES GARRY

By: Billie Joe Garrett  
 BILLIE JOE GARRETT, her Attorney-in-Fact

William D. Sartorius  
 Printed name: William D. Sartorius

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21 day of APRIL, 1993 by BILLIE JOE GARRETT as Attorney-in-Fact for Gladys L. Garrett. BILLIE JOE GARRETT is personally known to me or produced DRIVERS LICENSE as identification.

OFFICIAL NOTARY SEAL  
 CHARLES GARRY  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. CC24264  
 MY COMMISSION EXPI. NOV. 15, 1996

[NOTARY SEAL]

OFFICIAL NOTARY SEAL  
 CHARLES GARRY  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. CC24264  
 MY COMMISSION EXPI. NOV. 15, 1996

Charles Garry  
 NOTARY PUBLIC  
 Printed name: CHARLES GARRY  
 State of Florida at Large  
 My commission expires: 11-18-96

3275 153

This instrument prepared by:  
**JEFFREY T. SAUER, ESQUIRE**  
 Smith, Sauer, DeMaria, Pugh & Johnson  
 P.O. Box 12446  
 Pensacola, FL 32582-2446

**WARRANTY DEED**

THIS INDENTURE made this 20<sup>TH</sup> day of November, 1992 by and between **GLADYS L. GARRETT**, a single woman, **GRANTOR**, and **FAIRFIELD PROPERTIES, L.C.**, a Florida limited liability company, as **GRANTEE**, whose post office address is 200 Pensacola Beach Boulevard, #E8, Gulf Breeze, FL 32561, and whose tax identification number is \_\_\_\_\_.

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns, forever the following described land situated, lying and being in Escambia County, Florida, to-wit:

West 20.1 feet of Lot 7, all of Lots 8 and 9, Block G, 1st Addition, Pinecrest Subdivision, according to plat recorded in Plat Book 2 at Page 17 of the public records of Escambia County, Florida, LESS State Road Right-of-Way.

PARCEL IDENTIFICATION NUMBER: 17-2S-30-1401-080-007

SUBJECT TO taxes for the current and subsequent years.

Said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

WITNESSES:

GLADYS L. GARRETT

Brenda Harris  
 Printed name: BRENDA HARRIS

Billie Joe Garrett  
 By: BILLIE JOE GARRETT, her Attorney-in-Fact

Jeffrey T. Sauer  
 Printed name: JEFFREY T. SAUER

D.S. PD. # 778 00  
 DATE 11-23-92  
 JOE A. FLOWERS, COMPTROLLER  
 BY: [Signature] D.C.  
 CERT. REC. # 59-2043328-27-01

STATE OF FLORIDA

COUNTY OF ESCAMBIA

FILED & RECORDED  
 PUBLIC RECORDS  
 ESCAMBIA  
 Nov 23 12 47 PM '92

003405

The foregoing instrument was acknowledged before me this 20<sup>TH</sup> day of November, 1992 by **BILLIE JOE GARRETT** as Attorney-in-Fact for Gladys L. Garrett. **BILLIE JOE GARRETT** is personally known to me or produced FLORIDA DRIVER'S LICENSE as identification.

[Signature]  
 NOTARY PUBLIC

Printed name: JEFFREY T. SAUER  
 State of Florida at Large  
 My commission expires: JULY 30, 1993

[NOTARY SEAL]

OR BK 4486 PG 1244  
Escambia County, Florida  
INSTRUMENT 99-676750

DEED DOC STAMPS PD @ ESC CO \$ 76.30

10/29/99 ERMIE LEE WAGNER, CLERK

By: *[Signature]*

10.50  
76.30  
This Instrument Prepared by:

✓ Kathleen Anderson  
Anderson & Miller

Address: 16 W. LaRua Street  
Pensacola, FL 32501

## QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, executed this 16 day of September 1999, by YVONNE STOMP (whose interest is by virtue of a Final Judgment of Dissolution of Marriage entered October 24, 1996, and which has been duly recorded in Escambia County in O.R. Book 4341 at page 355 and which has also been duly recorded in Santa Rosa County in O.R. Book 1570 at page 1008), first party, to ANDERSON & MILLER whose post office address is 16 West LaRua Street, Pensacola, Florida 32501, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of Florida, to-wit:

West 20.01 feet of Lot 7, all of Lots 8 and 9, Block G, 1<sup>st</sup> Addition, Pinecrest Subdivision, according to plat recorded in Plat Book 2 at Page 17 of the public records of Escambia County, Florida, LESS State Road Right-of-Way.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien,

OR BK 4486 PG1245  
Escambia County, Florida  
INSTRUMENT 99-676750

equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

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

Signed, sealed and delivered in presence of:

J. Black

WITNESS

Name: J. Black

Kathleen E. Anderson

WITNESS

Name: Kathleen E. Anderson

Yvonne Stomp

YVONNE STOMP

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**I HEREBY CERTIFY** that on this day, before, me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared YVONNE STOMP to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed same. **WITNESS** my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of September 1999.

J. Black  
NOTARY PUBLIC

My Commission Expires:



Jo Black  
MY COMMISSION # CC496388 EXPIRES  
November 26, 1999  
BONDED THRU TROY FAIN INSURANCE, INC.

RCD Oct 29, 1999 10:36 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-676750

This instrument prepared by:  
Mark R. Whittaker  
17 West Cervantes Street  
Pensacola, FL 32501

OR BK 4637 PG0439  
Escambia County, Florida  
INSTRUMENT 2000-795039

DEED DOC STAMPS PD @ ESC CO \$ 630.00  
12/12/00 ERNIE LEE MAGNIA, CLERK  
By: Sally Arnold

### QUIT-CLAIM DEED

*10.00  
630.00*

This Quit-Claim Deed, Executed this 19th day of May, 1998, by Fairfield Properties, L.C., a dissolved Florida Limited Liability Corporation, first party to ATA KHORRAM, whose post office address is 8 Galvez Court, Pensacola Beach, Florida 32561 and whose social security number is \_\_\_\_\_, second party: ✓

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party for and in consideration of the sum of \$10.00 & OVG, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

West 20.01 feet of Lot 7, all of Lots 8 and 9, Block G, 1st Addition, Pinecrest Subdivision, according to plat recorded Plat Book 2, Page 17 of the public records of Escambia County, Florida, LESS State Road Right-of Way.

Parcel ID# 17-2S-30-1401-080-007

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

**To Have and to Hold** the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered  
in the presence of:

*Clara A Zornes*

PRINTED NAME:

CLARA A ZORNES

*E. Daniel Stomp* L.S.  
E. DANIEL STOMP, as a  
surviving officer, member and  
interest holder in Fairfield  
Properties, L.C., a dissolved  
Florida limited liability  
company



OR BK 4637 PG 440  
Escambia County, Florida  
INSTRUMENT 2000-795039Mary C. Long

PRINTED NAME:

MARY C. LONGJack H. Khorram L.S.  
JACK H. KHORRAM, as a  
surviving officer, member and  
interest holder in Fairfield  
Properties, L.C., a dissolved  
Florida limited liability  
companySTATE OF FLORIDA  
COUNTY OF ESCAMBIA

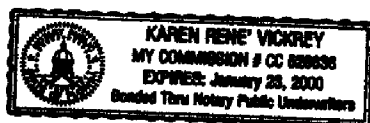
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid in the County aforesaid to take acknowledgments, personally appeared E. DANIEL STOMP to me personally known and who executed the foregoing instrument and who acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of May, 1998.

Karen Rene' Vickrey  
NOTARY PUBLIC  
My Commission Expires:STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid in the County aforesaid to take acknowledgments, personally appeared JACK H. KHORRAM to me personally known and who executed the foregoing instrument and who acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of May, 1998.

Karen Rene' Vickrey  
NOTARY PUBLIC  
My Commission Expires:RCD Dec 12, 2000 04:37 pm  
Escambia County, FloridaErnie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-795039

Recorded in Public Records 05/31/2011 at 11:18 AM OR Book 6725 Page 1734,  
Instrument #2011036093, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50

Recorded in Public Records 05/31/2011 at 10:49 AM OR Book 6725 Page 1668,  
Instrument #2011036075, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-05-02608  
LOCATION: 3100 North "S" Street  
PR# 172S30-1401-100-007**

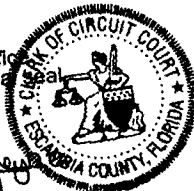
**Ata Khorram  
2319 West Fairfield Drive  
Pensacola, Florida 32505**

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
Ata Khorram, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☐ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Described RV, CAMPER, white Box Vehicle <sup>Photo #1</sup>
- ☒ 42-196 (d) Overgrowth - surrounding RV and back fence  
around building moderately  
See photo # 2, 3.

Certified to be a true copy  
the original on file in this office.  
Witness my hand and official  
signature  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Ernie Lee Magaha  
Date: May 31, 2011



BK: 6725 PG: 1735

BK: 6725 PG: 1669

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other 6.04.04 - connection to utilities.
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Ata Khouran shall have until June 7, 2011 to correct the violation and to bring the violation into compliance. Corrective action shall include:



BK: 6725 PG: 1736

BK: 6725 PG: 1670

- ☐ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other TRV - Disconnect from utilities + shown to be
- ☐ Other operable - see photo 1
- ☐ Other Camper - disconnect from utilities + stop
- ☐ Other Releasing sewage
- ☒ Other White Box vehicle - demonstrate operability  
OR remove from property



BK: 6725 PG: 1737

BK: 6725 PG: 1671

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing JUNE 8, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against ATA Klemm.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.





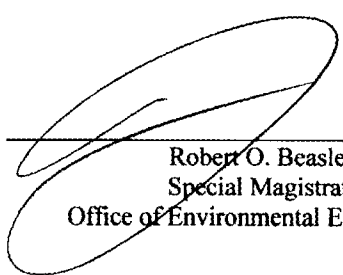
BK: 6725 PG: 1738

BK: 6725 PG: 1672

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 24 day of May, 2011.

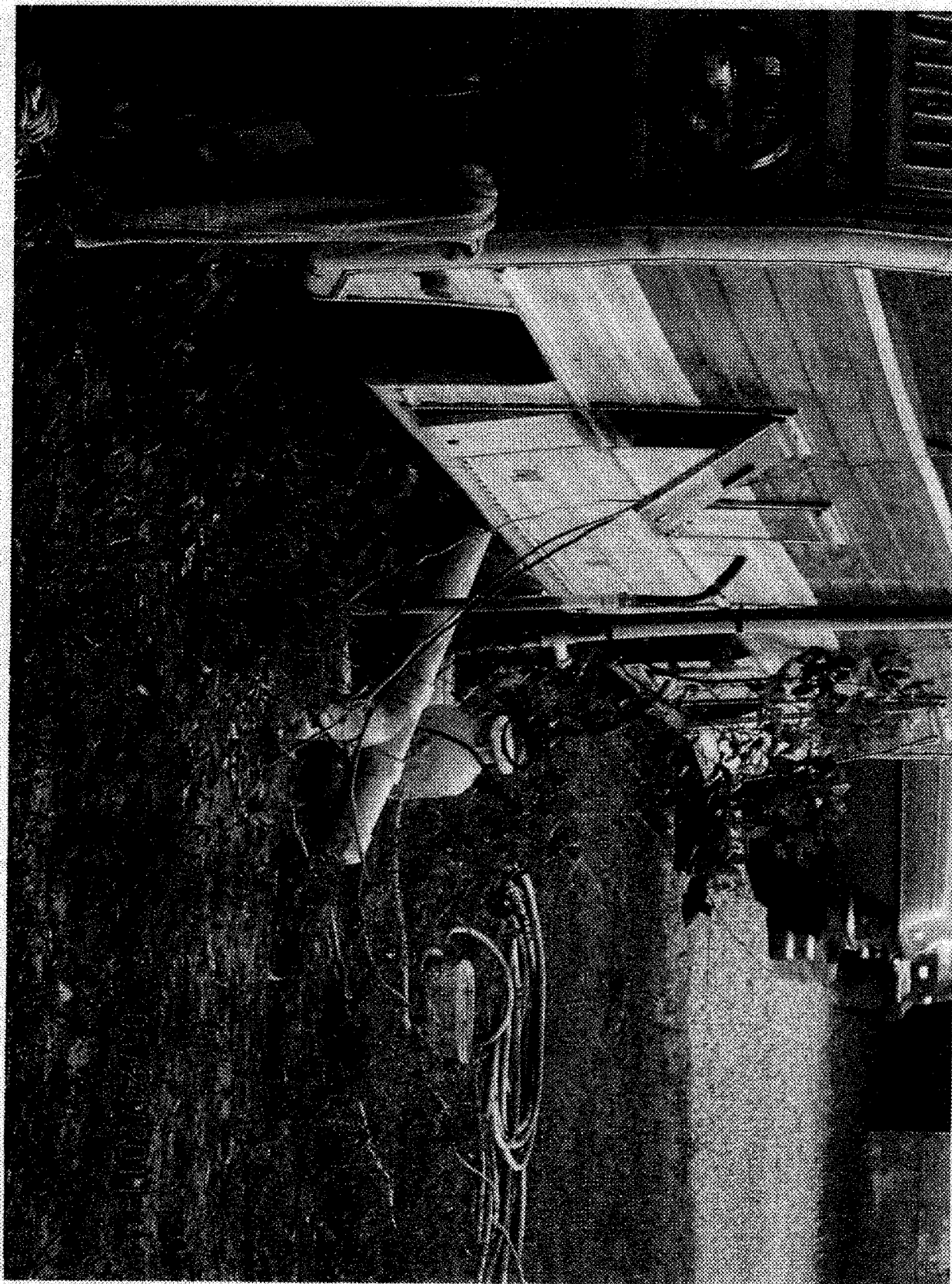


Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement



BK: 6725 PG: 1739

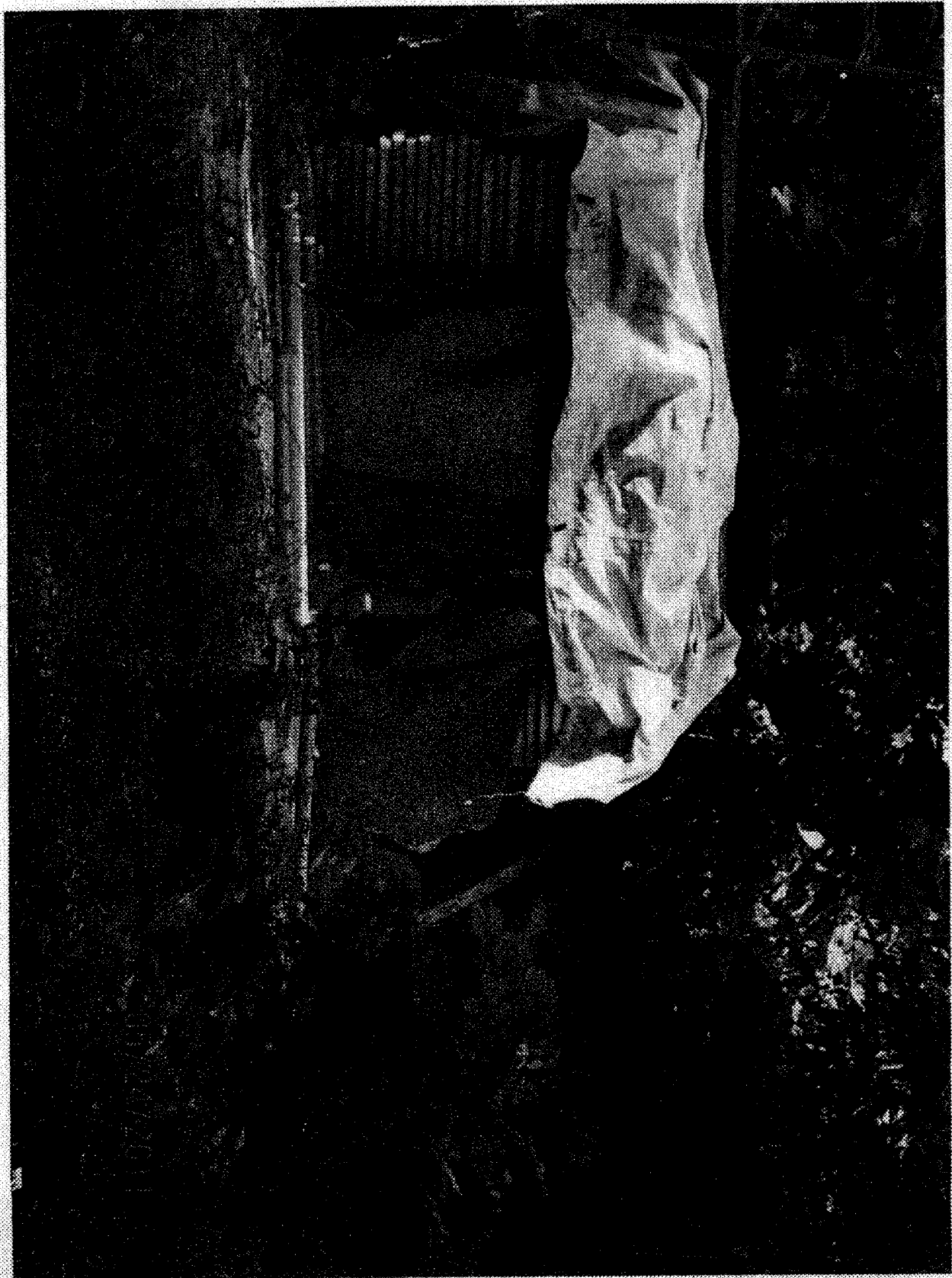
BK: 6725 PG: 1673





BK: 6725 PG: 1740

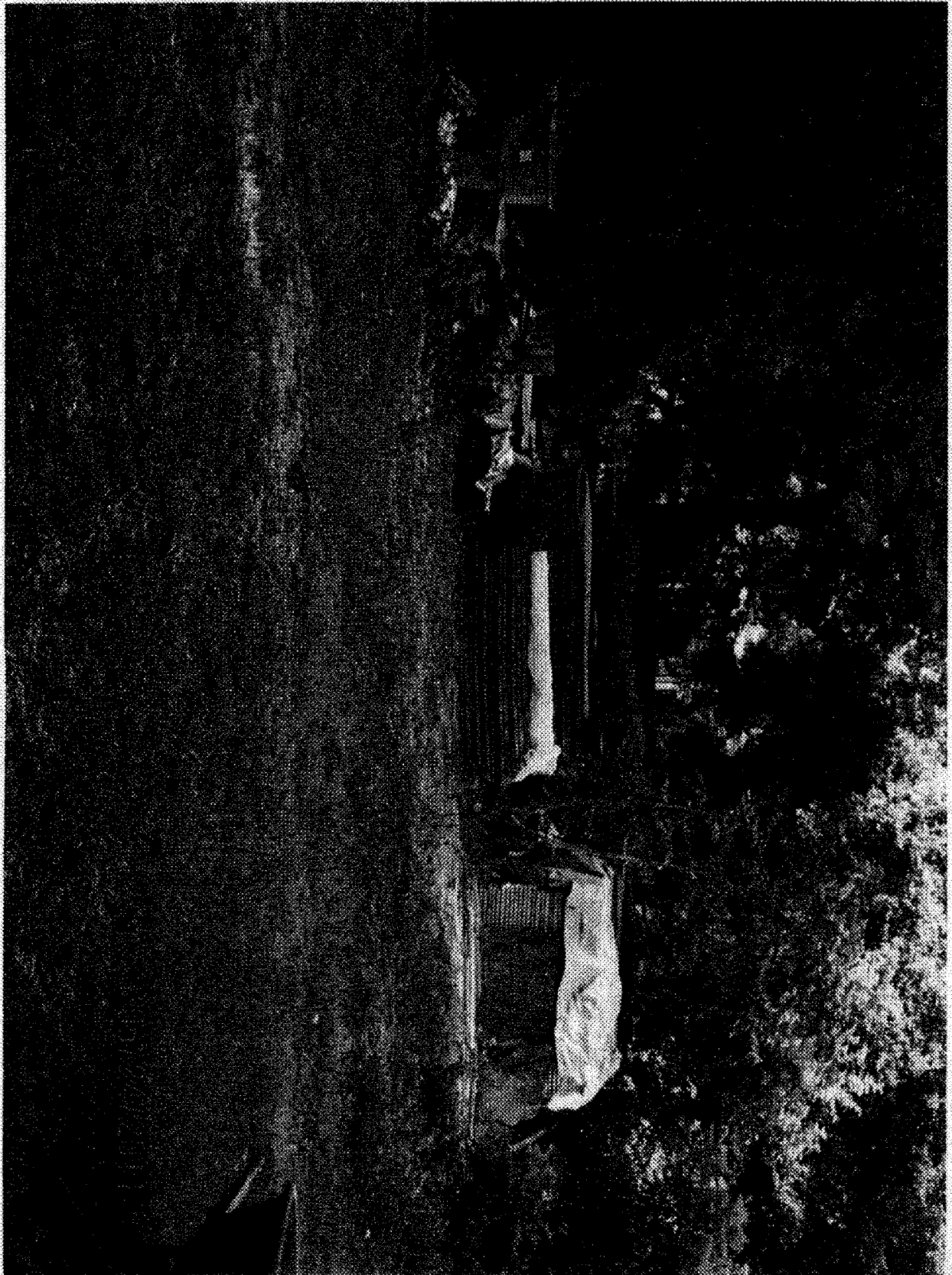
BK: 6725 PG: 1674





BK: 6725 PG: 1741 Last Page

BK: 6725 PG: 1675 Last Page







Recorded in Public Records 09/12/2011 at 02:10 PM OR Book 6762 Page 1396,  
Instrument #2011063140, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 10-05-02608  
Location: 3100 North "S" Street  
PR# 172S30-1401-100-007

Ata Khorram  
2319 West Fairfield Drive  
Pensacola, FL 32505

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 24, 2011; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (c), (d), and 6-04-04. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following court cost shall be imposed pursuant to Order of Special Magistrate dated May 24, 2011.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 6<sup>th</sup> day of September, 2011.

  
\_\_\_\_\_  
Special Magistrate  
Office of Environmental Enforcement