

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

1275.50

						• • • •	<i>3</i> .30	
Part 1: Tax Deed	Application Infor	nation	12.34		4.4			
Applicant Name Applicant Address					Application date		Apr 21, 2025	
Property 7201 LAFITTE REEF LLC 5110 MARYLAND WAY STE 120				Certificate # Date certificate issued		2023 / 5385		
BRENTWOOD, TN 37027 7201 LAFITTE REEF 10-4598-110 LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795			06/01/2023					
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applica	tion .	TO A CONTROL OF THE C	
Column 1 Certificate Number	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/5385	06/01/20		1 450 7 4110	6,054.51		302.73	 	
			<u> </u>	→Part 2: Total		→Part 2: Total*	6,357.24	
Part 3: Other Ce	rtificates Redeemo	ed by Ap	plicant (O	ther than Co	unty)	Standard data		
Column 1 Certificate Number	Column 1 Column 2 Column 3 Column 1 Date of Other Face Amount of		Column 4 Tax Collector's			Total (Column 3 + Column 4 + Column 5)		
# 2024/5479	06/01/2024		7,609.03		6.25 558.00		8,173.28	
						Part 3: Total*	8,173.28	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)			THE STATE OF		
1. Cost of all cert	ificates in applicant's	possessio	n and other			oy applicant Parts 2 + 3 above	14,530.52	
2. Delinquent tax	es paid by the applica	ant					0.00	
3. Current taxes	paid by the applicant						7,801.89	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	or Instruc	tions, page 2)	0.00	
7.					Total	Paid (Lines 1-6)	22,707.41	
	nformation is true and d that the property int				y informa	ition report fee, a	nd tax collector's fees	
	1					Escambia, Florid	da	
Sign here: Sign	ature, Tax Cillector or Des	ignee			Date	e April 24th.	2025	
	Send this certification to	the Clerk of	Court by 10 d	ave after the date s	ioned See	Instructions on Pa	ne 2	

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	I
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 I	here: Date of sale 12/03/2 Signature, Clerk of Court or Designee	2025

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500229

To: Tax Collector of ES	SCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023			
PO BOX 71540	1540		
PHILADELPHIA, PA 19176 hold the listed tax certificate	•	same to the Tax	Collector and make tax deed application thereon
	, 		
Account Number	Certificate No.	Date	Legal Description
10-4598-110	2023/5385	06-01-2023	LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795
 pay all delinquen pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus it t and omitted taxes, plus ir ctor's fees, property informat applicable.	nterest covering thation report costs, (
which are in my possessio		alion is based and	an other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 6 PO BOX 71540			
PHILADELPHIA, PA 19			04-21-2025 Application Date
Appli	cant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

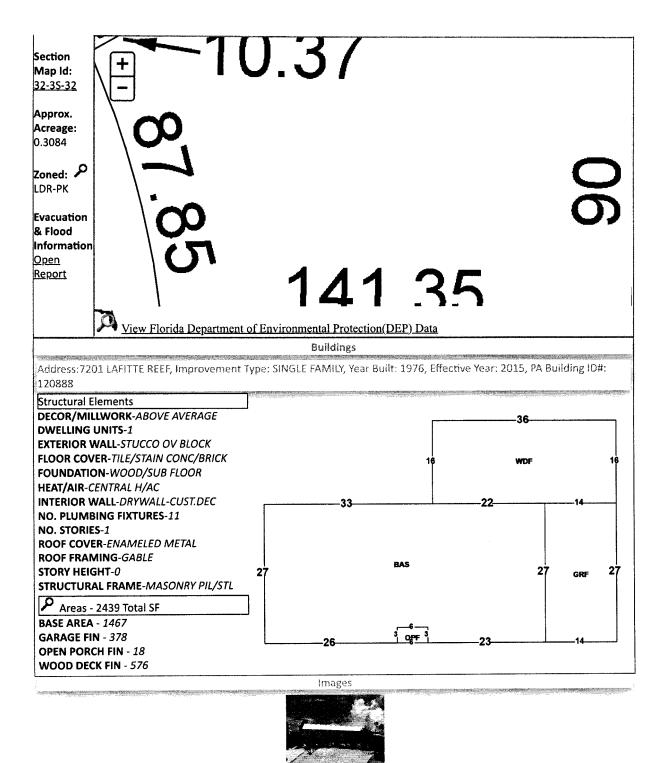
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Account: 104598110 Dwners: 7201 LAFITTE REEF LLC Mail: 5110 MARYLAND WAY STE 120 BRENTWOOD, TN 37027 Situs: 7201 LAFITTE REEF 32507 Use Code: SINGLE FAMILY RESID Parameters Taxing Authority: County MSTU Change of Address 2024 \$300,000 \$279,232 \$579,232 \$574,01 2023 \$255,000 \$255,947 \$510,947 \$510,947 2022 \$255,000 \$231,383 \$486,383 \$344,14 2024 \$300,000 \$279,232 \$579,232 \$574,01 2023 \$255,000 \$231,383 \$486,383 \$344,14 2022 \$255,000 \$231,383 \$486,383 \$344,14 Change of Address	◆ Nav. Mode							Printer Frie	ndly Version
Account: 104598110 Downers: 7201 LAFITTE REEF LLC Mail: 5110 MARYLAND WAY STE 120 BRENTWOOD, TN 37027 Situs: 7201 LAFITTE REEF 32507 Use Code: SINGLE FAMILY RESID Placking Authority: COUNTY MSTU Account: Tax Inquiry: Open Tax Inquiry Window Tax Inquiry: Open Tax Inquiry Window Tax Inquiry Tax Collector Sales Data Type List: P Sale Date Book Page Value Type Multi Parcel 03/02/2022 8735 795 \$896,300 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/1976 1023 621 \$10,000 WD N Coll/1976 1023 621 \$10,000 WD N Coll/1972 656 689 \$6,800 WD N Coll/1972 656 689 \$6,80	General Inform	nation			Assessr	ments			
Downers: 7201 LAFITTE REEF LLC Mail: 5110 MARYLAND WAY STE 120 BRENTWOOD, TN 37027 Situs: 7201 LAFITTE REEF 32507 Use Code: SINGLE FAMILY RESID Parking COUNTY MSTU Authority: Open Tax Inquiry Window Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data Type List: Parking Sale Date Book Page Value Type Multi Parcel 03/02/2022 8735 795 \$896,300 WD N 00/17/2018 8033 1722 \$542,500 WD N 01/125/2011 6779 992 \$280,000 WD N 00/25/25/2010 6596 1598 \$290,000 WD N 00/25/25/2010 6596 1598 \$290,000 WD N 01/1976 1023 621 \$10,000 WD N 01/1976 1023 621 \$10,000 WD N 01/1972 630 191 \$163,000 WD Y 01/1972 656 689 \$6,800 WD N 00/1972 656 689 \$6,800 WD N Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Parcel ID:	3235321100000021	- P	in diparation	Year	Land	Imprv	Total	<u>Cap Val</u>
Mail: 5110 MARYLAND WAY STE 120 BRENTWOOD, TN 37027 Situs: 7201 LAFITTE REEF 32507 Use Code: SINGLE FAMILY RESID Authority: Tax Inquiry: Open Tax Inquiry Window Escambia County Tax Collector Sales Data Type List: As Inquiry Ink courtesy of Scott Lunsford Escambia County Tax Collector Sale Date Book Page Value Type Multi Parcel 03/02/2022 8735 795 \$896,300 WD N Collector Sale Date Book Page Value Type Multi Parcel 03/02/2022 8735 795 \$896,300 WD N Collector Solicial Records 1598 \$290,000 WD N Collector Solicial Records 1598 \$290,000 WD N Collector Extra Features BOAT DOCK POOL Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Account:	104598110			2024	\$300,000	\$279,232	\$579,232	\$574,011
STEANING	Owners:	7201 LAFITTE REEF LLC			2023	\$255,000	\$255,947	\$510,947	\$510,94
Tax Estimator Tax Estimator COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data Type List: P Sale Date Book Page Value Type Multi Parcel 03/02/2022 8735 795 \$896,300 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/17/2018 8033 1722 \$542,500 WD N Coll/17/2016 596 1598 \$290,000 WD N Coll/1976 1023 621 \$10,000 WD N Coll/1976 1023 621 \$10,000 WD N Coll/1972 630 191 \$163,000 WD N Coll/1972 656 689 \$6,800 WD N Coll/1972 656 6	Mail:	• • • • • • • • • • • • • • • • • • • •			2022	\$255,000	\$231,383	\$486,383	\$344,14
Tax Estimator County MSTU Change of Address	Situs:	7201 LAFITTE REEF 325	07				Disclaim	er	
Authority:	Use Code:	SINGLE FAMILY RESID	ρ				Tax Estima	tor	and the second s
Tax Inquiry:	Taxing Authority:	COUNTY MSTU					hange of Ac	ldress	
Report Storm Damage Sales Data Type List:	Tax Inquiry:	and the second of the second o					mange of Ac		
Sales Data Type List:	Tax Inquiry link courtesy of Scott Lunsford Fscambia County Tax Collector				File fo	r Exemptio	n(s) Online		
Sale Date Book Page Value Type Multi Parcel Records 03/02/2022 8735 795 \$896,300 WD N D D D D D D D D D D D D D D D D D						<u>Re</u>	port Storm I	<u>Damage</u>	
Sale Date Book Page Value Type Multi-Parcel Records Parcel None 03/02/2022 8735 795 \$896,300 WD N Character Legal Description 01/17/2018 8033 1722 \$542,500 WD N Character Legal Description 10/25/2011 6779 992 \$280,000 WD N Character Type Legal Description 05/25/2010 6596 1598 \$290,000 WD N Character Type N Type 06/2003 5174 606 \$263,000 WD N Character Extra Features 07/1972 630 191 \$163,000 WD Y Character BOAT DOCK 01/1972 656 689 \$6,800 WD N Character BOAT DOCK POOL Chicklets of the Circuit Court and Comptroller Legal Description	Sales Data Tv	voe List: P			2024 C	ertified Roll E	xemptions		
Legal Description			****	Records	None		Selection Activities	Comments of Assessment of	Sale and the sale of the sale
Legal Description	03/02/2022 8	735 795 \$896,300 WD	N					-	
10/25/2011 6779 992 \$280,000 WD N	, ,		N		1	The second secon			o de la companya de
05/25/2010 6596 1598 \$290,000 WD N			N		11	ERDIDO KEY	COVES UNIT N	O 1 PB 7 P 26	OR 8735 P
06/2003 5174 606 \$263,000 WD N					/95				
O1/1976 1023 621 \$10,000 WD N D C Extra Features O7/1972 630 191 \$163,000 WD Y D C BOAT DOCK O1/1972 656 689 \$6,800 WD N C C BOAT DOCK Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	1 ' '		N						
07/1972 630 191 \$163,000 WD Y BOAT DOCK 01/1972 656 689 \$6,800 WD N BOAT DOCK POOL Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	06/2003 5	174 606 \$263,000 WD	N	•					
O1/1972 656 689 \$6,800 WD N D Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	01/1976 1	.023 621 \$10,000 WD	N	D)	Extra f	eatures		****	
O1/1972 656 689 \$6,800 WD N L3 Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	07/1972	630 191 \$163,000 WD	Υ	C _b	11	ООСК		mer English	
Escambia County Clerk of the Circuit Court and Comptroller	01/1972	656 689 \$6,800 WD	N		POOL				
Louish interesting to	Official Recor	ds Inquiry courtesy of Pam inty Clerk of the Circuit Co	Childers urt and C	omptroller					
					<u> </u>			Launch Int	eractive M



7/28/2022 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038281 5/23/2025 10:49 AM
OFF REC BK: 9322 PG: 617 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05385, 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:

LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795

SECTION 32, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104598110 (1225-50)

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

7201 LAFITTE REEF LLC

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 December, which is the 3rd day of December 2025.

Dated this 22nd 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.

GOMPT ROLL IN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REP	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR				
TAX ACCOUNT #:	10-4598-110	CERTIFICATE #:	2023-538	35		
REPORT IS LIMITED	TITLE INSURANCE. TH FO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED	BY NAME IN THE	PROPERTY		
listing of the owner(s) of tax information and a list	pared in accordance with the frecord of the land describe ting and copies of all open in the Official Record Bookse 2 herein.	ed herein together with c or unsatisfied leases, mo	urrent and delinquer ortgages, judgments a	nt ad valorem and		
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 Prope	rty Information Report a	nd the documents att	ached hereto.		
Period Searched: Septem	iber 11, 2005 to and inclu	ding September 11, 202	Abstractor:	Andrew Hunt		
BY						
Malphel						

Michael A. Campbell, As President Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-4598-110

1. The Grantee(s) of the last deed(s) of record is/are: 7201 LAFITTE REEF, LLC

By Virtue of Warranty Deed recorded 3/4/2022 in OR 8735/795

- 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. Certificate of Delinquency recorded 12/1/2005 OR 5787/1624
- **4.** Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 10-4598-110 Assessed Value: \$631,412.00

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): **PERDIDO KEY COVE MAINTENANCE ASSOCIATION INC.**

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

CEDTIFIC	ATION, DDA	ADDDTV NICO	DATATION	DEDODT FOR TRA
C R.K I I H I C	A I II JIN' PRI	JPERTY INFO	RVIAILUN	REPORT FOR TDA

TAX DEED SALE DATE:	DEC 3, 2025				
TAX ACCOUNT #:	10-4598-110				
CERTIFICATE #:	2023-5385				
those persons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed				
YES NO ☐ Notify City of Pensacola, P.O. ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax yea	Governmental Center, 32502				
7201 LAFITTE REEF LLC 5110 MARYLAND WAY STE 120	7201 LAFITTE REEF LLC 7201 LAFITTE REEF				
BRENTWOOD, TN 37027	PENSACOLA, FL 32507				

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
DOMESTIC RELATIONS
1800 WEST ST MARYS ST
PENSACOLA, FL 32501
DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" ST
PENSACOLA, FL 32505

SHEILA M PALMER REGISTERED AGENT OF PERDIDO KEY COVE MAINTENANCE ASSOCIATION INC 38 S BLUE ANGEL PKWY UNIT #234 PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 12th day of September 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

September 12, 2025 Tax Account #:10-4598-110

LEGAL DESCRIPTION EXHIBIT "A"

LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795

SECTION 32, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4598-110(1225-50)

Recorded in Public Records 3/4/2022 1:39 PM OR Book 8735 Page 795, Instrument #2022022618, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$6,274.10

18,50

Prepared by:
William E. Farrington II
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507

File Number: 1-57909

General Warranty Deed

Made this March 3, 2022 A.D. By Fiona L. King, hereinafter called the grantor, to 7201 Lafitte Reef, LLC, a Tennessee Limited Liability Company, as Exchange Accommodation Title Holder, whose post office address is: 5110 Maryland Way, Suite 120, Brentwood, Tennessee 37027, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 21, Perdido Key Coves Unit No. 1, according to the Plat thereof as recorded in Plat Book 7, Page 26, of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 323S321100000021

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

Signed, sealed and delivered in our presence:

Witness Printed Name DONNA LAPOINTE

Fiona L. King
Address: 667 Reservoir Road, Lunenburg, Massachusetts 01462

Witness Printed Name COOICO I-OKKIOCO

State of MA County of Workster

The foregoing instrument was acknowledged before me by means of (x) physical presence or [] online notarization, this day of March, 2022, by Fiona L. King, who is are personally known to me or who has produced as identification.

Notary Public Print Name: Polick O'Convell

My Commission Expires: 5/24/27

AMERICAN PARTY

PATRICK DANIEL O'CONNELL Notary Public Commonwealth of Massachusetts My Commission Expires May 26, 2028

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

BK: 8735 PG: 796 Last Page

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

NAME OF ROADWAY: 7201 Lafitte Reef LEGAL ADDRESS OF PROPERTY: 7201 Lafitte Reef, Pensacola, Florida 32507 The County (x) has accepted () has not accepted the abutting roadway for maintenance. Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A. This form completed by: 14758 Perdido Key Drive Pensacola, FL 32507 WITNESSES TO SELLER(S): AS TO SELLER(S): Printed Name: Dov.va Fiona L. King WITNESSES TO BUYER(S): 7201 Lafitte Reef, LLC, a Tennessee Limited Liability Company, as Exchange Accommodation Title Holder Exchangor: CAV Properties, LLC by: Jonathan Coonce, Sole Member Printed Name:

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05385 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

	7201 LAFITTE REEF LLC
5110 MARYLAND WAY STE 120	
BRENTWOOD, TN 37027	PENSACOLA, FL 32507

SHEILA M PALMER REGISTERED AGENT PERDIDO KEY COVE MAINTENANCE ASSOCIATION INC 38 S BLUE ANGEL PKWY UNIT #234 PENSACOLA, FL 32506

FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504

WITNESS my official seal this 16th day of October 2025.

COMPTAGE AND A COUNTY TO SERVICE OF THE PARTY OF THE PART

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05385, 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:

LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795

SECTION 32, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104598110 (1225-50)

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

7201 LAFITTE REEF LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of December, which is the **3rd day of December 2025.**

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

STA COUNTY P. M.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05385**, 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:

LT 21 PERDIDO KEY COVES UNIT NO 1 PB 7 P 26 OR 8735 P 795

SECTION 32, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104598110 (1225-50)

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

7201 LAFITTE REEF LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 17th day of October 2025.

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Post Property:

7201 LAFITTE REEF 32507



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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225, 50

Document Number: ECSO25CIV046681NON

Agency Number: 26-000687

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 05385 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: 7201 LAFITTE REEF LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 10:27 AM on 10/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

D. NELSON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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