

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

1225.64

| Application Inform | nation | | | 湖流海 | | | |
|---|--|---|--|--|---|---|--|
| KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | | | | | ation date | Apr 21, 2025 | |
| Property CSS LLC description 22 EAST JOHNSON AVENUE PENSACOLA EL 32534 | | | | | cate# | 2023 / 5953 | |
| 208 HIGHWAY29 11-3324-000 BEG AT INTER OF NO 29 N 31 DEG 40 5/10 FT (Full legal a | S LI OF LI MIN W A | | New York Control of the Control of t | 06/01/2023 | | | |
| | | A DVA CENTER OF THE R | Z | Applic | ation | | |
| | | | Column 3 Face Amount of Certificate | | Column 4 Interest | Column 5: Total (Column 3 + Column 4) | |
| | | | 1,874.97 | | 287.50 | 2,162.47 | |
| | | | | <u> </u> | →Part 2: Total* | 2,162.47 | |
| tificates Redeeme | ed by Ap | plicant (O | ther than Co | unty) | | | |
| Column 1 Column 2 Column Date of Other Face Amount | | mount of | Column 4 Tax Collector's | Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) | |
| 24/6070 06/01/2024 1,892.77 | | | 6.25 | 294.96 | 2,193.98 | | |
| | | | | | Part 3: Total* | 2,193.98 | |
| ctor Certified Am | ounts (Li | ines 1-7) | | 7% y | | | |
| ficates in applicant's | possessio | n and other | | | | 4,356.45 | |
| 2. Delinquent taxes paid by the applicant | | | | | | 0.00 | |
| 3. Current taxes paid by the applicant | | | | | | 1,825.06 | |
| 4. Property information report fee | | | | | | 200.00 | |
| 5. Tax deed application fee | | | | | | 175.00 | |
| d by tax collector und | ler s.197.5 | 42, F.S. (se | ee Tax Collecto | r Instru | ctions, page 2) | 0.00 | |
| | | | | Tota | I Paid (Lines 1-6) | 6,556.51 | |
| | | | | y inform | ation report fee, ar | nd tax collector's fees | |
| XX | | | | | Escambia, Florid | a | |
| ture. NX Collector or Desi | anee | | | Da | te <u>April 24th, 2</u> | 2025_ | |
| | PO BOX 71540 PHILADELPHIA, PA CSS LLC 22 EAST JOHNSON PENSACOLA, FL 208 HIGHWAY29 11-3324-000 BEG AT INTER OF NO 29 N 31 DEG 40 5/10 FT (Full legal a BE Owned by Appl Column Date of Certific 06/01/20 tificates Redeeme Column 2 Date of Other Certificate Sale 06/01/2024 ctor Certified Am ficates in applicant's as paid by the applicant ation report fee cation fee d by tax collector und that the property inf | PO BOX 71540 PHILADELPHIA, PA 19176- CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF L' NO 29 N 31 DEG 40 MIN W A 5/10 FT (Full legal attached.) BE Owned by Applicant and Column 2 Date of Certificate Sale 06/01/2023 Column 2 Date of Other Certificate Sale 06/01/2024 Column 2 Column 2 Date of Other Certificate Sale 06/01/2024 Column 2 Column 2 Date of Other Certificate Sale 06/01/2024 Column 2 Date of Other Certificate Sale Other Column 2 Date of Certificate Sale Official Sale Date of Other Column 2 Date of Certificate Sale Official Sale Date of Other Column 2 Date of Certificate Sale Date of Other Column 2 Date of Certificate Sale Date of Other Column 2 Date of Certificate Sale Date | PO BOX 71540 PHILADELPHIA, PA 19176-1540 CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND EL NO 29 N 31 DEG 40 MIN W ALG ELY LI 5/10 FT (Full legal attached.) ES Owned by Applicant and Filed with Column 2 Date of Certificate Sale 06/01/2023 Column 2 Column 3 Face Amount of Other Certificate Sale 06/01/2024 Column 2 Tolumn 3 Face Amount of Other Certificate Sale 06/01/2024 Cotor Certified Amounts (Lines 1-7) Finance in applicant spossession and other certificate in applicant spossession and other certificate in applicant spossession and other certificate sale by the applicant spossession and other certificate sale object or under s.197.542, F.S. (see that the property information statement is that the property information statement is | PO BOX 71540 PHILADELPHIA, PA 19176-1540 CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT (Full legal attached.) BE Owned by Applicant and Filed with Tax Deed Column 2 Date of Certificate Sale 06/01/2023 1,874.97 Column 2 Date of Other Certificate O6/01/2024 1,892.77 Column 3 Face Amount of Certificate Column 3 Face Amount of Other Certificate 1,874.97 Column 4 Tax Collector's Column 4 Tax Column 4 Tax Collector's Column 4 Tax Collector's Column 4 Tax Col | PO BOX 71540 PHILADELPHIA, PA 19176-1540 CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT (Full legal attached.) BE Owned by Applicant and Filed with Tax Deed Applicate of Certificate Sale Column 2 Date of Certificate Sale 06/01/2023 Column 3 Face Amount of Certificate 06/01/2024 1,874.97 Column 4 Tax Collector's Fee Certificate Sale 06/01/2024 1,892.77 Column 4 Tax Collector's Fee Column 4 Tax Collector's Fee Certificate Sale 06/01/2024 1,892.77 Column 4 Tax Collector's Fee Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Certificate Sale Column 4 Tax Collector's Fee Certificate Sale Column 5 Solumn 4 Tax Collector's Fee Certificate Sale Column 5 Solumn 4 Tax Collector's Fee Certificate Sale Column 6 Solumn 6 Column 7 Total Sale Column 8 Tax Collector Instructor Total Column 8 Total Column 9 Tax Collector Instructor Total Column 19 Total | PO BOX 71540 PHILADELPHIA, PA 19176-1540 CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT (Full legal attached.) BE Owned by Applicant and Filed with Tax Deed Application Column 2 Date of Certificate Sale O6/01/2023 1,874.97 Column 3 Face Amount of Certificate 06/01/2024 1,892.77 Column 4 Tax Collector's Fee Column 5 Interest Column 5 Interest Column 6 Column 7 Face Amount of Certificate Sale 06/01/2024 1,892.77 6.25 Part 3: Total* Cotor Certified Amounts (Lines 1-7) Ficates in applicant aid by the applicant aid by the applicant aid by the applicant formation report fee Cation fee d by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) Total Paid (Lines 1-6) Formation is true and the tax certificates, interest, property information report fee, and that the property information statement is attached. Escambia, Floric Date April 24th. Escambia, Floric Escambia, Flo | |

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

| Pai | rt 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 12/03/2025 Signature, Clerk of Court or Designee |

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500291

| To: Tax Collector of <u>ESCAN</u> | MBIA COUNTY | , Florida | |
|---|------------------------|-----------------------|--|
| I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 hold the listed tax certificate and | • | e same to the Tax (| Collector and make tax deed application thereon: |
| Account Number | Certificate No. | Date | Legal Description |
| 11-3324-000 | 2023/5953 | 06-01-2023 | BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654 |
| I agree to: pay any current taxes, redeem all outstanding | | interest not in my p | possession, and |
| pay all delinquent and | • | • • | |
| pay all Tax Collector's Sheriff's costs, if applic | | ation report costs, C | Elerk of the Court costs, charges and fees, and |
| Attached is the tax sale certification which are in my possession. | ate on which this appl | ication is based and | all other certificates of the same legal description |
| Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176- | 1540 | | <u>04-21-2025</u> Application Date |
| Applicant's | signature | | |



Gary "Bubba" Peters Escambia County Property Appraiser

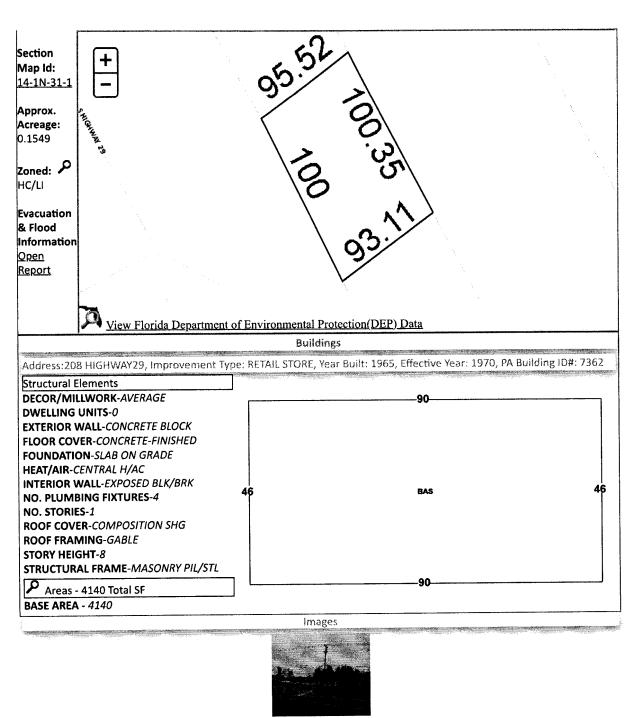
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

| Nav. Mode | e 🖲 Acc | ount OPa | rcel II | ¬ | | | | | Printer Fri | endly Version |
|-----------------------------------|----------------------|---|---------|-----------------|----------------|-----------------|---------------------------|-----------------------------|---------------|----------------|
| General Inforn | nation | | | | | Assessr | nents | | | |
| Parcel ID: | 141N | 311001005 | 012 | | ATRICE ARTIC | Year | Land | Imprv | Total | <u>Cap Val</u> |
| Account: | 11332 | 4000 | | | | 2024 | \$28,092 | \$92,071 | \$120,163 | \$120,16 |
| Owners: | CSS LI | .c | | | | 2023 | \$19,945 | \$91,281 | \$111,226 | \$111,22 |
| Mail: | | 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 | | | 2022 | \$19,945 | \$88,969 | \$108,914 | \$108,91 | |
| Situs: | 208 H | IGHWAY29 | 3253 | 3 | | Disclaimer | | | | |
| Use Code: | de: STORE, 1 STORY 🔑 | | | | İ | | | | | |
| Taxing Authority: | | | | | | Tax Estimator | | | | |
| Tax Inquiry: | Open | Tax Inquir | y Wind | dow | | } | (| Change of Ad | dress | |
| Tax Inquiry link Escambia Cour | | | unsfo | rd | | | Re | port Storm [| <u>Damage</u> | |
| | | | | | | | | ncome & Exp I Income & E | | |
| Sales Data Ty | /pe List: • | م | | | | S ARIS DOMESTIC | ertified Roll E | cemptions | | |
| Sale Date Bo | | | Туре | Multi Parcel | Records | None | | | | |
| 07/29/2021 85 | 587 654 | \$220,000 | WD | Υ | ړ | Legal D | escription | | | |
| 08/21/2019 83 | 150 960 | \$154,000 | WD | Υ | Ľ, | II | | OF LT 1 AND E | | |
| 09/01/2015 74 | | \$100 | | Υ | C _o | DEG 40 | MIN W ALG E | LY LI OF H/W 5 | 25 5/10 FT FC | R POB 🔑 |
| | | , | | • | | | | | | |
| 09/25/2008 6 | | | | Y | D _o | | | | | ··· |
| 01/1978 13 | 213 277 | \$23,000 | WD | N | C _o | | eatures | | | |
| 01/1966 2 | 269 624 | \$100 | WD | N | D _o | II . | LT PAVEMENT ETE PAVING | | | |
| Official Record | | | | | S | 11 | ETE WALKS | | | |
| Comptroller | | | | | | <u> </u> | | | 1 | teractive Ma |
| Parcel Informa | ation | | | | | | | | raunci) III | teractive ivid |



3/10/2022 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# 2025038353 5/23/2025 11:59 AM
OFF REC BK: 9322 PG: 840 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05953, 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:

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF LAND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

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

CSS 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.

GOMPTO OF THE COUNTY TO SERVICE OF THE COUNTY

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 DEDO | THE ATTACHED DEPORT IS ISSUED TO. | | | | | | |
|---|--|--------------------------------|--|--|--|--|--|
| THE ATTACHED REPO | THE ATTACHED REPORT IS ISSUED TO: | | | | | | |
| SCOTT LUNSFORD, ES | SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR | | | | | | |
| TAX ACCOUNT #: | 11-3324-000 | CERTIFICATE #: | 2023-5953 | | | | |
| REPORT IS LIMITED T | O THE PERSON(S) EXP | | RS OR OMISSIONS IN THIS NAME IN THE PROPERTY FORMATION REPORT. | | | | |
| listing of the owner(s) of tax information and a list | record of the land describing and copies of all open the Official Record Boo | or unsatisfied leases, mortga | ent and delinquent ad valorem | | | | |
| and mineral or any subsu | 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 and the | he documents attached hereto. | | | | |
| Period Searched: Septem | ber 12, 2005 to and inclu | ding September 12, 2025 | Abstractor: Andrew Hunt | | | | |
| BY | | | | | | | |
| Malph | / | | | | | | |

As President Dated: September 15, 2025

Michael A. Campbell,

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 15, 2025

Tax Account #: 11-3324-000

1. The Grantee(s) of the last deed(s) of record is/are: C.S.S., LLC, A FLORIDA LIMITED LIABILITY COMPANY

By Virtue of Warranty Deed recorded 8/2/2021 in OR 8587/654

- 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 6/9/2025 OR 9327/1230
 - b. Code Enforcement Order in favor of Escambia County recorded 9/2/2025 OR 9370/1738
- 4. Taxes:

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

Tax Account #: 11-3324-000 Assessed Value: \$119,519.00

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 TAX DEED SALE DATE: | REPORT FOR TDA DEC 3, 2025 | | | | | |
|--|-------------------------------|--|--|--|--|--|
| TAX ACCOUNT #: | 11-3324-000 | | | | | |
| CERTIFICATE #: | 2023-5953 | | | | | |
| In compliance with Section 197.522, Florida Statute those persons, firms, and/or agencies having legal in property. The above-referenced tax sale certificate is sale. | | | | | | |
| YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 125 ☐ Notify Escambia County, 190 Govern ☐ Homestead for 2024 tax year. | · | | | | | |
| CSS LLC | CSS LLC | | | | | |
| 22 EAST JOHNSON AVE | 208 HWY 29 | | | | | |
| PENSACOLA, FL 32534 | CANTONMENT, FL 32533 | | | | | |
| JAY SHEPPARD REGISTERED AGENT OF | ESCAMBIA COUNTY | | | | | |
| CSS LLC | CODE ENFORCEMENT | | | | | |
| 8550 JADE ACRES RD | 3363 W PARK PL | | | | | |
| PENSACOLA, FL 32526 | PENSACOLA, FL 32505 | | | | | |
| | | | | | | |

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2025 Tax Account #:11-3324-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3324-000(1225-64)

Recorded in Public Records 8/2/2021 9:22 AM OR Book 8587 Page 654, Instrument #2021084760, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$1,540.00

Prepared by:

William E. Farrington, II

Wilson, Harrell, Farrington, Ford, et.al., P.A.

307 South Palafox Street Pensacola, Florida 32502

File Number: 1-57125

General Warranty Deed

Made this July 29, 2021 A.D., By James T. Butler, individually and as Trustee of the James R. Butler Opportunity Trust dated December 13, 2010, whose post office address is: 6355 N. Palafox Street, Pensacola, Florida 32503, hereinafter called the grantor, to C.S.S., LLC, a Florida Limited Liability Company, whose post office address is: 22 East Johnson Avenue, Pensacola, Florida 32534, 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:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 141N31-1001-003-012

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:

| Seal | James T. Butler, individually and as Trustee of the James R. | Witness Printed Name | James T. Butler Opportunity Trust dated December 13, 2010

| Witness Printed Name | Tonjia Brown | Tonji

State of Florida County of Escambia

The foregoing instrument was acknowledged before me by means of [) physical presence or [] online notarization, this 29th day of July, 2021, by James T. Butler, individually and as Trustee of the James R. Butler opportunity Trust dated December 13, 2010, who is/are personally known to me or who has produced of VCVS If () Was identification.

ASHLEY W. LENTINI
Notary Public - State of Florida
Commission # GG 232700
My Comm. Expires 10-26-2022
Sonded Through
Huckloberry Notary Bonding, Inc.

Notary Public Print Name:

My Commission Expires:__

BK: 8587 PG: 655

Exhibit "A"

PARCEL 1:

Commencing at the intersection of the South line of said Lot 1 and the Easterly right of way line of U.S. Highway No. 29; thence North 31 degrees 40 minutes West along said Easterly right of way line a distance of 525.5 feet to an iron rod for the Point of Beginning; thence continue North 31 degrees 40 minutes West along said Easterly right of way line, 100.0 feet to an iron rod; thence North 51 degrees 15 minutes East 95.52 feet to an iron rod in the Westerly right of way line of the Louisville & East Point of Way; thence South 30 degrees 20 minutes East along said Westerly Railroad right of way line, 100.35 feet to an iron rod; thence South 51 degrees 15 minutes West, 93.11 feet to the Point of Beginning. All of the above lying and being in Section 14, Township 1 North, Range 31 West, Escambia County, Florida.

PARCEL 2:

Commencing at a point on the South line of Lot 1, Section 14, Township 1 North, Range 31 West, Escambia County, Florida, and the East right of way line of Pensacola-Flomaton Highway and run North along said right of way 375.5 feet to a point thence known as the Point of Beginning; thence Easterly parallel to the South line of Lot 1 to the West right of way line of the Louisville & South line of Lot 1 to East right of way line of right of way 150 feet to a point, thence Westerly parallel to the South line of Lot 1 to East right of way line of Pensacola-Flomaton highway; thence Southerly along the said right of way 150 feet to the Point of Beginning.

BK: 8587 PG: 656 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: 206 South Highway 29

LEGAL ADDRESS OF PROPERTY: 206 South Highway 29, Cantonment, Florida 32533

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.

307 South Palafox Street, Pensacola, Florida 32502

AS TO SELLER(S):

James T. Butler, as Trustee of the James R.

Butler Opportunity Trust dated December 13, 2010

WITNESSES TO SELLER(S):

Printed Name:

AS TO BUYER(S):

WITNESSES TO BUYER(S):

C.S.S., LLC, a Florida Limited Liability Company

Tall a Channel Monoldy

Toniia Brown

Toniia Brown

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=8587&p...

Recorded in Public Records 6/9/2025 8:53 AM OR Book 9327 Page 1230, Instrument #2025041520, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 6/9/2025 8:02 AM OR Book 9327 Page 1044, Instrument #2025041471, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER ESCAMBIA COUNTY FLORIDA.

PR#:

CASE NO:

CE24105488N **LOCATION: 2 ARCHER AVE** 162S304000140001 TNESS MY HAND AND OFFICIAL SEAL

& COMPTROLLER

VS.

CSS LLC, 22 E JOHNSON AVE PENSACOLA, FL 32514

RESPONDENT(S)

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(s) or representative thereof, Hong to the Respondent (s) or representative thereof. 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 Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until 6/24/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

8/25/25, 12:50 PM

BK: 9327 PG: 1231

BK: 9327 PG: 1045

Corrective action shall include:

Complete removal of all contributing nulsance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 6/25/2025. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the

Page 2 Of 3

BK: 9327 PG: 1232 Last Page

BK: 9327 PG: 1046 Last Page

prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 3rd day of

June, 2025.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Page 3 Of 3

Recorded in Public Records 9/2/2025 10:17 AM OR Book 9370 Page 1738, Instrument #2025066384, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 8/29/2025 3:37 PM OR Book 9370 Page 1038, Instrument #2025066231, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

PETITIONER

ESCAMBIA COUNTY FLORIDA,

CASE NO:

CE25041749U LOCATION: 1217 N W ST

PR#:

000S009060011226

CSS LLC, 22 E JOHNSON AVE PENSACOLA, FL 32534

RESPONDENT(S)

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(s) or representative thereof, 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 Ordinances has occurred and continues:

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (T) Windows in bad repair

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until 9/16/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3



BK: 9370 PG: 1739 BK: 9370 PG: 1039

Corrective action shall include:

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 9/17/2025. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against RESPONDENT(S) and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against RESPONDENT(S).

This fine shall be forwarded to the Board of County Commissioners of Escambia

County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of
the Escambia County Code of Ordinances, as amended, the Board of County

BK: 9370 PG: 1740 Last Page BK: 9370 PG: 1040 Last Page

Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S) including property involved herein, which lien can be enforced by foreclosure and as provided by law.

An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within **30 days** of the execution of the order to be appealed.

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

DONE AND ORDERED in Escambia County, Florida on this 26th day of

August, 2025.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05953 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:

| CSS LLC | CSS LLC |
|------------------------|----------------------|
| 22 EAST JOHNSON AVENUE | 208 HWY 29 |
| PENSACOLA, FL 32534 | CANTONMENT, FL 32533 |

JAY SHEPPARD REGISTERED AGENT

FOR CSS LLC

8550 JADE ACRES RD PENSACOLA, FL 32526 ESCAMBIA COUNTY / COUNTY ATTORNEY

221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT

ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE

PENSACOLA FL 32505

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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. 05953, 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:

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

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

CSS 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

SA COUNTRO

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 DECULIFIED.

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.

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Post Property:

208 HIGHWAY 29 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

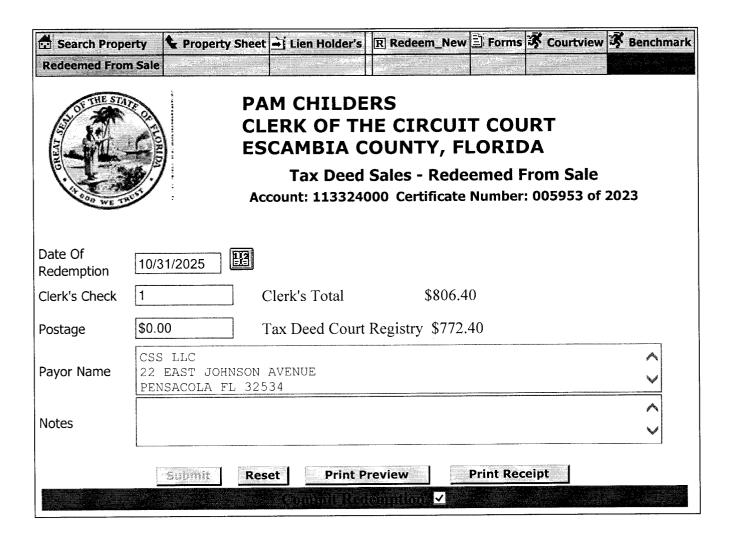
CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534

GAL COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV046722NON

Agency Number: 26-000694

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 05953 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CSS 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 9:37 AM on 10/27/2025 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

BA:

A. HARDIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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.

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208 HIGHWAY 29 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225.64

Agency Number: 26-000728

Document Number: ECSO25CIV046777NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 05953 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: CSS LLC

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:33 AM and served same at 12:15 PM on 10/30/2025 in ESCAMBIA COUNTY. FLORIDA, by serving CSS LLC , the within named, to wit: TONY REED, PROPERTY MANAGER.

SERVED AT 910 WINTON AVENU

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. CEPHAS, CPS

Service Fee: Receipt No:

\$40.00 **BILL**

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Personal Services:

CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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