

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-19

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020		
Property description	HYNSON ROBERT G PO BOX 3020 LAUREL, MS 39442 17119 PERDIDO KEY DR A-33 UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 109 (Full legal attached.)	Certificate #	2018 / 6163		
		Date certificate issued	06/01/2018		
		Deed application number	2000426		
		Account number	10-4700-070		
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)	
# 2018/6163	06/01/2018	4,407.72	220.39	4,628.11	
→Part 2: Total*				4,628.11	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					4,628.11
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee and Deed Application Recording and Release Fees					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)					5,003.11
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:				Escambia County, Florida	
Signature, Tax Collector or Designee			Date <u>April 29th, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>5-3-21</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.

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000426

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077
NEW ORLEANS, LA 70154-4077,

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
10-4700-070	2018/6163	06-01-2018	UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

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
TLOA OF FLORIDA LLC
CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO
BOX 54077
NEW ORLEANS, LA 70154-4077

04-21-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information

Reference: 014S331020014001
Account: 104700070
Owners: HYNSON ROBERT G
Mail: PO BOX 3020
 LAUREL, MS 39442
Situs: 17119 PERDIDO KEY DR A-33 32507
Use Code: CONDO-RES UNIT
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$0	\$310,230	\$310,230	\$310,230
2018	\$0	\$313,773	\$313,773	\$296,450
2017	\$0	\$270,000	\$270,000	\$269,500

Disclaimer

Tax Estimator

> **File for New Homestead Exemption Online**

Sales Data

Sale Date	Book Page	Value	Type	Official Records (New Window)
02/1998	4227 1099	\$174,000	WD	View Instr
04/1993	3353 444	\$117,000	WD	View Instr
03/1992	3148 43	\$96,500	WD	View Instr
07/1981	1559 986	\$84,500	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2019 Certified Roll Exemptions
None

Legal Description

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT
 CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS
 OR 4227 P 1099 OR...

Extra Features
None

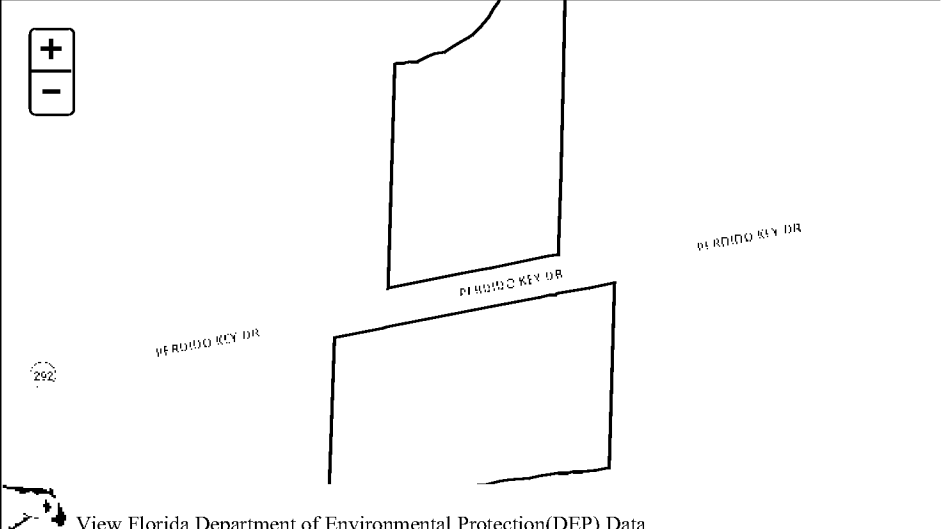
Parcel Information [Launch Interactive Map](#)

Section Map Id:
01-4S-33

Approx. Acreage:
14.4536

Zoned:
CONSULT
ZONING
AUTHORITY

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address:17119 PERDIDO KEY DR A-33, Year Built: 1981, Effective Year: 1981

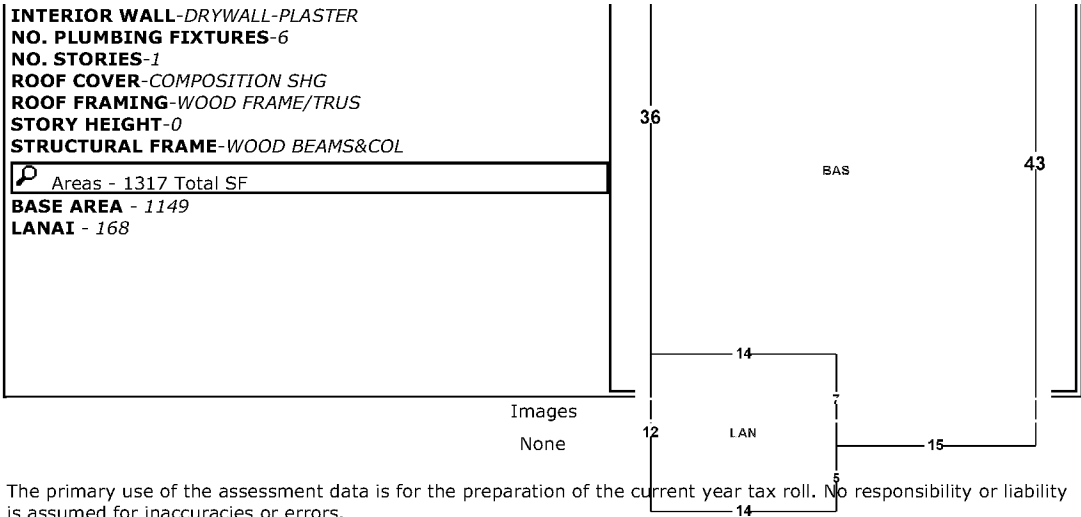
Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC

--

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD BEAMS&COL

 Areas - 1317 Total SF

BASE AREA - 1149
LANAI - 168



Images
 None

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC** holder of **Tax Certificate No. 06163**, issued the **1st day of June, A.D., 2018** 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:

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

TAX ACCOUNT NUMBER 104700070 (0521-19)

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

ROBERT G HYNSON

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 Monday** in the month of **May**, which is the **3rd day of May 2021**.

Dated this 3rd day of June 2020.

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 104700070 Certificate Number: 006163 of 2018**

Payor: ROBERT G HYNSON PO BOX 3020 LAUREL, MS 39442 Date 06/04/2020

Clerk's Check #	5505213988	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$5,984.97
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,660.04

\$ 5320.46

\$ 5,337.46

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2018 TD 006163
Redeemed Date 06/04/2020

Name ROBERT G HYNSON PO BOX 3020 LAUREL, MS 39442

Clerk's Total = TAXDEED	\$558.07	5820.46
Due Tax Collector = TAXDEED	\$5,984.97	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104700070 Certificate Number: 006163 of 2018

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/03/2021"/>	Redemption Date <input type="text" value="06/04/2020"/>
Months	13	2
Tax Collector	<input type="text" value="\$5,003.11"/>	<input type="text" value="\$5,003.11"/>
Tax Collector Interest	\$975.61	\$150.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,984.97	<input type="text" value="\$5,159.45"/> <i>TIC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.07	\$14.01
Total Clerk	\$558.07	<input type="text" value="\$481.01"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,660.04	\$5,657.46
	Repayment Overpayment Refund Amount	\$1,002.58
Book/Page	<input type="text"/>	<input type="text"/>

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020044886 6/4/2020 2:47 PM
OFF REC BK: 8307 PG: 383 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8306, Page 1358, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06163, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 104700070 (0521-19)

DESCRIPTION OF PROPERTY:

**UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN
COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997**

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

NAME IN WHICH ASSESSED: ROBERT G HYNSON

Dated this 4th day of June 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO BOX 54077 NEW ORLEANS, LA 70154-4077	Application date	Apr 21, 2020
Property description	HYNSON ROBERT G PO BOX 3020 LAUREL, MS 39442 17119 PERDIDO KEY DR A-33 10-4700-070 UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 109 (Full legal attached.)	Certificate #	2018 / 6163
		Date certificate issued	06/01/2018

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)
# 2018/6163	06/01/2018	4,407.72	220.39	4,628.11
→Part 2: Total*				4,628.11

Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,628.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	5,003.11

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

Sign here: Escambia, Florida
 Signature, Tax Collector or Designee Date August 25th, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997



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 #: 10-4700-070 CERTIFICATE #: 2018-6163

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 18 2001 to and including February 18, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President

Dated: February 22, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 22, 2021

Tax Account #: 10-4700-070

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT G. HYNSON**
By Virtue of Warranty Deed recorded 2/27/1998 – OR 4227/1099
2. The land covered by this Report is: **See Attached Exhibit “A”**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:
Taxes for the year(s) 2017 are delinquent.
Tax Account #: 10-4700-070
Assessed Value: \$327,465
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PROPERTY INFORMATION REPORT

February 22, 2021

Tax Account #: 10-4700-070

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN
COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997**

SECTION 1, TOWNSHIP 4 S, RANGE 33 W

TAX ACCOUNT NUMBER 10-4700-070 (0521-19)

OR BK 4227 PG 1099
Escambia County, Florida
INSTRUMENT 98-461286

10.50
1218.00

DEED DOC STAMPS PD # ESC CO 11218.00
02/27/98 FONTE LEE HIGDON, CLERK
By: *D. Powers*

Property Reference No.: 01-4S-33-1020-014-001

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 1998, between **RICHARD D. VITALIS**, a single man, whose address is 1315 Gulf Stream Circle #304, Brandon, Florida 33511, "Grantor", and **ROBERT G. HYNSON** whose address is c/o The Tallahoma Company, 525 Central Avenue, Laurel, Mississippi 39440 and whose social security number is _____, "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Unit #33, Building #A, Phase I of NEEDLE RUSH POINT, a condominium according to the Declaration of Condominium of NEEDLE RUSH POINT, a condominium, dated July 2, 1981, and recorded in Official Records Book 1558, page 65 of the public records of Escambia County, Florida.

SUBJECT to (i) taxes for the current year; (ii) zoning ordinances; (iii) restrictions and covenants of record which are not hereby reimposed; and (iv) easements of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

GRANTOR AND GRANTEE are used for singular or plural, as context requires.

This instrument prepared by:
Lawrence C. Schill, Attorney at Law
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
25 West Cedar Street (32501)
Post Office Box 12426
Pensacola, Florida 32582
P#83558.1

OR BK 4227 PG1100
Escambia County, Florida
INSTRUMENT 98-461286

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of:

RCD Feb 27, 1998 04:04 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-461286

Martha Hummel
Print Name: MARtha Hummel

Pam Bennett
Print Name: Pam Bennett

Richard D. Vitalis
Richard D. Vitalis

STATE OF FLORIDA

COUNTY OF Sellsborough

The foregoing instrument was acknowledged before me this 26 day of February, 1998 by Richard D. Vitalis who (check one)

is personally known to me; or

produced the following identification:
7807 V342-744-55-0470

Ann M Demos
Notary Public, State of Florida
Print Name: Ann M Demos



[NOTARY SEAL]