



# 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

0522-43

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2019 US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 22, 2021		
Property description	HUDGENS DAVID E HUDGENS JANET A 7125 BAKELY FOREST BV SPANISH FORT, AL 36527 915 BLUE SPRINGS DR 04-1670-000 LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129	Certificate #	2019 / 1720		
		Date certificate issued	06/01/2019		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2019/1720	06/01/2019	1,069.91	53.50	1,123.41	
<b>→ Part 2: Total*</b>				<b>1,123.41</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2020/1836	06/01/2020	1,103.65	6.25	55.18	1,165.08
<b>Part 3: Total*</b>					<b>1,165.08</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					2,288.49
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,016.34
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. <b>Total Paid (Lines 1-6)</b>					<b>3,679.83</b>
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:	Signature, Tax Collector or Designee			Escambia, Florida Date <u>May 6th, 2021</u>	

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100399

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 2019  
US BANK CF KEYS FUNDING LLC - 2019  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
04-1670-000	2019/1720	06-01-2019	LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
KEYS FUNDING LLC - 2019  
US BANK CF KEYS FUNDING LLC - 2019  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-22-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 441S301000250015</p> <p><b>Account:</b> 041670000</p> <p><b>Owners:</b> HUDGENS DAVID E HUDGENS JANET A</p> <p><b>Mail:</b> 7125 BAKELY FOREST BV SPANISH FORT, AL 36527</p> <p><b>Situs:</b> 915 BLUE SPRINGS DR 32505</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$11,500</td> <td>\$48,453</td> <td>\$59,953</td> <td>\$59,953</td> </tr> <tr> <td>2019</td> <td>\$11,500</td> <td>\$47,344</td> <td>\$58,844</td> <td>\$58,844</td> </tr> <tr> <td>2018</td> <td>\$11,500</td> <td>\$43,962</td> <td>\$55,462</td> <td>\$55,462</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p> <p><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$11,500	\$48,453	\$59,953	\$59,953	2019	\$11,500	\$47,344	\$58,844	\$58,844	2018	\$11,500	\$43,962	\$55,462	\$55,462
Year	Land	Imprv	Total	Cap Val																	
2020	\$11,500	\$48,453	\$59,953	\$59,953																	
2019	\$11,500	\$47,344	\$58,844	\$58,844																	
2018	\$11,500	\$43,962	\$55,462	\$55,462																	
<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/1980</td> <td>1431</td> <td>129</td> <td>\$22,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1967</td> <td>337</td> <td>187</td> <td>\$11,700</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/1980	1431	129	\$22,000	WD		01/1967	337	187	\$11,700	WD		<p><b>2020 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129</p> <p><b>Extra Features</b></p> <p>None</p>		
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
04/1980	1431	129	\$22,000	WD																	
01/1967	337	187	\$11,700	WD																	

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
44-1S-30-2

**Approx. Acreage:**  
0.2010

**Zoned:**   
MDR

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


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

**Buildings**

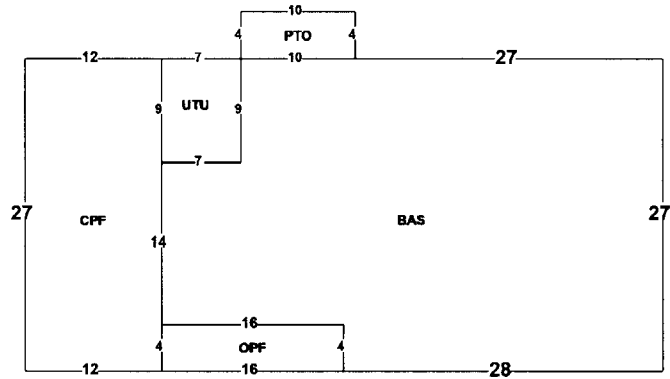
Address: 915 BLUE SPRINGS DR, Year Built: 1963, Effective Year: 1963, PA Building ID#: 67918

<b>Structural Elements</b>
DECOR/MILLWORK-AVERAGE

**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-HEAT W/DUCTS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 1552 Total SF

**BASE AREA - 1061**  
**CARPORT FIN - 324**  
**OPEN PORCH FIN - 64**  
**PATIO - 40**  
**UTILITY UNF - 63**



Images



9/30/19

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# 2021057431 5/25/2021 12:50 PM  
OFF REC BK: 8537 PG: 1533 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 01720**, issued the **1st** day of **June, A.D., 2019** 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 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041670000 (0522-43)**

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

**DAVID E HUDGENS and JANET A HUDGENS**

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 **2nd day of May 2022**.

Dated this 25th day of May 2021.

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: 041670000 Certificate Number: 001720 of 2019**

**Payor: JANET A HUDGENS 982 GLEN OAKS DR PASS CHRISTIAN MS 39571      Date  
 12/27/2021**

Clerk's Check #	20101813737	Clerk's Total	\$558.07	4330.70
Tax Collector Check #	1	Tax Collector's Total	\$4,403.65	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	<del>\$5,038.72</del>	

**\$4347.70**

**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 # 2019 TD 001720**  
**Redeemed Date 12/27/2021**

**Name JANET A HUDGENS 982 GLEN OAKS DR PASS CHRISTIAN MS 39571**

Clerk's Total = TAXDEED	\$558.07	\$ 4330.70
Due Tax Collector = TAXDEED	\$4,403.65	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
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
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

Account: 041670000 Certificate Number: 001720 of 2019

Redemption 
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/02/2022"/>	Redemption Date <input type="text" value="12/27/2021"/>
Months	13	8
Tax Collector	<input type="text" value="\$3,679.83"/>	<input type="text" value="\$3,679.83"/>
Tax Collector Interest	\$717.57	\$441.58
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	\$4,403.65	<input type="text" value="\$4,127.66"/> TC
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	\$56.04
<b>Total Clerk</b>	\$558.07	<input type="text" value="\$523.04"/> CH
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="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$5,038.72	\$4,667.70
	Repayment Overpayment Refund Amount	\$371.02
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1533"/>

## 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 8537, Page 1533, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01720, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **041670000 (0522-43)**

DESCRIPTION OF PROPERTY:

**LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: DAVID E HUDGENS and JANET A HUDGENS

Dated this 27th day of December 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1670-000 CERTIFICATE #: 2019-1720

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 16, 2002 to and including February 16, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: February 24, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

February 24, 2022

Tax Account #: **04-1670-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID E HUDGENS AND JANET A HUDGENS**  
**By Virtue of Warranty Deed recorded 4/16/1980 in OR 1431/129**

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) NONE are delinquent.**

**Tax Account #: 04-1670-000**

**Assessed Value: \$59,953.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **MAY 2, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **04-1670-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-1720**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES                      | NO                                  |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year.                    |

**DAVID E HUDGENS**  
**AND JANET A HUDGENS**  
915 BLUE SPRINGS DR  
PENSACOLA, FL 32505

**DAVID E HUDGENS**  
**AND JANET A HUDGENS**  
7125 BAKELY FOREST BV  
SPANISH FORT, AL 36527

Certified and delivered to Escambia County Tax Collector, this 24<sup>th</sup> day of February, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**February 24, 2022**

**Tax Account #:04-1670-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1670-000(0522-43)**

\$ 4.00 Rec.  
88.00 Doc.  
\$92.00 Total

T-23769-C

1431 PAGE 129

This instrument prepared by  
Linda C. Chamblee  
312 S. Baylen St.  
An employee of Chelsea  
Title & Guaranty Co.  
Pursuant to the retention  
of a Title Insurance Policy

State of Florida  
Escambia County

WARRANTY DEED

Know All Men by These Presents: That I  
VIRGINIA M. HINDS, a married woman,

for and in consideration of other good and valuable considerations and  
One Hundred (\$100.00) and no/100 DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
DAVID E. HUDGENS and JANET A. HUDGENS, husband and wife,  
2103 Calhoun St., New Orleans, LA 70118

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Lot 25, Block 15, Crescent Lake, Unit #4, a subdivision of a portion of  
Section 44, Township 1 South, Range 30 West, according to plat recorded  
in Plat Book 5, page 59 of the public records of Escambia County, Florida.

SUBJECT TO a certain mortgage covering the described property to Stockton, Whatley,  
Davin and Company, dated January 1, 1964, in the original principal amount of \$12,050.00,  
and recorded in Official Record Book 141, at page 222 of the public records of Escambia  
County, Florida, which mortgage and the indebtedness secured thereby grantees by their  
acceptance of this deed, and as part of the consideration, therefore, hereby assumes  
and agrees to pay off and discharge in full according to the terms therein contained.

THE GRANTOR NAMED HEREIN COVENANTS THAT THE REAL PROPERTY CONVEYED HEREIN IS NOT HER  
CONSTITUTIONAL HOMESTEAD.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that my heirs, executors and administrators, the said grantee's heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th  
day of April A. D. 1980

Signed, sealed and delivered in the presence of

Joyce D. Hudgens  
Linda C. Chamblee

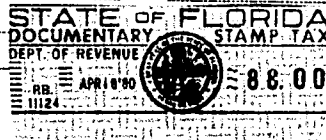
Virginia M. Hinds (SEAL)  
Virginia M. Hinds

(SEAL)

(SEAL)

(SEAL)

(SEAL)



APR 16 3 00 PM '80  
RECORDED IN  
PUBLIC RECORDS OF  
ESCAMBIA COUNTY  
FLA. ON

013935

State of Florida  
Escambia County

Before the subscriber personally appeared VIRGINIA M. HINDS, a married woman,

his wife known to me, and known to me to be the individual described by said name in and who executed the  
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of April 1980

Linda C. Chamblee  
Notary Public

My commission expires Dec. 26, 1983

