



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

0522.44

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|--|-------------------------|--------------|
| 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 BLVD SPANISH FORT, AL 36527 914 BLUE SPRINGS DR 04-1689-000 LT 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315 | Certificate # | 2019 / 1723 |
| | | Date certificate issued | 06/01/2019 |

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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2019/1723 | 06/01/2019 | 988.36 | 49.42 | 1,037.78 |
| →Part 2: Total* | | | | 1,037.78 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2020/1839 | 06/01/2020 | 1,017.59 | 6.25 | 50.88 | 1,074.72 |
| Part 3: Total* | | | | | 1,074.72 |

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) | 2,112.50 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 934.35 |
| 4. Property information report fee | 200.00 |
| 5. Tax deed application fee | 175.00 |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 0.00 |
| 7. Total Paid (Lines 1-6) | 3,421.85 |

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: *Shirley Rich, CFEA* Escambia, Florida
 Signature/Tax Collector or Designee Date May 6th, 2021

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>05/02/2022</u> | |
| Signature, Clerk of Court or Designee | |

INSTRUCTIONS

PLUS \$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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100396

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 |
|----------------|-----------------|------------|---|
| 04-1689-000 | 2019/1723 | 06-01-2019 | LT 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315 |

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](#)

| General Information Parcel ID: 441S301000013016 Account: 041689000 Owners: HUDGENS DAVID E HUDGENS JANET A Mail: 7125 BAKELY FOREST BLVD SPANISH FORT, AL 36527 Situs: 914 BLUE SPRINGS DR 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | Assessments <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>\$42,609</td> <td>\$54,109</td> <td>\$54,109</td> </tr> <tr> <td>2019</td> <td>\$11,500</td> <td>\$41,633</td> <td>\$53,133</td> <td>\$53,133</td> </tr> <tr> <td>2018</td> <td>\$11,500</td> <td>\$38,659</td> <td>\$50,159</td> <td>\$50,159</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p> | Year | Land | Imprv | Total | Cap Val | 2020 | \$11,500 | \$42,609 | \$54,109 | \$54,109 | 2019 | \$11,500 | \$41,633 | \$53,133 | \$53,133 | 2018 | \$11,500 | \$38,659 | \$50,159 | \$50,159 |
|--|---|----------|----------|----------|-------|---------|------|----------|----------|----------|----------|------|----------|----------|----------|----------|------|----------|----------|----------|----------|
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | |
| 2020 | \$11,500 | \$42,609 | \$54,109 | \$54,109 | | | | | | | | | | | | | | | | | |
| 2019 | \$11,500 | \$41,633 | \$53,133 | \$53,133 | | | | | | | | | | | | | | | | | |
| 2018 | \$11,500 | \$38,659 | \$50,159 | \$50,159 | | | | | | | | | | | | | | | | | |

| Sales Data <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>04/1999</td> <td>4408</td> <td>315</td> <td>\$33,800</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1997</td> <td>4088</td> <td>974</td> <td>\$25,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1990</td> <td>2889</td> <td>723</td> <td>\$15,740</td> <td>SC</td> <td></td> </tr> <tr> <td>06/1990</td> <td>2889</td> <td>720</td> <td>\$15,740</td> <td>SC</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | Sale Date | Book | Page | Value | Type | Official Records (New Window) | 04/1999 | 4408 | 315 | \$33,800 | WD | | 01/1997 | 4088 | 974 | \$25,000 | WD | | 06/1990 | 2889 | 723 | \$15,740 | SC | | 06/1990 | 2889 | 720 | \$15,740 | SC | | 2020 Certified Roll Exemptions None |
|---|-----------|------|----------|-------|-------------------------------|-------------------------------|---------|------|-----|----------|----|--|---------|------|-----|----------|----|--|---------|------|-----|----------|----|--|---------|------|-----|----------|----|--|---|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04/1999 | 4408 | 315 | \$33,800 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1997 | 4088 | 974 | \$25,000 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 06/1990 | 2889 | 723 | \$15,740 | SC | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 06/1990 | 2889 | 720 | \$15,740 | SC | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description LT 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extra Features None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|--|--|
| Parcel Information Section Map Id: 44-1S-30-2 Approx. Acreage: 0.2265 Zoned: MDR Evacuation & Flood Information Open Report | Launch Interactive Map |
| | |
| View Florida Department of Environmental Protection (DEP) Data | |
| Buildings | |

Address: 914 BLUE SPRINGS DR, Year Built: 1963, Effective Year: 1963, PA Building ID#: 67937

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

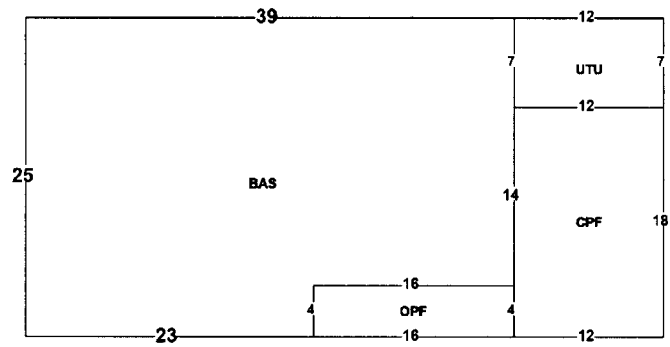
Areas - 1275 Total SF

BASE AREA - 911

CARPORT FIN - 216

OPEN PORCH FIN - 64

UTILITY UNF - 84



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# 2021057432 5/25/2021 12:50 PM
OFF REC BK: 8537 PG: 1534 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. 01723**, 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 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041689000 (0522-44)

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: 041689000 Certificate Number: 001723 of 2019**

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

| | | | |
|-----------------------|-------------|-----------------------|-----------------------|
| Clerk's Check # | 20101813738 | Clerk's Total | \$558.07 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$4,095.36 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$4,730.43 |

\$4041.76

\$4058.76

**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 001723

Redeemed Date 12/27/2021

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

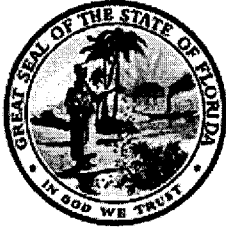
| | |
|--|---|
| Clerk's Total = TAXDEED | \$558/07 \$4,095.36 \$ 4041.76 |
| Due Tax Collector = TAXDEED | \$4,095.36 |
| Postage = TD2 | \$60.00 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |

• 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: 041689000 Certificate Number: 001723 of 2019

Redemption No 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="\$3,421.85"/> | <input type="text" value="\$3,421.85"/> |
| Tax Collector Interest | \$667.26 | \$410.62 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$4,095.36 | <input type="text" value="\$3,838.72"/> 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 |
| Total Clerk | \$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"/> |
| Total Redemption Amount | \$4,730.43 | \$4,378.76 |
| | Repayment Overpayment Refund Amount | \$351.67 |
| Book/Page | <input type="text" value="8537"/> | <input type="text" value="1534"/> |

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 1534, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01723, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **041689000 (0522-44)**

DESCRIPTION OF PROPERTY:

LT 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315

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 #: 04-1689-000 CERTIFICATE #: 2019-1723

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 #: **04-1689-000**

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 5/10/1999 in OR 4408/315

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 #: 04-1689-000

Assessed Value: \$54,109.00

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 #: _____ **04-1689-000**
CERTIFICATE #: _____ **2019-1723**

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
914 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 24th 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 #:04-1689-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 BLK 16 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4408 P 315

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1689-000(0522-44)

13+2
236.60

This Warranty Deed

OR BK 4408 PG0315
Escambia County, Florida
INSTRUMENT 99-606717

DEED DOC STAMPS PD @ ESC CO. \$ 236.60
05/10/99 ERNIE LEE WAGNER, CLERK
By: *Sally M. Wolf*

Made this 29 day of April A.D. 19
by **James A. Peterson a divorce and
unremarried man, Myra J. Peterson a
divorce and uremarried woman**

hereinafter called the grantor, to
**David E. Hudgens and Janet A. Hudgens,
husband and wife**

whose post office address is:

Grantees' Tax Id # :

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 \$ **10.00**
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**

County, Florida, viz:
**Lot 13, Block 16, Crescent Lake Subdivision, Unit #4, according
to Plat thereof recorded in Plat Book 5 at Page 59, Escambia
County, Florida.**

**SUBJECT TO Covenants, restrictions, easements of record and taxes for
the current year.**

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

Parcel Identification Number: 44-1S-30-1000-013-016

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 except taxes accruing subsequent to December 31, 19 1998

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:

Name: *Christina Maple*
Christina Maple

Name & Address: *James A. Peterson* LS
James A. Peterson

Name: *Carol J. Padgett*
Carol J. Padgett

Name & Address: *Myra J. Peterson* LS
Myra J. Peterson

Name: _____

Name & Address: _____ LS

Name: _____

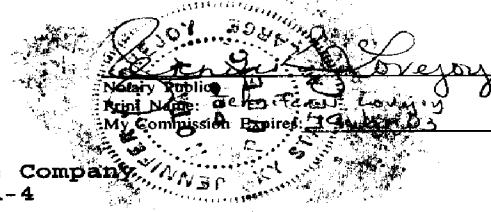
Name & Address: _____ LS

State of Kentucky
County of Harlan

The foregoing instrument was acknowledged before me this 29th day of April, 1999,

by **James A. Peterson a divorce and unremarried man**

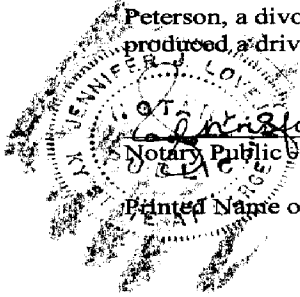
who is personally known to me or who has produced **drivers license** as identification.



PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 99-011807

STATE OF Kentucky
COUNTY OF Hardin

Sworn to and subscribed before me, this 29th day of April, 1999 by Myra J. Peterson, a divorce and unmarried woman who is/are personally known to me or who produced a drivers license as identification and who did take an oath.



Jennifer J. Lovejoy
Notary Public

Printed Name of Notary: Jennifer J Lovejoy
com exp 19 Jan 03

**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 this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 acknowledgment by the County of the veracity of any disclosure statement.

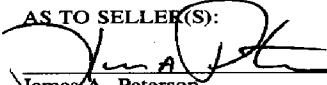
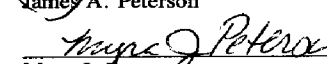
Name of Roadway: 914 Blue Springs Drive

Legal Address of Property: 914 Blue Springs Drive, Pensacola, Florida 32505

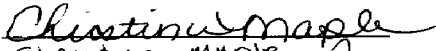
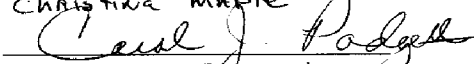
The County has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
7201 N. 9th Avenue, Suite A-4
Pensacola, Florida 32504


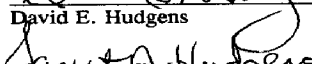
AS TO SELLER(S):


James A. Peterson

Myra J. Peterson

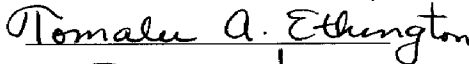
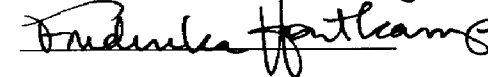
Witness to Seller(s)


Christina Maple

Carol J. Padgett

AS TO BUYER(S):


David E. Hudgens

Janet A. Hudgens

Witness to Buyer(s)


Tomalee A. Ethington

Frederick Hartmann

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD May 10, 1999 04:34 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-606717