

Tax Collector's Certification

CTY-513

Tax Deed Application Number
2000028

Date of Tax Deed Application
Feb 27, 2020

This is to certify that **IL**

IL IRA INEVESTMENTS, holder of **Tax Sale Certificate Number 2017 / 4447**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-0850-081**

Cert Holder:

IL
IL IRA INEVESTMENTS
3100 N.29 COURT
HOLLYWOOD, FL 33020

Property Owner:
CARTER CLINTON S
7339 SHELBY LN
PENSACOLA, FL 32526

BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89
DEG 59 MIN RT AND ALG N R/W LI OF A 50 FT C (Full legal
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/4447	09-0850-081	06/01/2017	256.69	12.83	269.52

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2019/4341	09-0850-081	06/01/2019	167.52	6.25	22.62	196.39
2018/4521	09-0850-081	06/01/2018	167.52	6.25	52.77	226.54

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	692.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	124.08
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,191.53

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	51,037
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 10th day of March, 2020 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 5, 2020

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-0850-081 2017

BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF A 50 FT COUNTY RD 1330
05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN
RT 297 55/100 FT 90 DEG 01 MIN RT 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 6378 P 1222 OR 6722 P 1369
LESS OR 6749 P 972 RITCHIE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000028

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
IL
IL IRA INESTMENTS
3100 N.29 COURT
HOLLYWOOD, FL 33020,

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
09-0850-081	2017/4447	06-01-2017	BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF A 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 6378 P 1222 OR 6722 P 1369 LESS OR 6749 P 972 RITCHIE

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
IL
IL IRA INESTMENTS
3100 N.29 COURT
HOLLYWOOD, FL 33020

02-27-2020
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: 181S311301008001
Account: 090850081
Owners: CARTER CLINTON S
Mail: 7339 SHELBY LN
 PENSACOLA, FL 32526
Situs: 7339 SHELBY LN 32526
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Unstorf
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$22,230	\$104,127	\$126,357	\$102,074
2018	\$22,230	\$96,701	\$118,931	\$100,171
2017	\$22,230	\$89,559	\$111,789	\$98,111

Disclaimer**Tax Estimator**

[> File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/28/2011	6722	1369	\$100	QC	View Instr
09/17/2008	6378	1222	\$100	CJ	View Instr
12/1983	1854	201	\$74,000	WD	View Instr
04/1982	1633	499	\$51,400	WD	View Instr
01/1978	1185	812	\$3,000	WD	View Instr
01/1978	1185	811	\$100	QC	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION, INCOME EXEMPTION

Legal Description

BEG AT NE COR OF SEC 5 ALG E LI OF SEC 2264
44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF A
50 FT COUNTY RD 1330...

Extra Features

UTILITY BLDG

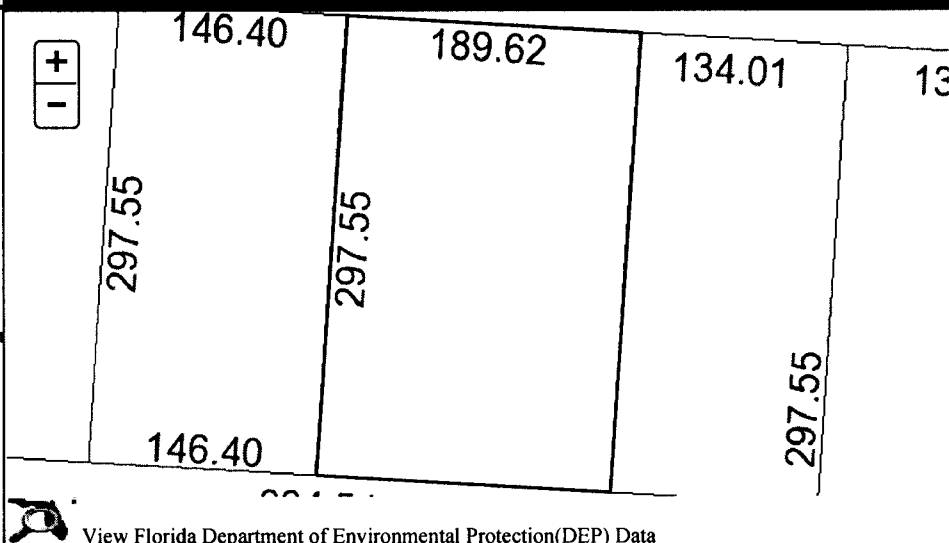
Parcel Information
[Launch Interactive Map](#)

Section Map Id:
 18-1S-31

Approx. Acreage:
 1.2953

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 7339 SHELBY LN, Year Built: 1979, Effective Year: 1979

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PANEL-CUSTOM
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

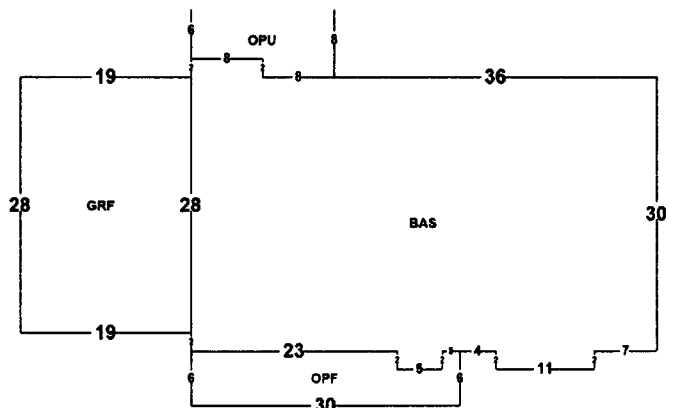
 Areas - 2422 Total SF

BASE AREA - 1608

GARAGE FIN - 532

OPEN PORCH FIN - 170

OPEN PORCH UNF - 112



6/7/17

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.

Last Updated: 03/12/2020 (to 2306)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INEVESTMENTS** holder of **Tax Certificate No. 04447**, issued the **1st day of June, A.D., 2017** 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 NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF A 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 6378 P 1222 OR 6722 P 1369 LESS OR 6749 P 972 RITCHIE

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090850081 (1020-18)

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

CLINTON S CARTER

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 **October**, which is the **5th day of October 2020**.

Dated this 25th day of March 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

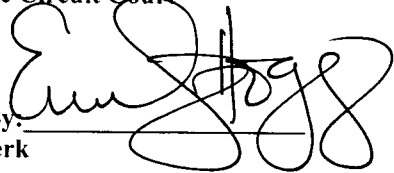
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090850081 Certificate Number: 004447 of 2017**

Payor: JACOB CARTER 7339 SHELBY LN PENSACOLA, FL 32526 Date 06/22/2020

Clerk's Check #	10235196	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$1,340.76
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,980.80

\$1461.29

**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



**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

Case # 2017 TD 004447

Redeemed Date 06/22/2020

Name JACOB CARTER 7339 SHELBY LN PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$523.04 1444.29
Due Tax Collector = TAXDEED	\$1,340.76
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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 090850081 Certificate Number: 004447 of 2017

Redemption	<input type="text" value="Yes"/>	Application Date	<input type="text" value="02/27/2020"/>	Interest Rate	<input type="text" value="18%"/>
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/05/2020"/>	Redemption Date <input type="text" value="06/22/2020"/>
Months	8	4
Tax Collector	<input type="text" value="\$1,191.53"/>	<input type="text" value="\$1,191.53"/>
Tax Collector Interest	\$142.98	\$71.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,340.76	<input type="text" value="\$1,269.27"/> <i>CC</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	\$56.04	\$28.02
Total Clerk	\$523.04	<input type="text" value="\$495.02"/> <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	\$1,980.80	\$1,781.29
	Repayment Overpayment Refund Amount	\$199.51
Book/Page	<input type="text" value="8269"/>	<input type="text" value="403"/>

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 8269, Page 403, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04447, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 090850081 (1020-18)

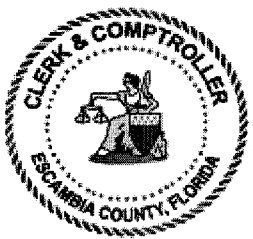
DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N
R/W LI OF A 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59
MIN LEFT 794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT 90
DEG 01 MIN RT 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 6378 P 1222 OR
6722 P 1369 LESS OR 6749 P 972 RITCHIE

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: CLINTON S CARTER

Dated this 22nd day of June 2020.



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 #: 09-0850-081 CERTIFICATE #: 2017-4447

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: December 29, 1983 to and including July 30, 2020

Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 31, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 31, 2020

Tax Account #: 09-0850-081

1. The Grantee(s) of the last deed(s) of record is/are:

CLINTON S CARTER

By Virtue of Probate Case No 2008-CP-637-F of Wallace H. Carter, deceased and Quit Claim Deed recorded 5/20/2011 – OR 6722/1369 Less and Except Warranty Deed recorded 8/5/2011 – OR 6749/972

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:

NONE

4. Taxes:

Taxes for the year(s) 2016-2019 are delinquent.

Tax Account #: 09-0850-081

Assessed Value: \$126,357

Exemptions: HOMESTEAD/INCOME

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 CONTINUATION PAGE
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: October 5, 2020

TAX ACCOUNT #: 09-0850-081

CERTIFICATE #: 2017-4447

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	
<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> X </u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> X </u>	<u> </u>	Homestead for 2019 tax year.

CLINTON S. CARTER
7339 SHELBY LN
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 31 day of July, 2020.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, 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
CONTINUATION PAGE**

July 31, 2020

Tax Account #: 09-0850-081

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W
LI OF A 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT
794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN
RT 336 02/100 FT 89 DEG 59 RT 297 55/100 FT TO POB OR 6378 P 1222 OR 6722 P 1369 LESS OR
6749 P 972 RITCHIE**

SECTION 18, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0850-081 (1020-18)

Recorded in Public Records 05/20/2011 at 03:31 PM OR Book 6722 Page 1369,
Instrument #2011033563, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 28 day of FEBRUARY, 2010,

by first party, Grantor, NATHANIEL K CARTER

whose post office address is 2803 N Q STREET PENSACOLA, FL 32505

to second party, Grantee, CLINTON S CARTER

whose post office address is 7339 SHELBY LANE PENSACOLA, FL 32526

WITNESSETH, That the said first party, for good consideration and for the sum of FIVE Dollars (\$5.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA, State of FLORIDA to wit: BEG AT NE COR OF SEC S ALG E LI OF SEC 2264 44/100 FT 89 DEG 59 MIN RT AND ALG N R/W LI OF A 50 FT COUNTY RD 1330 05/100 FT 90 DEG 01 MIN RT 281 11/100 FT 89 DEG 59 MIN LEFT 794 01/100 FT TO POB CONT WLY 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT 90 DEG 01 MIN RT 336 02/100 FT 89 DEG 59 MIN RT 297 55/100 FT TO POB OR 1854 P 201

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Matthew Beittingham
Signature of Witness

Nathanial Carter
Signature of First Party

Bruce Matthew Beittingham
Print name of Witness

Nathanial Carter
Print name of First Party

Roy M. Skinner
Signature of Witness

Nathanial Carter
Signature of First Party

Roy M. Skinner
Print name of Witness

Nathanial Carter
Print name of First Party

State of FLORIDA
County of ESCAMBIA

On Feb 28th before me, an officer duly authorized in the state of Florida in the county of Okaloosa to take acknowledgments, appeared Nathanial Carter personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Marie Pierce
Signature of Notary

Affiant ☒ Known ☐ Produced ID ☐
Type of ID

State of Florida
County of Escambia

On Feb 28th before me, Nathanial Carter appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janet Marie Pierce
Signature of Notary



Prepared By

Affiant ☒ Known ☐ Produced ID ☐
Type of ID

Theresa M. Mills
Signature of Preparer

Theresa M. Mills
Print name of Preparer

5/20/11

1417 E SCOTT ST.
PENSAFLA, FL 32503

Recorded in Public Records 08/05/2011 at 10:35 AM OR Book 6749 Page 971,
Instrument #2011053569, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Prepared By and Return To:
Emerald Coast Title, Inc.
811 North Spring Street
Pensacola, Florida 32501
Re: 11-7395

[Space Above This Line For Recording Data]

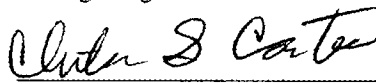
AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared the undersigned who, after being by me first duly sworn, depose(s) and say(s) that:

1. I am **Clinton S. Carter** the current owner and brother of **Nathanial K. Carter** who was also the prior owner of record for the below referenced property.
2. I have personal knowledge that at the time of conveyance of Warranty Deed recorded at O.R. Book 6722, Page 1369, Public Records of Escambia County, Florida, **Nathanial K. Carter's** marital status was "single".
3. This is to clear up title issues on the below referenced property:

Commence at the Northeast corner of Section 18, Township 1 South, Range 31 West, Escambia County, Florida; thence South along the East line thereof 2264.44 feet; thence 89 degrees 59 minutes 00 seconds right along the North line of a 50.00 foot County right of way 1330.05 feet; thence 90 degrees 01 minute 00 seconds right 281.11 feet; thence 89 degrees 59 minutes 00 seconds left 983.63 feet to the Point of Beginning; thence continue on projection of last course 146.40 feet to the West line of property described in O.R. Book 1854, Page 201; thence 89 degrees 59 minutes 00 seconds right along aforesaid West line 297.55 feet; thence departing aforesaid West line 90 degrees 01 minute 00 seconds right 146.40 feet; thence 89 degrees 59 minutes 00 seconds right 297.55 feet to the Point of Beginning.

Dated: July 21, 2011

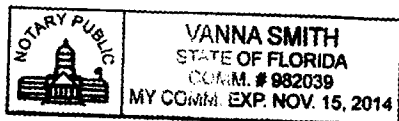

Clinton S. Carter

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21 day of July, 2011, by **Clinton S. Carter**, who provided a driver's license as identification and who did not take an oath.



Notary Public



Recorded in Public Records 08/05/2011 at 10:35 AM OR Book 6749 Page 972,
Instrument #2011053570, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$28.00

Prepared by and return to:
Deedra L. Lamy
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 11-7395

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of July, 2011 between Clinton S. Carter, a single man whose post office address is 7339 Shelby Lane, Pensacola, FL 32526, grantor, and Charles Burton Ritchie whose post office address is 6215 North 9th Avenue, Pensacola, FL 32504, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Commence at the Northeast corner of Section 18, Township 1 South, Range 31 West, Escambia County, Florida; thence South along the East line thereof 2264.44 feet; thence 89 degrees 59 minutes 00 seconds right along the North line of a 50.00 foot County right of way 1330.05 feet; thence 90 degrees 01 minute 00 seconds right 281.11 feet; thence 89 degrees 59 minutes 00 seconds left 983.63 feet to the Point of Beginning; thence continue on projection of last course 146.40 feet to the West line of property described in O.R. Book 1854, Page 201; thence 89 degrees 59 minutes 00 seconds right along aforesaid West line 297.55 feet; thence departing aforesaid West line 90 degrees 01 minute 00 seconds right 146.40 feet; thence 89 degrees 59 minutes 00 seconds right 297.55 feet to the Point of Beginning.

Parcel Identification Number: 181S31-1301-008-001

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, 2010**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Witness Print Name: John Dokes

Witness Signature: [Signature]

Witness Print Name: Sandra Dokes

[Signature]
Clinton S. Carter

State of Florida
County of Escambia

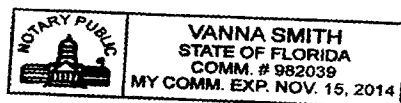
The foregoing instrument was acknowledged before me this 21 day of July, 2011 by Clinton S. Carter, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Vanna K Smith

My Commission Expires: 11-15-2014



DoubleTime

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0918 71

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FIRST-CLASS MAIL

08/21/2020

US POSTAGE \$005.75



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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2187-09943-25-46

ROSE DURANT WOODS 11029 65
2400 PETTWAY CIR
CANTONMENT, FL 32533

LN
8/24/20
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UNC

9250926025 6381

