20-374

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900617

Date of Tax Deed Application
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 7088**, 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: **12-0195-600**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
OLSON CAROL D &
NEESE WOODROE I &
118 RUMFORD RD
MOLINO, FL 32577
LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 (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
2017/7088	12-0195-600	06/01/2017	741.50	37.08	778.58

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
2019/6817	12-0195-600	06/01/2019	743.91	6.25	37.20	787.36

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	1,565.94
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	1,940.94
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.	49748.00
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 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 24th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By Jennifer N. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0195-600 2017

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST 29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900617

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,
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
12-0195-600	2017/7088	06-01-2017	LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST 29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-29-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	092N314400000020
Account:	120195600
Owners:	OLSON CAROL D & NEESE WOODROE I & NEESE ANNIS L
Mail:	118 RUMFORD RD MOLINO, FL 32577
Situs:	118 RUMFORD RD 32577
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

Year	Land	Imprv	Total	Cap Val
2019	$17,480	$82,016	$99,496	$77,638
2018	$17,480	$77,654	$95,134	$76,191
2017	$12,865	$71,621	$84,486	$74,624

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/24/2011	6692	1994	$98,000	WD	View Instr
11/2001	4820	411	$76,000	WD	View Instr
10/2001	4820	408	$100	QC	View Instr
09/2001	4767	1295	$32,500	CT	View Instr
07/1999	4436	541	$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

Legal Description

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13...

Extra Features

FRAME SHED
POOL
WOOD DECK

Parcel Information

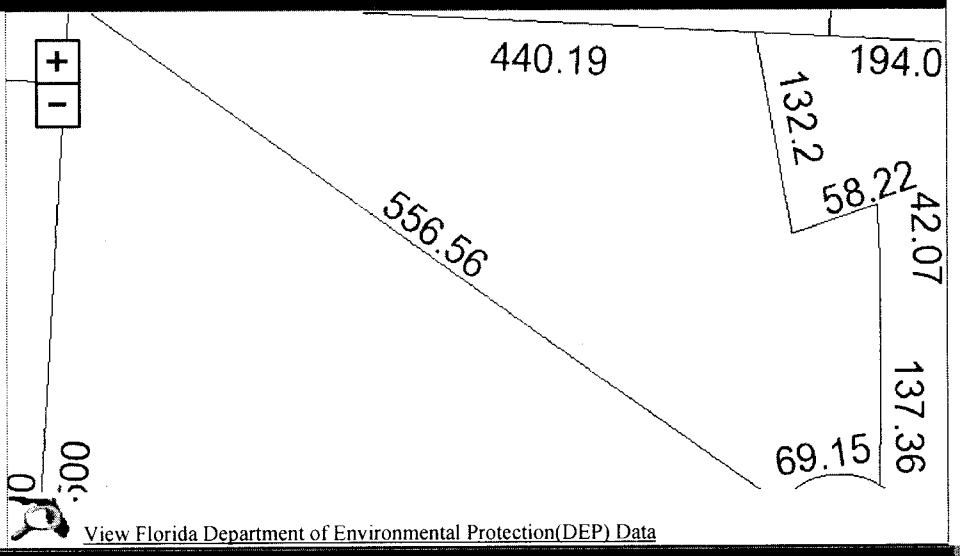
Launch Interactive Map

Section Map Id:
09-2N-31

Approx. Acreage:
1.8400

Zoned:
RMU

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

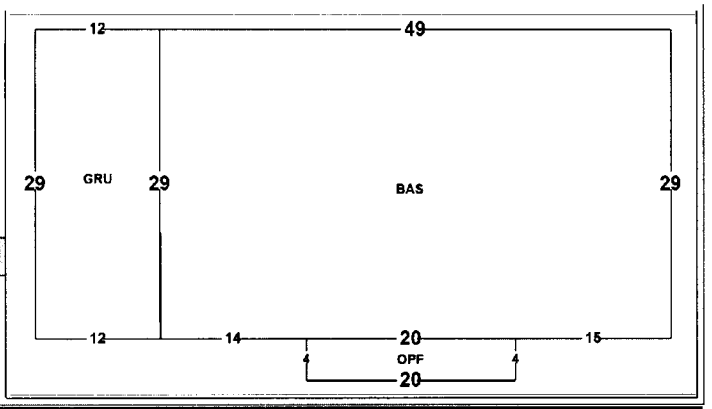
Buildings

Address:118 RUMFORD RD, Year Built: 1980, Effective Year: 1980

Structural Elements
DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*

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

Areas - 1849 Total SF
BASE AREA - *1421*
GARAGE UNFIN - *348*
OPEN PORCH FIN - *80*

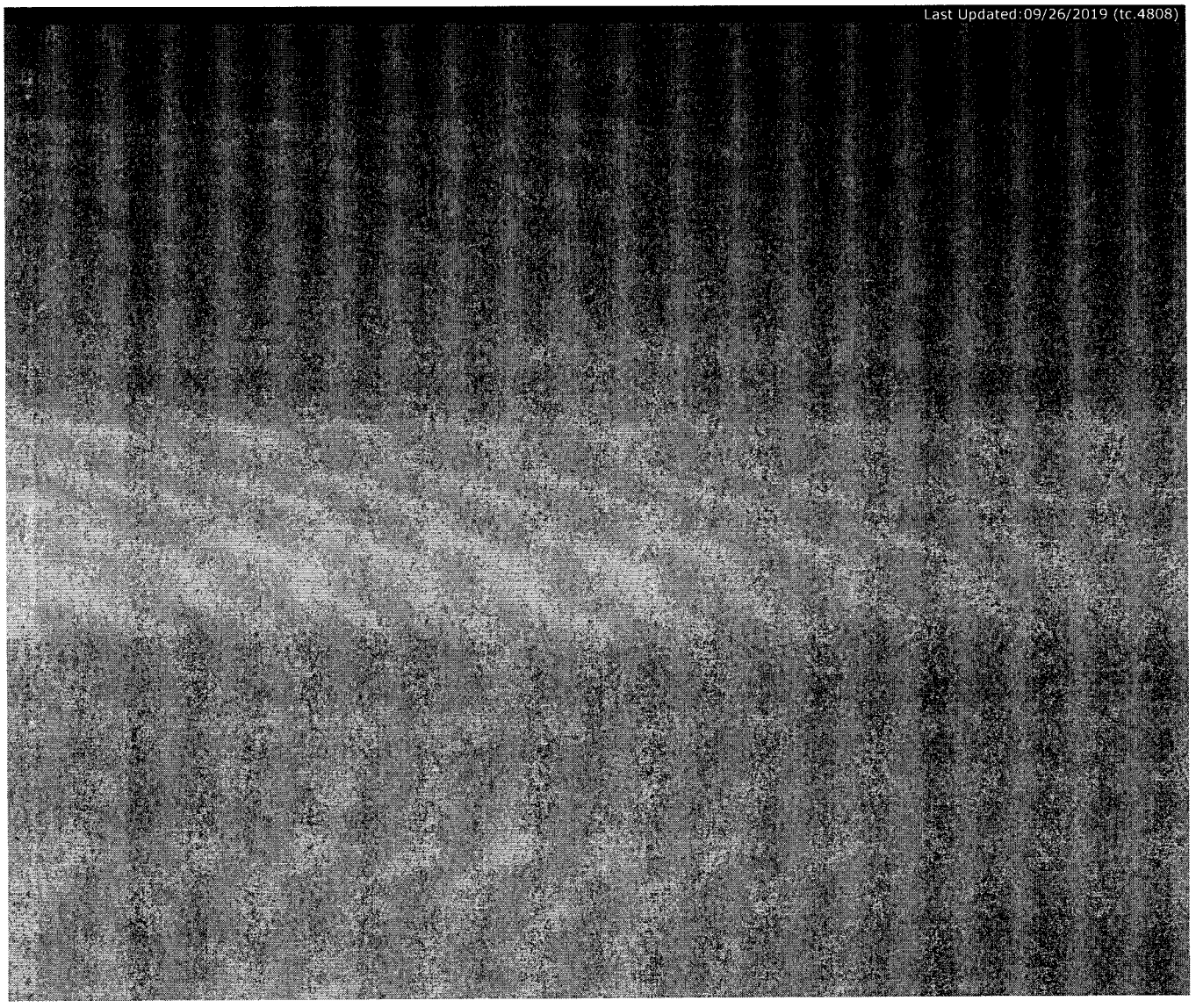


Images



7/22/15

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# 2019086726 10/2/2019 9:19 AM
OFF REC BK: 8175 PG: 164 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 07088**, 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:

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST 29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

SECTION 09, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120195600 (20-374)

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

CAROL D OLSON and WOODROE I NEESE and ANNIS L NEESE

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 August, which is the **3rd day of August 2020.**

Dated this 30th day of September 2019.

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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

October 2, 2019

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES	
2017 TD 01140	$80.00	- Sheriff Fee
2017 TD 01552	$40.00	- Sheriff Fee
2017 TD 07088	$40.00	- Sheriff Fee
2017 TD 07986	$40.00	- Sheriff Fee

PLEASE REMIT $200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

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: 120195600 Certificate Number: 007088 of 2017

Payor: WOODROE I NEESE 3811 WILDER RD CANTONMENT FL 32533 **Date** 10/18/2019

Clerk's Check #	1	Clerk's Total	$551.06 2166.43
Tax Collector Check #	1	Tax Collector's Total	$2,296.56
		Postage	$60.00
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$2,924.62~~

$2,183.43

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 007088
Redeemed Date 10/18/2019
Name WOODROE I NEESE 3811 WILDER RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	$551.06
Due Tax Collector = TAXDEED	$2,296.56 2166.43
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

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120195600 Certificate Number: 007088 of 2017

Redemption: No | Application Date: 08/29/2019 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/03/2020	Redemption Date 10/31/2019
Months	12	2
Tax Collector	$1,940.94	$1,940.94
Tax Collector Interest	$349.37	$58.23
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,296.56	$2,005.42 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$84.06	$14.01
Total Clerk	$551.06	$481.01 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,964.62	$2,503.43
	Repayment Overpayment Refund Amount	$461.19
Book/Page	8175	164

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019091942 10/18/2019 10:11 AM
OFF REC BK: 8184 PG: 904 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 8175, Page 164, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07088, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **120195600 (20-374)**

DESCRIPTION OF PROPERTY:

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST 29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

SECTION 09, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: CAROL D OLSON and WOODROE I NEESE and ANNIS L NEESE

Dated this 18th day of October 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-374

Redeemed

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15941 May 5, 2020

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-05-2000, through 05-05-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

   Carol D. Olson, Woodroe I. Neese and Annis L. Neese

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____ May 5, 2020

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15941 May 5, 2020

092N314400000020 - Full Legal Description

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158 36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST 29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15941 May 5, 2020

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. All Taxes Paid. The assessed value is $99,496.00. Tax ID 12-0195-600.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 3, 2020

TAX ACCOUNT NO.: 12-0195-600

CERTIFICATE NO.: 2017-7088

In compliance with Section 197.256, 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	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
X	___	Homestead for 2019 tax year.

Carol D. Olson
Woodroe I. Neese
Annis L. Neese
118 Rumford Rd.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

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

Recorded in Public Records 02/25/2011 at 02:00 PM OR Book 6692 Page 1994, Instrument #2011012644, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $686.00

Prepared By:
James C. Taylor
Taylor & Van Matre, P.A.
4300 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM11-1179
Sales Price $98,000.

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **February 24, 2011**
by
PAMELA L. SMITH, a widow
whose post office address is:
625 Copper Ridge, Cantonment, Florida 32577
hereinafter called the GRANTOR, to
CAROL D. OLSON and WOODROE I. NEESE and ANNIS L. NEESE, as joint tenants with right of survivorship not as tenants in common
whose post office address is:
118 RUMFORD ROAD, MOLINO, FL 32577
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 20, Northgate Farms, according to the map or plat thereof, as recorded in Plat Book 8, Page 63, of the Public Records of Escambia County, Florida; together with the following described parcel:

Begin at the Southwest corner of Lot 21, Northgate Farms, a subdivision of a portion of Section 9, Township 2 North, Range 31 West, Escambia County, Florida, as recorded in Plat Book 8, Page 63 of the Public Records of said county; thence North 13°03'10" West along the West line of said Lot 21 for a distance of 158.36 feet; thence North 67°13'23" East for a distance of 58.22 feet; thence South 09°20'28" East for a distance of 42.07 feet; thence South 01°48'28" West for a distance of 137.36 feet to the North right-of-way of Rumford Road (60' R/W), said point being on a circular curve cul-de-sac concave to the South and having a radius of 50.00 feet and a delta angle of 33°53'25"; thence Westerly along said North right-of-way and curve for an arc distance of 29.57 feet (chord distance = 29.15 feet; chord bearing = North 86°04'04" West) to the point of beginning.
Parcel ID Number:092N31-4400-000-020
SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:

Witness Printed Name

Witness Printed Name

PAMELA L. SMITH (Seal)

(Seal)

State of FLORIDA
County of ESCAMBIA
THE FOREGOING INSTRUMENT was acknowledged before me this **February 24, 2011 by:PAMELA L. SMITH** who is personally known to me or who has produced **Drivers License** as identification.

JAMES C. TAYLOR
MY COMMISSION # DD818435
EXPIRES: November 29, 2012
Fl. Notary Discount Assoc. Co.

NOTARY PUBLIC
My Commission Expires: