

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900388

Date of Tax Deed Application
Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 7280**, 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: **12-0712-580**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
NOWLIN STEVEN B &
NOWLIN IVA DENETTE THOMAS
6001 FAIRGROUND RD
MOLINO, FL 32577
BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI
2457 FT FOR POB CONT 517 19/100 FT TO W R/W L (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
2017/7280	12-0712-580	06/01/2017	628.62	31.43	660.05

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
2018/7415	12-0712-580	06/01/2018	628.54	6.25	31.43	666.22

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

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

Total Amount Paid

1,326.27
0.00
559.11
200.00
175.00

2,260.38

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

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.
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
19. Total Amount to Redeem

Total Amount Paid

30,297.00

6.25

Done this the 7th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

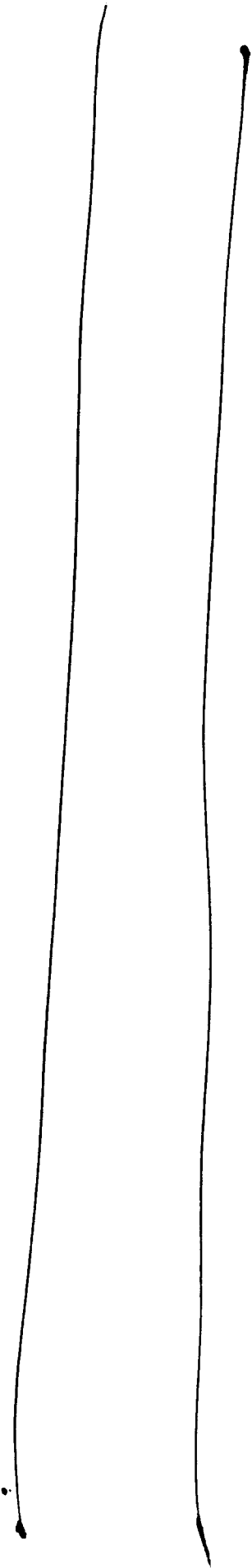
Date of Sale: March 2, 2020

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0712-580 2017

BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517 19/100 FT TO W R/W LI OF TERRY

RICHARDSON RD (66 FT R/W) S 19 DEG 24 MIN 17 SEC W ALG R/W 560 82/100 FT TO N R/W OF 60 FT RD S 54 DEG 11 MIN 47 SEC W
ALG N R/W 56 63/100 FT N 35 DEG 48 MIN 13 SEC W 320 FT TO POB OR 4829 P 1495 OR 4845 P 748



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900388

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 54972
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
12-0712-580	2017/7280	06-01-2017	BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517 19/100 FT TO W R/W LI OF TERRY RICHARDSON RD (66 FT R/W) S 19 DEG 24 MIN 17 SEC W ALG R/W 560 82/100 FT TO N R/W OF 60 FT RD S 54 DEG 11 MIN 47 SEC W ALG N R/W 56 63/100 FT N 35 DEG 48 MIN 13 SEC W 320 FT TO POB OR 4829 P 1495 OR 4845 P 748

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
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

04-22-2019
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: 382N311207000004 Account: 120712580 Owners: NOWLIN STEVEN B & NOWLIN IVA DENETTE THOMAS Mail: 6001 FAIRGROUND RD MOLINO, FL 32577 Situs: 6001 FAIRGROUND RD 32577 Use Code: MOBILE HOME 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>2018</td> <td>\$7,220</td> <td>\$70,402</td> <td>\$77,622</td> <td>\$60,594</td> </tr> <tr> <td>2017</td> <td>\$7,220</td> <td>\$65,319</td> <td>\$72,539</td> <td>\$59,348</td> </tr> <tr> <td>2016</td> <td>\$7,220</td> <td>\$62,694</td> <td>\$69,914</td> <td>\$58,128</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">➤ <u>File for New Homestead Exemption Online</u></p>		Year	Land	Imprv	Total	Cap Val	2018	\$7,220	\$70,402	\$77,622	\$60,594	2017	\$7,220	\$65,319	\$72,539	\$59,348	2016	\$7,220	\$62,694	\$69,914	\$58,128										
Year	Land	Imprv	Total	Cap Val																													
2018	\$7,220	\$70,402	\$77,622	\$60,594																													
2017	\$7,220	\$65,319	\$72,539	\$59,348																													
2016	\$7,220	\$62,694	\$69,914	\$58,128																													
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>02/2002</td> <td>4845</td> <td>748</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>01/2002</td> <td>4829</td> <td>1495</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/1998</td> <td>4269</td> <td>1112</td> <td>\$3,900</td> <td>QD</td> <td>View Instr</td> </tr> <tr> <td>10/1995</td> <td>3853</td> <td>125</td> <td>\$3,500</td> <td>QC</td> <td>View Instr</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)	02/2002	4845	748	\$100	QC	View Instr	01/2002	4829	1495	\$100	WD	View Instr	06/1998	4269	1112	\$3,900	QD	View Instr	10/1995	3853	125	\$3,500	QC	View Instr	2018 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> Legal Description BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517 19/100 FT TO W R/W LI OF TERRY... <hr/> Extra Features BARN	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
02/2002	4845	748	\$100	QC	View Instr																												
01/2002	4829	1495	\$100	WD	View Instr																												
06/1998	4269	1112	\$3,900	QD	View Instr																												
10/1995	3853	125	\$3,500	QC	View Instr																												

Parcel Information
Section Map Id: 38-2N-31
Approx. Acreage: 1.9000
Zoned: Agr
Evacuation & Flood Information
[Open Report](#)


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

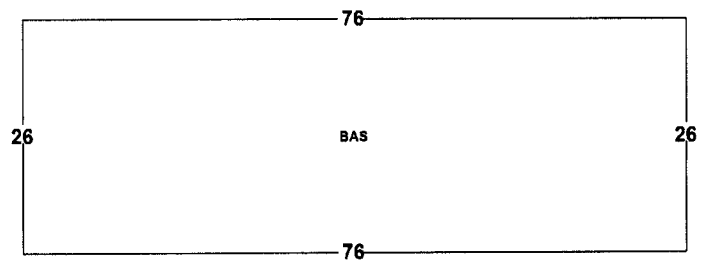
[Launch Interactive Map](#)

Buildings
 Address: 6001 FAIRGROUND RD, Year Built: 2001, Effective Year: 2001

Structural Elements DWELLING UNITS-1 MH EXTERIOR WALL-VINYL/METAL MH FLOOR FINISH-CARPET	
---	--

MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-8
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1976 Total SF
BASE AREA - 1976



Images



4/3/17

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:05/15/2019 (tc.4089)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA A LLC holder of Tax Certificate No. 07280, 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 NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517 19/100 FT TO W R/W LI OF TERRY RICHARDSON RD (66 FT R/W) S 19 DEG 24 MIN 17 SEC W ALG R/W 560 82/100 FT TO N R/W OF 60 FT RD S 54 DEG 11 MIN 47 SEC W ALG N R/W 56 63/100 FT N 35 DEG 48 MIN 13 SEC W 320 FT TO POB OR 4829 P 1495 OR 4845 P 748

SECTION 38, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120712580 (20-105)

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

STEVEN B NOWLIN and IVA DENETTE THOMAS NOWLIN

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 March, which is the 2nd day of March 2020.

Dated this 24th day of May 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
 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: 120712580 Certificate Number: 007280 of 2017**

**Payor: STEVEN AND IVA NOWLIN 6001 FAIRGROUND RD MOLINO, FL 32577 Date
 11/27/2019**

Clerk's Check #	193613	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,639.59
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,260.65

\$2717.01

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By _____
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

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 007280

Redeemed Date 11/27/2019

Name STEVEN AND IVA NOWLIN 6001 FAIRGROUND RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$544.06	2700.01
Due Tax Collector = TAXDEED	\$2,639.59	
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: 120712580 Certificate Number: 007280 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/02/2020"/>	Redemption Date <input type="text" value="11/27/2019"/> 
Months	11	7
Tax Collector	<input type="text" value="\$2,260.38"/>	<input type="text" value="\$2,260.38"/>
Tax Collector Interest	\$372.96	\$237.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,639.59	<input type="text" value="\$2,503.97"/> 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	\$77.06	\$49.04
Total Clerk	\$544.06	<input type="text" value="\$516.04"/> C4
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	\$3,300.65	\$3,037.01
	Repayment Overpayment Refund Amount	\$263.64
Book/Page	<input type="text" value="8100"/>	<input type="text" value="1661"/>

Notes

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 8100, Page 1661, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07280, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **120712580 (20-105)**

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517
19/100 FT TO W R/W LI OF TERRY RICHARDSON RD (66 FT R/W) S 19 DEG 24 MIN 17 SEC W
ALG R/W 560 82/100 FT TO N R/W OF 60 FT RD S 54 DEG 11 MIN 47 SEC W ALG N R/W 56
63/100 FT N 35 DEG 48 MIN 13 SEC W 320 FT TO POB OR 4829 P 1495 OR 4845 P 748**

SECTION 38, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: STEVEN B NOWLIN and IVA DENETTE THOMAS NOWLIN

Dated this 27th day of November 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-105

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15560

December 6, 2019

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 12-06-1999, through 12-06-2019, and said search reveals the following:

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

Steven B. Nowlin and Iva Denette Thomas Nowlin

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: 

December 6, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15560

December 6, 2019

382N311207000004 - Full Legal Description

BEG AT NW COR OF SEC N 54 DEG 11 MIN 47 SEC E ALG N LI 2457 FT FOR POB CONT 517 19/100 FT TO W
R/W LI OF TERRY RICHARDSON RD (66 FT R/W) S 19 DEG 24 MIN 17 SEC W ALG R/W 560 82/100 FT TO N R/W
OF 60 FT RD S 54 DEG 11 MIN 47 SEC W ALG N R/W 56 63/100 FT N 35 DEG 48 MIN 13 SEC W 320 FT TO POB
OR 4829 P 1495 OR 4845 P 748

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15560

December 6, 2019

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

1. Taxes for the year 2016-2018 paid. The assessed value is \$78,991.00. Tax ID 12-0712-580.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2020

TAX ACCOUNT NO.: 12-0712-580

CERTIFICATE NO.: 2017-7280

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

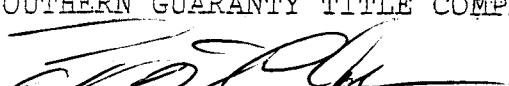
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2019 tax year.

Steven B. Nowlin
Iva Denette Thomas Nowlin
6001 Fairground Rd.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 9th day of December, 2019.

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.

Return to: (enclose self-addressed stamped envelope)

Name: STEVEN B NOWLINAddress: 6001 FAIRGROUND RD
MOLINO, FLA 32577

This Instrument Prepared by:

Name: Diondria S. SharmaAddress: 6001 FAIRGROUND RD
MOLINO, FLA 32577

Property Appraiser's Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

OR BK 4845 PGO748
Escambia County, Florida
INSTRUMENT 2002-927558

DEED DOC STAMPS PD @ ESC CO \$ 0.70

02/04/02 ERNIE LEE WALKER, CLERK

By: [Signature]

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 1ST day of FEBRUARY 2002, bySTEVEN B. NOWLIN, A SINGLE MANfirst party to STEVEN B. NOWLIN, A SINGLE MAN AND IVA DENETTE THOMAS A SINGLE WOMAN AS
JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP
whose post office address is 6001 FAIRGROUND ROAD MOLINO FLORIDA 32577
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
ESCAMBIA State of FLORIDA, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.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 the presence of:

[Signature]
Witness Signature (as to first Grantor)Christine C. Falkenberg
Printed Name[Signature]
Witness Signature (as to first Grantor)Tina B. Rich
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FLORIDACOUNTY OF ESCAMBIASTEVEN B NOWLINknown to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that HE
executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the
following type of identification: _____)

NOTARY RUBBER STAMP SEAL

[Signature]
Grantor Signature STEVEN B NOWLIN **LS**

Printed Name

Post Office Address

Co-Grantor Signature, (if any) **LS**

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appearedWitness my hand and official seal in the County and State last aforesaid
this 1ST day of FEBRUARY 2002
Date[Signature]
Notary SignaturePrinted Name Jeanette Lee
My Commission CC718674
Expires February 22 2002

OR BK 4845 PG0749
Escambia County, Florida
INSTRUMENT 2002-927558

RCD Feb 04, 2002 01:04 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-927558

Schedule A

Commence at the Northwest corner of Section 38, Township 2 North, Range 31 West, Escambia County, Florida, thence North 54° 11'47" East along the North line of said Section 38 for a distance of 2457 feet for the Point of Beginning, thence continue North 54°11'47" East along said North line for a distance of 517.19 feet to the West right of way line of Terry Richardson Road (66' R/W), thence South 19°24'17" West along said West right of way line for a distance of 560.82 feet to the North right of way line of a Private Road (60' R/W), thence South 54°11'47" West along said North right of way for a distance of 56.63 feet, thence North 35°48'13" West for a distance of 320 feet to the Point of Beginning, all lying and being in Section 38, Township 2 North, Range 31 West, Escambia County, Florida.

RCD Jan 02, 2002 12:50 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-917362