



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

1121-27

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Feb 22, 2021
Property description	COBURGER RONALD D 700 SKYHAWK DR PENSACOLA, FL 32506 215 BRIDGE CITY ST 09-3976-548 BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E (Full legal attached.)	Certificate #	2018 / 4963
		Date certificate issued	06/01/2018

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)
# 2018/4963	06/01/2018	379.17	18.96	398.13
→ Part 2: Total*				398.13

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)
# /					
Part 3: Total*					0.00

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)	398.13
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	295.70
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)	1,068.83

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:	Escambia, Florida
Signature, Tax Collector or Designee	Date March 2nd, 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>11/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

7625

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.

BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100017

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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
09-3976-548	2018/4963	06-01-2018	BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

02-22-2021
Application Date

Applicant's signature




Chris Jones

Escambia County Property Appraiser







[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

← Nav. Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information					
Reference:	182S311203014002				
Account:	093976548				
Owners:	COBURGER RONALD D				
Mail:	700 SKYHAWK DR PENSACOLA, FL 32506				
Situs:	215 BRIDGE CITY ST 32506				
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				
Year	Land	Imprv	Total	Cap Val
2020	\$10,000	\$2,728	\$12,728	\$12,728
2019	\$11,025	\$2,578	\$13,603	\$13,603
2018	\$11,025	\$2,588	\$13,613	\$13,613
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/18/2012	6885	1918	\$3,000	WD	
04/2000	6885	1916	\$100	QC	
12/1999	4502	1967	\$9,300	WD	
12/1999	4502	1965	\$100	WD	
12/1997	4207	1168	\$3,300	QC	
01/1989	2654	735	\$9,300	SC	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions	
None	
Legal Description	
BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT...	
Extra Features	
WOOD DECK	

Parcel Information

[Launch Interactive Map](#)

Section

Map Id:

18-25-31

Approx.

Acreage:

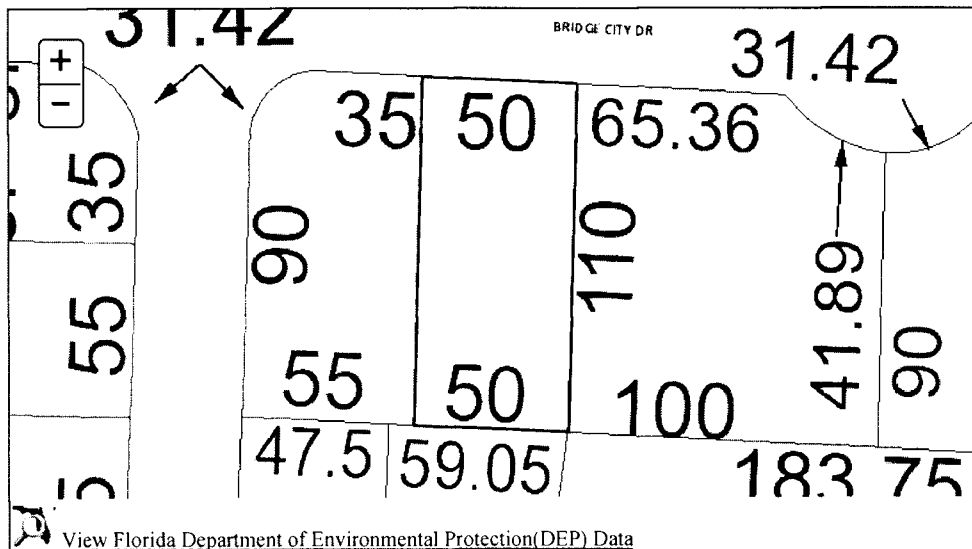
0.1286

Zoned:

Com

 Evacuation
& Flood
Information

[Open](#)
[Report](#)



View Florida Department of Environmental Protection(DEP) Data

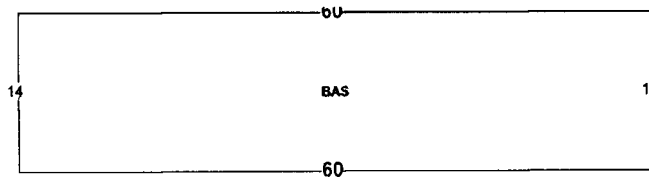
Buildings

Address: 215 BRIDGE CITY ST, Year Built: 1980, Effective Year: 1980, PA Building ID#: 128690

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-ROLLED ROOFING
 MH ROOF FRAMING-FLAT/SHED
 MH STRUCTURAL FRAME-TYPICAL
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 STORY HEIGHT-0



Areas - 840 Total SF
 BASE AREA - 840

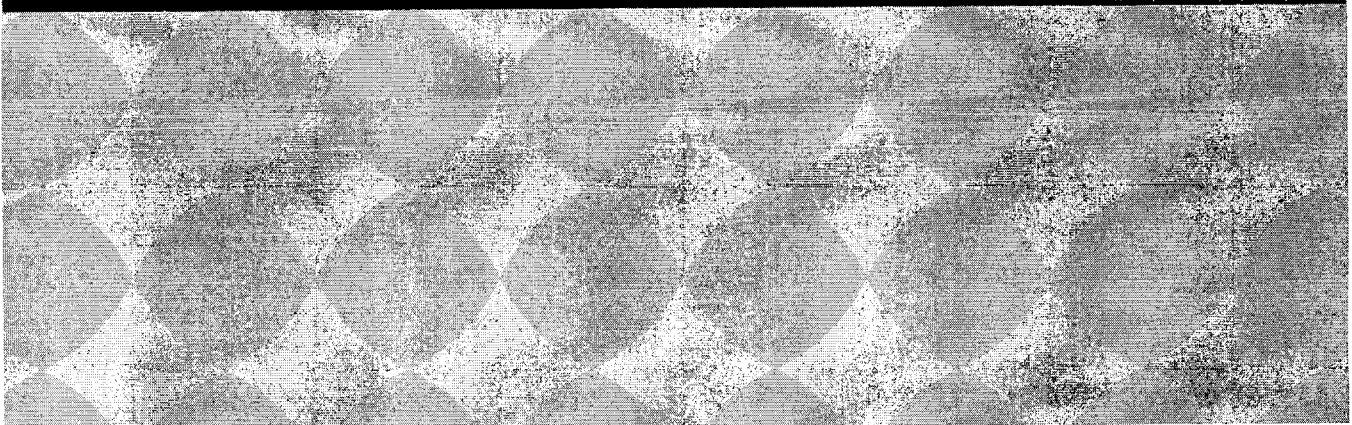
Images



3/29/19

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.

Last Updated: 03/05/2021 (tc 3950)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **SAVVY FL LLC FTB COLLATERAL ASSIGNEE** holder of **Tax Certificate No. 04963**, issued the **1st day of June, A.D., 2018** 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 SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093976548 (1121-27)

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

RONALD D COBURGER

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 November, which is the **1st day of November 2021**.

Dated this 6th day of April 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: 093976548 Certificate Number: 004963 of 2018**

Payor: CHRISTINA BUSHEY 700 SKYHAWK DR PENSACOLA, FL 32506 Date 05/07/2021

Clerk's Check # 1
Tax Collector Check # 1

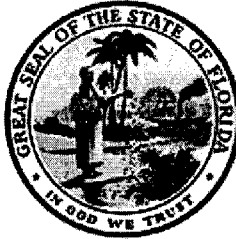
Clerk's Total	\$530.05	\$1,291.20
Tax Collector's Total	\$1,219.37	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$1,826.42	\$1,308.20

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Whitney Coppage
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 # 2018 TD 004963

Redeemed Date 05/07/2021

Name CHRISTINA BUSHEY 700 SKYHAWK DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$530.05	\$1,291.20
Due Tax Collector = TAXDEED	\$1,219.37	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093976548 Certificate Number: 004963 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="02/22/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="11/01/2021"/>	Redemption Date	<input type="text" value="05/07/2021"/>
Months	9			3	
Tax Collector	<input type="text" value="\$1,068.83"/>			<input type="text" value="\$1,068.83"/>	
Tax Collector Interest	\$144.29			\$48.10	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,219.37			\$1,123.18	T.C.
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	\$63.05			\$21.02	
Total Clerk	\$530.05			\$488.02	C.H.
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	\$1,826.42			\$1,628.20	- 120 - 200
		Repayment Overpayment Refund Amount		\$198.22	\$1,308.20
Book/Page	<input type="text" value="8501"/>			<input type="text" value="1398"/>	

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 8501, Page 1398, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04963, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 093976548 (1121-27)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88
DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2
SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34
CATALINA MOBILE HOME EST OR 6885 P 1918

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: RONALD D COBURGER

Dated this 7th day of May 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 #: 09-3976-548 CERTIFICATE #: 2018-4963

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: August 10, 2001 to and including August 10, 2021 Abstractor: Stacie Wright

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

Michael A. Campbell,
As President
Dated: August 25, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 22, 2021

Tax Account #: 09-3976-548

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD DEAN COBURGER**
By Virtue of Warranty Deed recorded 07/23/2012 – OR 6885/1918.
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 #: 09-3976-548
Assessed Value: \$12,728
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): **CATALINA OWNERS’ ASSOCIATION**

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: NOV 1, 2021

TAX ACCOUNT #: 09-3976-548

CERTIFICATE #: 2018-4963

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> </u>	<u> X </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2020</u> tax year.

RONALD D COBURGER
700 SKYHAWK DR
PENSACOLA, FL 32506

RONALD D COBURGER
215 BRIDGE CITY ST
PENSACOLA, FL 32506

CATALINA OWNERS' ASSOCIATION, INC.
335 ALBRITT AVE
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 22nd day of August, 2021.

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

August 22, 2021

Tax Account #: 09-3976-548

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88
DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2
SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34
CATALINA MOBILE HOME EST OR 6885 P 1918**

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3976-548 (1121-27)

Recorded in Public Records 07/23/2012 at 12:59 PM OR Book 6885 Page 1918,
Instrument #2012056592, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$21.00

This instrument prepared by:
Betty Parker
14 Domitilla Street
Pensacola, FL 32506

Return to:
Ronald D. Coburger
215 Bridge City Drive
Pensacola, FL 32506

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS WARRANTY DEED made this the 18th day of July, 2006, by **Betty Lecroy Parker**, a single woman, hereinafter called Grantor, to **Ronald Dean Coburger**, a single man, hereinafter called Grantee.

WITNESSETH, that the grantor, for and in consideration of the sum of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Betty Lecroy Parker does hereby grant, bargain, sell, remise, release, convey and confirm unto the Ronald Dean Coburger, the said grantee all that certain land situated, lying and being in the County of Escambia, State of Florida, to-wit:

Commence at the Southwest corner of Section 18, Township 2 South, Range 31 West, Escambia County, Florida, then North 02 degrees 13 minutes 41 seconds East along the West line of said Section 18 a distance of 712.38 feet, thence South 88 degrees 04 minutes 02 seconds East a distance of 422.99 feet for the point of beginning. Thence North 01 degrees 55 minutes 58 seconds East a distance of 110 feet, thence South 88 degrees 04 minutes -02 seconds East a distance of 50.0 feet, thence south 01 degrees 55 minutes 58 seconds West a distance of 110 feet, thence North 88 degrees 04 minutes 02 seconds West a distance of 55.00 feet to the point of beginning. Also known as Lot 34, Catalina Home Estates and 215 Bridge City Drive, Pensacola, Florida, 32506.

SUBJECT TO THE FOLLOWING:

1. Covenants and restrictions, easements of record, and taxes.
2. Mortgage to American General Finance Company by Betty Lecroy Parker and Donald A. Parker, the original principal balance which is approximately \$11,500.00, which the said Ronald D. Coburger agrees to assume and pay.
3. Homeowner's dues.

CANCELLED 6391/264

Parcel Identification Number: 18-28-31-1203-010-001

BK: 6885 PG: 1919 Last Page

TO HAVE AND TO HOLD the same unto the Ronald Dean Coburger, in fee simple, forever.

AND I do hereby covenant with the said Ronald D. Coburger that I am lawfully seized of said land in fee simple and I have a good right and lawful authority to sell and convey said land, and I warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances with the exception of the above-mentioned mortgage, taxes, homeowners' dues, and restrictions.

IN WITNESS WHEREOF the said Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed, sealed and delivered in our Presence:

Kelly Williams
Witness Kelly Williams


Andy Williams
Witness Kelly Williams
Andy Williams

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Betty Lecroy Parker
Betty Lecroy Parker

The foregoing instrument was acknowledged before me this the 18th day of July, 2006 by **Betty Lecroy Parker** who is personally known to me.

Karen Donovan
Notary Public
My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
 **Karen Donovan**
Commission # DD423280
Expires: APR. 27, 2009
Bonded Thru Atlantic Bonding Co., Inc.