

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-14

513
R. 07/19

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	BRYANT JOHN H JR 2939 SUNDACE LN CANTONMENT, FL 32533 2941 SUNDANCE LN A BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 4 (Full legal attached.)	Certificate #	2018 / 7144
		Date certificate issued	06/01/2018
		Deed application number	2000366
		Account number	11-4469-030

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)
# 2018/7144	06/01/2018	1,555.04	77.75	1,632.79
→ Part 2: Total*				1,632.79

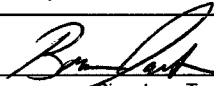
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2019/6742	06/01/2019	1,576.07	6.25	78.80	1,661.12
Part 3: Total*					1,661.12

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)	3,293.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,437.13
4. Property information report fee and Deed Application Recording and Release Fees	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)	5,106.04

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:  _____ Signature, Tax Collector or Designee	Escambia County, Florida Date April 23rd, 2020
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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. 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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: _____ Date of sale 4/15/2021

Signature, Clerk of Court or Designee

INSTRUCTIONS**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 SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47 SEC W 45 82/100 FT TO W RW LI OF SR 97 (100 FT RW) CONT N 89 DEG 46 MIN 47 SEC W 250 FT S 0 DEG 13 MIN 13 SEC W 290 FT N 89 DEG 4 MIN 56 SEC W 319 33/100 FT S 0 DEG 13 MIN 8 SEC W 8 46/100 FT N 89 DEG 46 MIN 47 SEC W 400 FT N 0 DEG 3 MIN 20 SEC E 410 89/100 FT FOR POB CONT N 0 DEG 3 MIN 20 SEC E 174 93/100 FT N 86 DEG 47 MIN 16 SEC W 34 93/100 FT N 0 DEG 8 MIN 4 SEC E 153 6/100 FT N 87 DEG 44 MIN 12 SEC W 284 7/100 FT S 0 DEG 8 MIN 50 SEC W 360 25/100 FT N 89 DEG 55 MIN 20 SEC E 320 FT TO POB OR 1702 P 695 LESS OR 4279 P 11 RD RW LESS OR 6399 P 1739 BRYANT

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000366

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
11-4469-030	2018/7144	06-01-2018	BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47 SEC W 45 82/100 FT TO W R/W LI OF SR 97 (100 FT R/W) CONT N 89 DEG 46 MIN 47 SEC W 250 FT S 0 DEG 13 MIN 13 SEC W 290 FT N 89 DEG 4 MIN 56 SEC W 319 33/100 FT S 0 DEG 13 MIN 8 SEC W 8 46/100 FT N 89 DEG 46 MIN 47 SEC W 400 FT N 0 DEG 3 MIN 20 SEC E 410 89/100 FT FOR POB CONT N 0 DEG 3 MIN 20 SEC E 174 93/100 FT N 86 DEG 47 MIN 16 SEC W 34 93/100 FT N 0 DEG 8 MIN 4 SEC E 153 6/100 FT N 87 DEG 44 MIN 12 SEC W 284 7/100 FT S 0 DEG 8 MIN 50 SEC W 360 25/100 FT N 89 DEG 55 MIN 20 SEC E 320 FT TO POB OR 1702 P 695 LESS OR 4279 P 11 RD R/W LESS OR 6399 P 1739 BRYANT

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

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-17-2020
Application Date



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)
[Printer Friendly Version](#)

General Information

Reference: 361N313101000002
Account: 114469030
Owners: BRYANT JOHN H JR
Mail: 2939 SUNDACE LN
 CANTONMENT, FL 32533
Situs: 2941 SUNDANCE LN A 32533
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
2019	\$48,336	\$44,116	\$92,452	\$92,452
2018	\$48,336	\$43,232	\$91,568	\$91,568
2017	\$48,336	\$39,928	\$88,264	\$88,264

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1986	2214	495	\$100	OT	View Instr
11/1982	1702	695	\$100	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E
 ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47
 SEC W 45 82/100...

Extra Features

METAL GARAGE

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 36-1N-31

Approx. Acreage:
 1.7943

Zoned:
 LDR

Evacuation & Flood Information
[Open Report](#)



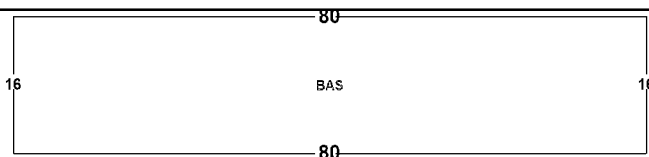
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings


Year Built: 2006, Effective Year: 2006

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-COMP



SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1280 Total SF
BASE AREA - 1280

Images



6/6/16

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:05/04/2020 (tc.65242)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07144**, 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:

(see attached)

SECTION 36, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114469030 (0421-14)

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

JOHN H BRYANT JR

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 April, which is the **5th day of April 2021**.

Dated this 12th day of May 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

LEGAL DESCRIPTION

BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47 SEC W 45 82/100 FT TO W R/W LI OF SR 97 (100 FT R/W) CONT N 89 DEG 46 MIN 47 SEC W 250 FT S 0 DEG 13 MIN 13 SEC W 290 FT N 89 DEG 4 MIN 56 SEC W 319 33/100 FT S 0 DEG 13 MIN 8 SEC W 8 46/100 FT N 89 DEG 46 MIN 47 SEC W 400 FT N 0 DEG 3 MIN 20 SEC E 410 89/100 FT FOR POB CONT N 0 DEG 3 MIN 20 SEC E 174 93/100 FT N 86 DEG 47 MIN 16 SEC W 34 93/100 FT N 0 DEG 8 MIN 4 SEC E 153 6/100 FT N 87 DEG 44 MIN 12 SEC W 284 7/100 FT S 0 DEG 8 MIN 50 SEC W 360 25/100 FT N 89 DEG 55 MIN 20 SEC E 320 FT TO POB OR 1702 P 695 LESS OR 4279 P 11 RD R/W LESS OR 6399 P 1739 BRYANT

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: 114469030 Certificate Number: 007144 of 2018**

Payor: JOHN H BRYANT JR 2939 SUNDANCE LN CANTONMENT, FL 32533 Date 06/03/2020

Clerk's Check #	32911	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$6,051.38
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,699.44

\$5443.48

**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
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**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 007144

Redeemed Date 06/03/2020

Name JOHN H BRYANT JR 2939 SUNDANCE LN CANTONMENT, FL 32533

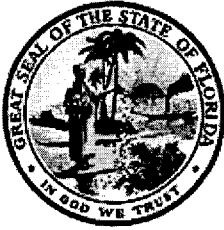
Clerk's Total = TAXDEED	\$51.06	\$5426.48
Due Tax Collector = TAXDEED	\$6,081.38	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114469030 Certificate Number: 007144 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/05/2021"/>	Redemption Date <input type="text" value="06/03/2020"/>
Months	12	2
Tax Collector	<input type="text" value="\$5,106.04"/>	<input type="text" value="\$5,106.04"/>
Tax Collector Interest	\$919.09	\$153.18
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,031.38	<input type="text" value="\$5,265.47"/> 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	\$84.06	\$14.01
Total Clerk	\$551.06	<input type="text" value="\$481.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,699.44	\$5,763.48
	Repayment Overpayment Refund Amount	\$935.96
Book/Page	<input type="text" value="8294"/>	<input type="text" value="770"/>

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 8294, Page 770, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07144, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 114469030 (0421-14)

(see attached)

SECTION 36, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN H BRYANT JR

Dated this 3rd day of June 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47 SEC W 45 82/100 FT TO W R/W LI OF SR 97 (100 FT R/W) CONT N 89 DEG 46 MIN 47 SEC W 250 FT S 0 DEG 13 MIN 13 SEC W 290 FT N 89 DEG 4 MIN 56 SEC W 319 33/100 FT S 0 DEG 13 MIN 8 SEC W 8 46/100 FT N 89 DEG 46 MIN 47 SEC W 400 FT N 0 DEG 3 MIN 20 SEC E 410 89/100 FT FOR POB CONT N 0 DEG 3 MIN 20 SEC E 174 93/100 FT N 86 DEG 47 MIN 16 SEC W 34 93/100 FT N 0 DEG 8 MIN 4 SEC E 153 6/100 FT N 87 DEG 44 MIN 12 SEC W 284 7/100 FT S 0 DEG 8 MIN 50 SEC W 360 25/100 FT N 89 DEG 55 MIN 20 SEC E 320 FT TO POB OR 1702 P 695 LESS OR 4279 P 11 RD R/W LESS OR 6399 P 1739 BRYANT



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

Part 1: Tax Deed Application Information

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		Date certificate issued	06/01/2018

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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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date July 31st, 2020

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	
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13. Interest (see Clerk of Court Instructions, page 2)	
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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>04/05/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *16.25*

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

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Clerk of Court (complete Part 5)

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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 #: 11-4469-030 CERTIFICATE #: 2018-7144

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: November 18, 1982 to and including January 21, 2021 Abstractor: Vicki Campbell

BY

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

Michael A. Campbell,
As President
Dated: January 22, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 22, 2021

Tax Account #: 11-4469-030

1. The Grantee(s) of the last deed(s) of record is/are: **John H. Bryant, Jr. with cloud on title by Brenda Hagendorfer as Trustee under the Last Will and Testament of Joseph E. Hagendorfer deceased.**

By Virtue of Personal Representative's Deed recorded 5/1/1986 – OR 2214/495 *

Cloud is by Virtue of Warranty Deed Recorded 4/14/2014 – OR 5384/688 and Probate Case 2016 CP 000715 – See Note on Deed

2. The land covered by this Report is: **See attached Exhibit "A"**

***Abstractor's Note: Legal Description reference of OR 1702 P 695 does not contain this property and instead covers the lot next door also belonging to John H. Bryant, Jr. and is also described in Less Out parcel OR 6399 P 1739. Also, less out in OR 4279 P 11 Legal Description also does not affect tax roll property. The correct Book and Page for deed of this parcel is OR 2214 P 495 – Less Deeds of record. Legal Description appears to be correct but we can not certify without a survey.**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Certificate of Delinquency recorded 4/1/2005 – OR 5608/270**
 - b. **Judgment in favor of Arthur Hicks recorded 11/9/2017 – OR 7807/1666**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 11-4469-030

Assessed Value: \$95,012

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 5, 2021

TAX ACCOUNT #: 11-4469-030

CERTIFICATE #: 2018-7144

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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

JOHN H. BRYANT JR
2939 SUNDANCE LN
CANTONMENT, FL 32533

JOHN H. BRYANT JR
2941 SUNDANCE LN A
CANTONMENT, FL 32533

JOHN H. BRYANT JR
2939 SUNDACE LN
CANTONMENT, FL 32533


JOHN H. BRYANT, JR.
RT. 1, BOX 720-G
CANTONMENT, FL 32533

BRENDA HAGENDORFER TRUSTEE
UNDER LW&T OF JOSEPH E. HAGENDORFER
3150 LAKE SUZANNE DR
CANTONMENT, FL 32533

ARTHUR HICKS
2110 NORTH R STREET
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 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

January 22, 2021

Tax Account #: 11-4469-030

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR SW1/4 OF SEC N 0 DEG 14 MIN 2 SEC E ALG E LI OF SW1/4 1266 44/100 FT N 89 DEG 46 MIN 47 SEC W 45 82/100 FT TO W R/W LI OF SR 97 (100 FT R/W) CONT N 89 DEG 46 MIN 47 SEC W 250 FT S 0 DEG 13 MIN 13 SEC W 290 FT N 89 DEG 4 MIN 56 SEC W 319 33/100 FT S 0 DEG 13 MIN 8 SEC W 8 46/100 FT N 89 DEG 46 MIN 47 SEC W 400 FT N 0 DEG 3 MIN 20 SEC E 410 89/100 FT FOR POB CONT N 0 DEG 3 MIN 20 SEC E 174 93/100 FT N 86 DEG 47 MIN 16 SEC W 34 93/100 FT N 0 DEG 8 MIN 4 SEC E 153 6/100 FT N 87 DEG 44 MIN 12 SEC W 284 7/100 FT S 0 DEG 8 MIN 50 SEC W 360 25/100 FT N 89 DEG 55 MIN 20 SEC E 320 FT TO POB OR 1702 P 695 LESS OR 4279 P 11 RD R/W LESS OR 6399 P 1739 BRYANT

SECTION 36, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4469-030 (0421-14)

***Abstractor's Note: Legal Description reference of OR 1702 P 695 does not contain this property and instead covers the lot next door also belonging to John H. Bryant, Jr. and is also described in Less Out parcel OR 6399 P 1739. Also, less out in OR 4279 P 11 Legal Description also does not affect tax roll property. The correct Book and Page for deed of this parcel is OR 2214 P 495 Less Deeds of Record - Legal Description appears to be correct but we can't certify without a survey.**

DOES NOT DESCRIBE PROPERTY
BEING SOLD FOR TAXES - DESCRIBES
LESS OUT PARCEL

5
REC. FEE
ST. STP
FED. STP
TOTAL

State of Florida
ESCAMBIA County

WARRANTY DEED

THIS INSTRUMENT WAS
PREPARED BY: WANDA BRYANT
Box 1, Box 717
CANTONMENT, FL 32511
GRANTEES ADDRESS

1702 695

Know All Men by These Presents: That I, WANDA BRYANT, a widow

for and in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATIONS (\$100.00) DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JOHN R. BRYANT, JR.,
a married man

her heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the said County of ESCAMBIA
State of FLORIDA to wit:

That portion of the Southwest 1/4 of Section 36, Township 1 North,
Range 31 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument at the Southwest corner of said
Section; thence South 88° 17' 00" East, along the South line of said
Section, a distance of 1,646.50 feet; thence North 1° 50' 30" East,
1,557.18 feet; thence North 85° 04' 50" West, 35.41 feet to an iron rod
for the Point of Beginning; thence continuing North 85° 04' 50" West,
285.00 feet to an iron rod; thence North 1° 50' 30" East, 153.07 feet
to an iron rod; thence South 85° 04' 50" East, 285.00 feet to an iron
rod, hereinafter referred to as Point "A"; thence South 1° 50' 30"
West, 153.07 feet to the Point of beginning, containing 1.0000 acres,
more or less, and a 20 foot wide egress and egress easement, the
North line of which is described as follows:

Beginning at aforesaid Point "A"; thence South 85° 04' 50" East, 1,008
feet, more or less, to State Road #S 97 for the end of said North
line.

To have and to hold, unto the said grantee, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And I, the said grantee, covenant that I, my heirs, executors and administrators, the said
grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

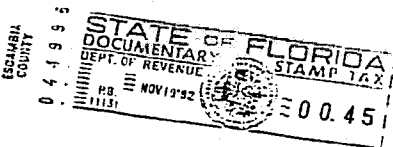
IN WITNESS WHEREOF, I, the said grantee, have hereunto set my hand and seal this 17th
day of NOVEMBER A.D. 1982

Signed, sealed and delivered in the presence of

Wanda Bryant
Wanda Bryant

Wanda Bryant (SEAL)
Wanda Bryant (SEAL)
(SEAL)
(SEAL)

State of Florida
ESCAMBIA County



Before the subscriber personally appeared WANDA BRYANT, a widow
and

CLERK FILE NO.

known to me to be the individual described by said name in and
who executed the foregoing instrument and acknowledged that she executed
the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of NOVEMBER, 1982

Notary Public
My Commission expires April 1, 1984

NOV 18 12 02 PM '82
PUBLIC RECORDS
ESCAMBIA CO. FLA.

176354

OR BK 4279 P60011
Escambia County, Florida
INSTRUMENT 96-500474

1050
This Instrument Prepared By:
Fletcher Fleming of
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 South Palafox Street
Post Office Box 1831 (32598)
Pensacola, Florida 32501
(904) 434-2411
SFD&M File No. F 96-24134

DEED DOC STAMPS PD @ ESC CO \$ 0.70
07/08/98 EMMIE LEE WARD, CLERK

nothing to do with out land

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUITCLAIM DEED

THIS INDENTURE made this 5th day of June, 1998, between JOHN H. BRYANT, JR., as party of the first part, and ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, as party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration paid, receipt of which is hereby acknowledged, does hereby dedicate, remise, release, quit claim and convey unto the party of the second part, its successors and assigns, all right, title interest, claims and demand which the party of the first part has in and to the following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

That part of the following parcel:

The South 27 feet of Section 36, T1N, R31W, lying West of the right of way of State Road S-97 (100' R/W) and the East 25 feet of the South 505.14 feet of the SW 1/4 of said Section 36, T1N, R31W,

The above described property does not constitute a part of the homestead of the Grantor, Grantor being a resident of the State of Florida, at 3251 S Highway 97, Cantonment, Florida 32533.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in any wise appertaining or incident, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part in law or in equity, to the only proper use, benefit, and behoof of the party of the second part, its successors and assigns, forever, for the right of way of a public road known as Devine Farms Road. Grantor waives any right to compensation for the real property conveyed hereby unless otherwise provided herein.

Title to the above-described property is conveyed to the party of the second part subject to a perpetual, non-exclusive easement which the party of the first part hereby grants and conveys to Champion International Corporation for the installation and maintenance of one or more water lines, which lines shall be installed and maintained by Champion International Corporation pursuant to the customary rules of the party of the second part.

IN WITNESS WHEREOF, said party of the first part has hereunto set its hand and seal the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
W. F. H. MORGAN, JR.
[Signature]
Nancy O'Brien
Nancy O'Brien
STATE OF FLORIDA

[Signature] (SEAL)
JOHN H. BRYANT, JR.

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of June, 1998, by John H. Bryant, Jr., (X) who is personally known to me or () who produced _____ as identification, for and on behalf of said corporation.

WITNESS my hand and seal this 5th day of June, 1998.

[Signature]
NOTARY PUBLIC
My commission expires: _____



OR BK 4279 PG0012
Escambia County, Florida
INSTRUMENT 98-500474

ACCEPTANCE

TITLE to the above property accepted for public use by Escambia County, Florida, this 6th day of July, 1998, as authorized by the Board of County Commissioners at its meeting held on August 26, 1997.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By Mike Bass
Chairman

Attest: Ernie Lee Magaha
Clerk of the Circuit Court

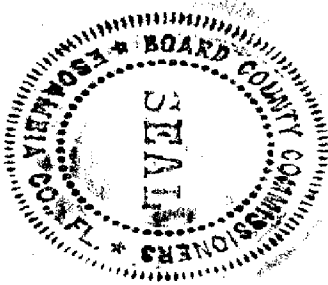
Marilyn Singrey
Deputy Clerk

(SEAL)

After recording return deed to:
David England
Office of the County Engineer
1190 Leonard Street
Pensacola, Florida 32501

RCD Jul 08, 1998 04:04 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-500474



DEPARTMENT OF REVENUE
YANIGOTA YEMOONAH
1190 LEONARD STREET
PENSACOLA, FLORIDA 32501
0000 0000 0000 0000

Recorded in Public Records 11/25/2008 at 11:43 AM OR Book 6399 Page 1739,
Instrument #2008087075, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

LESS OUT PARCEL NEXT DOOR

Prepared by:
James L. Chase
101 East Government Street
Pensacola, Florida 32502

When recorded return to:
James L. Chase
101 East Government Street
Pensacola, Florida 32502

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: JOHN H. BRYANT, JR.
7925 W. Eagle Creek Drive
Daphne, Alabama 36526

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEES

Grantees' name and address is:

SUSAN D. BRYANT	JOHN H. BRYANT, JR.
3251 South Highway 97	7925 W. Eagle Creek Drive
Cantonment, Florida 32533-4607	Daphne, Alabama 36526

The word "you" as hereafter used means the Grantees.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantees," shall be non-gender specific ((I) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described in the attached "Exhibit A".

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to SUSAN D. BRYANT and JOHN H. BRYANT, JR. as tenants in common with rights of survivorship the Real Property to have and to hold in fee simple subject to the terms of the Stipulated Final Judgment of Dissolution of Marriage recorded in O.R. Book 4834 at Page 1948 of the public records of Escambia County, Florida.

BK: 6399 PG: 1740

7. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on 11/18, 2008.

John H. Bryant Jr. 11-18-08
JOHN H. BRYANT JR. (Date)

Signed in the presence of:

Signed in the presence of:

J. D. Anderson Jr.
Witness (Date)

Daphne S. Dennison
Witness (Date)

Printed name: J. D. Anderson Jr.

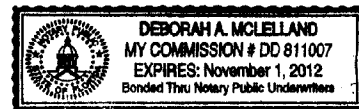
Printed name: Daphne S. Dennison

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of November, 2008, by JOHN H. BRYANT, JR., who is personally known to me or has produced _____ as identification.

Deborah A. Mclelland
Notary Public - State of Florida

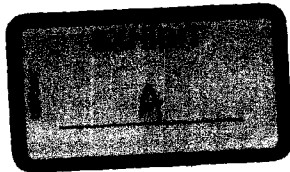


BK: 6399 PG: 1741 Last Page

That portion of the Southwest 1/4 of Section 36, Township 1 North, Range 31 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument at the Southwest corner of said Section; thence South 88°17'00" East, along the South line of said Section, a distance of 1,646.50 feet; thence North 1°50'30" East, 1,557.18 feet; thence North 85°04'50" West, 35.41 feet to an iron rod for the Point of Beginning; thence continue North 85°04'50" West, 285.1 feet to an iron rod; thence North 1°50'30" East, 153.07 feet to an iron rod; thence South 85°04'50" East, 285.00 feet to an iron rod, hereinafter referred to as Point "A"; thence South 1°50'30" West, 153. feet to the Point of Beginning. And a 20 foot wide ingress and egress Easement, the North line of which is described as follows:

Beginning at aforesaid Point "A"; thence South 85°04'50" East, 1008 feet, more or less, to State Road #S 97 for the end of said North line



OR BK 5384 P60688
Escambia County, Florida
INSTRUMENT 2004-227123
DEED DOC STAMPS PD & REC CD \$1677.90
06/16/04 EMMIE LEE WAGNER, CLERK

Prepared by:
Robert O. Beasley
✓ Litvak Beasley & Wilson, LLP
220 West Garden Street, Suite 606
Pensacola, Florida 32501

Parcel ID Number: 361N313101000002

Note the description on this deed includes our legal description. The deed was corrected in OR 5558/1600 and the new legal does not include our land but we do not find that Joseph Hagendorfer ever deeded back this parcel or the adjacent homestead to John H. Bryant, Jr. so we have included Brenda Hagendorfer as Trustee under the Last Will and Testament of Joseph E. Hagendorfer, deceased for notification. 3150 Lake Suzanne Dr., 32533

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **John H. Bryant, Jr., an unmarried man**, (hereinafter Grantor) whose mailing address is 3251 Highway 97 S, Cantonment, Florida 32533, in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto **Joseph E. Hagendorfer**, (hereinafter Grantee) whose mailing address is 4405 Randolph Street, Milton, Florida 32571, forever, the following described real property, situate, lying and being in the County of Escambia County, State of Florida, to-wit:

15.48 acres plus or minus (being a portion of 3251 Hwy 97 South), Escambia County, Florida

See attached Exhibit A for legal description.

Subject to taxes for the current year and to valid easements, restrictions, and reservations of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that Grantor shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

04-0058 ROB

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of April, 2004.

WITNESSES:

GRANTOR:

Printed Name: Robert Beasley

Printed Name: Don Hendrix

John H. Bryant, Jr.
John H. Bryant, Jr.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of April, 2004, by **John H. Bryant, Jr., an unmarried man**, who personally appeared before me and who are personally known to me or have produced Driver's License as identification.

ROBERT O. BEASLEY
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #DD134953
EXPIRES 07/16/2006
BONDED THRU 1-888-NOTARY1

Notary Signature
NOTARY PUBLIC

Printed name: _____

Commission No. _____

My Commission Expires: _____

OR BK 5384 P60690
Escambia County, Florida
INSTRUMENT 2004-227123

EXHIBIT "A"

Commence at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 36, Township 1 North, Range 31 West, Escambia County, Florida; thence run North 00°14'02" East along the East line of the Southwest quarter of the Southwest quarter of said Section for 2,640.81 feet to the Northeast corner of the Southwest quarter of said Section; thence run South 89°21'44" West along the North line of said quarter for 917.79 feet for the Point of Beginning; thence continue along the last course run South 89°21'44" West for 420.00 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section; thence run South 00°49'57" West for 880.70 feet; thence run South 00°08'50" West for 360.25 feet; thence run North 89°55'20" East for 320.00 feet; thence run South 00°03'20" West for 410.89 feet; thence run South 89°46'47" East for 400.00 feet; thence run North 00°13'08" East for 718.43 feet; thence run North 86°55'20" West for 302.55 feet; thence run North 00°49'57" East for 927.95 feet to the Point of Beginning.

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION; Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Highway 97 South

Legal Address of Property: a portion of 3251 Highway 97 South, Cantonment, Florida

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

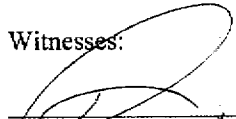
This form completed by: Robert O. Beasley
Litvak Beasley & Wilson, LLP
P. O. Box 13503
Pensacola, FL 32591

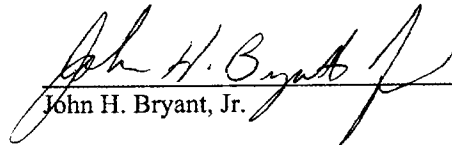
RCD Apr 14, 2004 01:15 pm
Escambia County, Florida

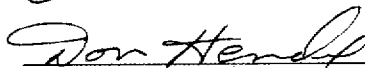
ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-227123

AS TO SELLER:

Witnesses:

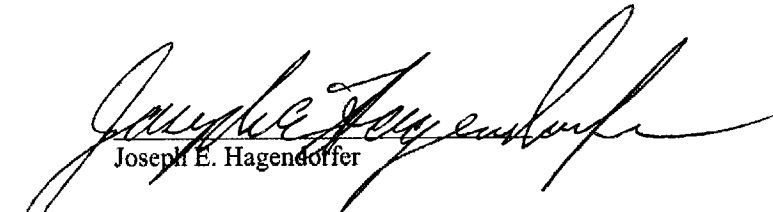

Print Name: John H. Bryant, Jr.

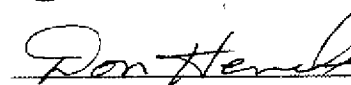

John H. Bryant, Jr.


Print Name: DON HENDRIX

AS TO BUYER(S):


Print Name: Robert Beasley


Joseph E. Hagendoffer


Print Name: DON HENDRIX

27.00
70

OR BK 5558 PG1600
Escambia County, Florida
INSTRUMENT 2005-323021

DEED DOC STAMPS PB & ESC CO \$ 0.70
01/13/05 ENNIE LEE HAGANA, CLERK

Prepared by:
Robert O. Beasley
Litvak Beasley & Wilson, LLP
220 West Garden Street, Suite 606
Pensacola, Florida 32501
04-0058ROB

Parcel ID Number: 361N313101000002

CORRECTIVE WARRANTY DEED

This deed is being recorded to replace that certain deed recorded at Official Records Book 5384, Page 0688 Escambia County, Florida in order to correct the legal description contained therein.

KNOW ALL MEN BY THESE PRESENTS, that **John H. Bryant, Jr., an unmarried man**, (hereinafter Grantor) whose mailing address is 3251 Highway 97 S, Cantonment, Florida 32533, in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto **Hagendorfer Construction, Inc.** (hereinafter Grantee) whose mailing address is 3150 Lake Suzanne Drive Cantonment, FL 32533, forever, the following described real property, situate, lying and being in the County of Escambia County, State of Florida, to-wit:

See attached Exhibit A for legal description.

Subject to taxes for the current year and to valid easements, restrictions, and reservations of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that Grantor shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of December, 2004.

WITNESSES:

GRANTOR:

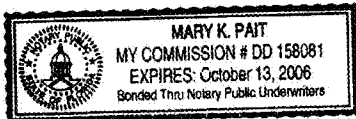
Mary K. Paik
Printed Name: Mary K. Paik
Robert Bryant
Printed Name: Robert Bryant

John H. Bryant, Jr.
John H. Bryant, Jr.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of December, 2004, by **John H. Bryant, Jr., an unmarried man**, who personally appeared before me and who are personally known to me or have produced _____ as identification.



Mary K. Paik
NOTARY PUBLIC
Printed name: _____
Commission No. _____
My Commission Expires: _____

OR BK 5558 PG1602
Escambia County, Florida
INSTRUMENT 2005-323021
RCD Jan 13, 2005 03:19 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2005-323021

Exhibit "A"

Legal Description:

Commencing at the Southeast corner of Southwest $\frac{1}{4}$ of Section 36, Township 1 North, Range 31 West, Escambia County, Florida; Thence North $0^{\circ}14'02''$ East along the East line of said S.W. $\frac{1}{4}$ for a distance of 1266.44 feet; thence North $89^{\circ}46'47''$ West for a distance of 45.82 feet to the West R/W line of State Road 97 (100' R/W); Thence continue North $89^{\circ}46'47''$ West for a distance of 250.00 feet; Thence South $00^{\circ}13'13''$ West for a distance of 290.00 feet; Thence North $89^{\circ}04'56''$ West for a distance of 319.33 feet; Thence South $00^{\circ}13'08''$ West for a distance of 8.46 feet to the Point of Beginning; Thence North $89^{\circ}46'47''$ West for a distance of 400.00 feet; Thence North $00^{\circ}03'20''$ East for a distance of 605.16 feet; Thence North $86^{\circ}47'16''$ West for a distance of 34.93 feet; Thence North $00^{\circ}08'04''$ East for a distance of 153.07 feet; Thence North $87^{\circ}44'12''$ West for a distance of 288.87 feet to the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; Thence North $00^{\circ}29'59''$ East along said West line for a distance of 880.70 feet to the North line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; Thence North $89^{\circ}20'13''$ East along said North line for a distance of 428.97 feet; Thence South $00^{\circ}49'57''$ West for a distance of 924.19 feet; Thence South $86^{\circ}55'20''$ East for a distance of 302.55 feet; Thence go South $00^{\circ}13'08''$ West for a distance of 718.43 feet to the Point of Beginning.

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

CASE NO.: 04-0101286-DR

In Re:
RICH, ADDIE L.
8376 ASHLAND AVENUE
PENSACOLA, FL 32534
Petitioner.

vs.

BRYANT, JOHN
5555 LEWIS AVENUE
#175
TOLEDO, OH 43612

Respondent.

JUDGMENT/CERTIFICATE OF DELINQUENCY

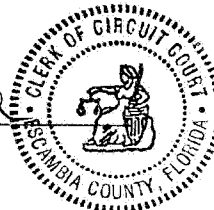
The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that BRYANT, JOHN has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$1,182.06 balance at terms, not including any costs or fees.

I further certify that BRYANT, JOHN was issued a Notice of Delinquency on 02/23/2005, and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 28th day of March, 2005.

ERNIE LEE MAGAHA
CLERK OF THE COURT

By: 
Deputy Clerk



2005 MAR 28 PM 12:30

Recorded in Public Records 11/9/2017 3:17 PM OR Book 7807 Page 1666,
Instrument #2017088580, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 63812624 E-Filed 11/06/2017 02:39:03 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ARTHUR HICKS

Plaintiff,

vs.

CASE NO.: 2015 CA 001312
DIVISION: A

BRENDA HAGENDORFER in her individual
capacity, and BRENDA HAGENDORFER in
her capacity as personal representative of
the estate of JOSEPH HAGENDORFER,

Defendants.

_____ /

FINAL JUDGMENT

A Jury Trial was held before the Honorable Judge Edward P. Nickinson, III which took place from June 19, 2017 through June 22, 2017. Pursuant to the verdict rendered in this action and Plaintiff's Amended Motion for Entry of Final Judgment:

IT IS ADJUDGED that Plaintiff ARTHUR HICKS, whose address is 2110 North R Street, Pensacola, Florida 32505, recover from Defendants BRENDA HAGENDORFER in her individual capacity, and BRENDA HAGENDORFER in her capacity as personal representative of the estate of JOSEPH HAGENDORFER, whose address is 3150 Lake Suzanne Drive, Cantonment, Florida 32533, and whose Social Security Number is unknown, the sum of \$156,559.28 plus taxable costs in the amount of \$10,812.14, making a total of **\$167,371.42**, which shall bear interest at the applicable statutory interest rate in accordance with Florida Statute §55.03, for which let execution issue.

IT IS FURTHER ADJUDGED that Plaintiff ARTHUR HICKS is entitled, as the prevailing party under Florida Statute §768.79, to recover from Defendants BRENDA

BK: 7807 PG: 1667 Last Page

HAGENDORFER in her individual capacity, and BRENDA HAGENDORFER in her capacity as personal representative of the estate of JOSEPH HAGENDORFER, his reasonable attorneys' fees and such additional costs expended from February 4, 2016, the date on which Plaintiff served his proposal for settlement. The Court reserves jurisdiction to determine the amount of attorney's fees and costs to be awarded.

DONE AND ORDERED in Chambers in Escambia County, Florida, on this _____ day of _____, 2017.



eSigned by CIRCUIT COURT JUDGE E P NICKINSON III in 2015 CA 001312
on 11/06/2017 12:46:56 XrxfMA7s

HONORABLE EDWARD P. NICKINSON, III
CIRCUIT COURT JUDGE

cc: Counsel of Record