



# 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

0822-58

## 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	Nov 16, 2021
Property description	COLLINS J RUSSELL PA TRUSTEE FOR 310 N NAVY BLVD LAND TRUST DATED 04-07-2020 310 NAVY BLVD PENSACOLA, FL 32507 40 DRUID DR 08-1201-000 LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 4722 P 1356 SEC 50/51 T 2S R 30 CA 207	Certificate #	2019 / 3865
		Date certificate issued	06/01/2019

## 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)
# 2019/3865	06/01/2019	972.63	48.63	1,021.26
→Part 2: Total*				1,021.26

## 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)
# 2021/3269	06/01/2021	363.85	6.25	18.19	388.29
# 2020/4200	06/01/2020	414.94	6.25	20.75	441.94
Part 3: Total*					830.23

## 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)	1,851.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	338.53
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)	2,565.02

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: Bu [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date November 30th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>08/01/2022</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**

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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100693

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
08-1201-000	2019/3865	06-01-2019	LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 4722 P 1356 SEC 50/51 T 2S R 30 CA 207

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

11-16-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search


Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information	
Parcel ID:	502S305060007005
Account:	081201000
Owners:	COLLINS J RUSSELL PA TRUSTEE FOR 310 N NAVY BLVD LAND TRUST DATED 04-07-2020
Mail:	310 NAVY BLVD PENSACOLA, FL 32507
Situs:	40 DRUID DR 32507
Use Code:	SINGLE FAMILY RESID 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$16,416	\$0	\$16,416	\$16,416
2020	\$16,416	\$0	\$16,416	\$10,610
2019	\$16,416	\$22,697	\$39,113	\$39,113

Disclaimer
Market Value Breakdown Letter
Tax Estimator
File for New Homestead Exemption Online

Sales Data						2021 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
04/07/2020	8280	975	\$44,700	OJ		Legal Description LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 8280 P 975 SEC 50/51 T 25 R 30 CA 207
06/2001	4722	1356	\$84,000	WD		
02/1987	2351	936	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

**Parcel Information**

**Section Map Id:** CA207

**Approx. Acreage:** 0.1711

**Zoned:** MDR


**Evacuation & Flood Information**  
[Open Report](#)

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

**Buildings**

Address: 40 DRUID DR, Year Built: 1950, Effective Year: 1960, PA Building ID#: 87645

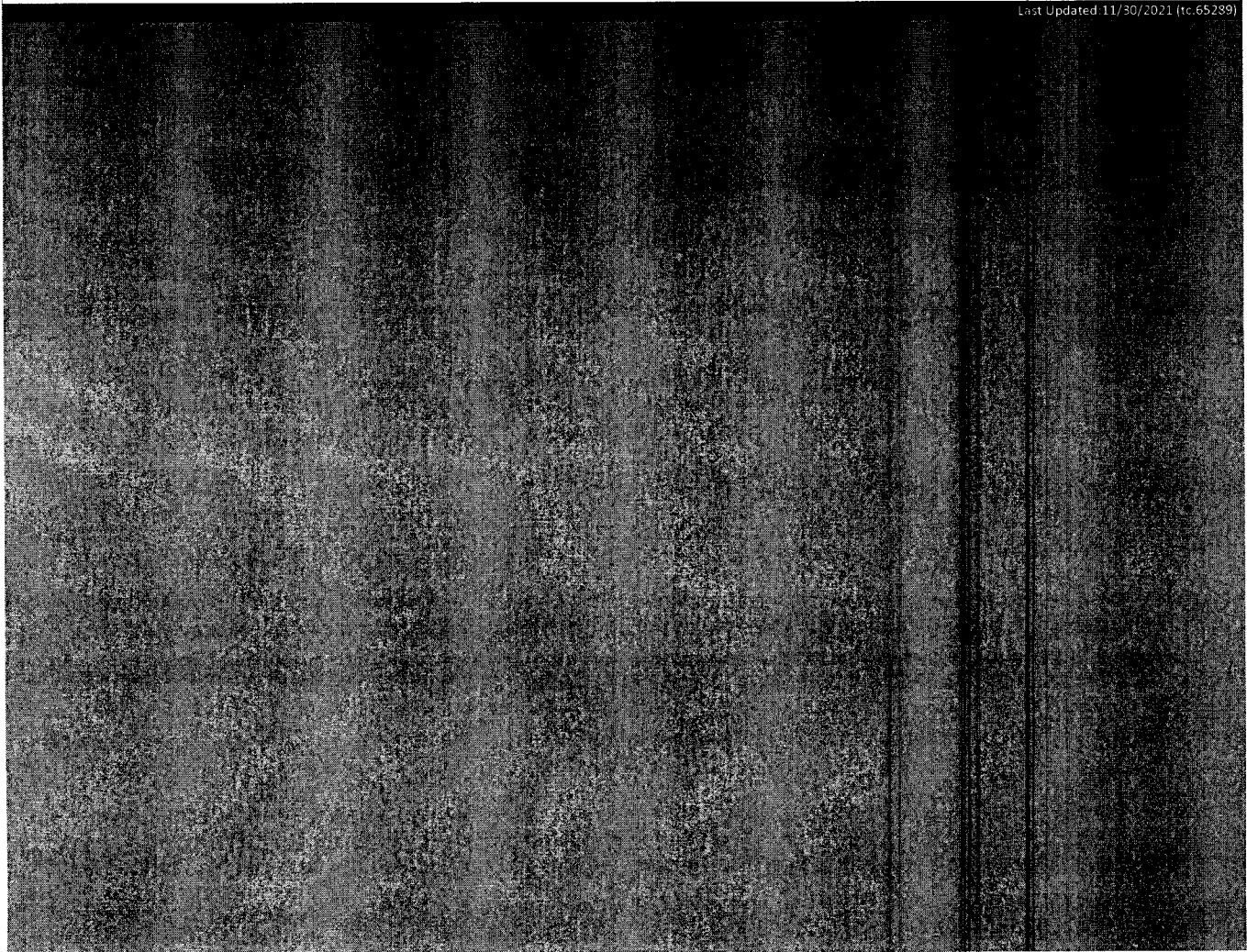
[Launch Interactive Map](#)

<b>Structural Elements</b>		
DECOR/MILLWORK-AVERAGE		
DWELLING UNITS-1		
EXTERIOR WALL-SIDING-BLW.AVG.		
FLOOR COVER-CARPET		
FOUNDATION-SLAB ON GRADE		
HEAT/AIR-WALL/FLOOR FURN		
INTERIOR WALL-DRYWALL-PLASTER		
NO. PLUMBING FIXTURES-3	24	BAS 24
NO. STORIES-1		
ROOF COVER-COMPOSITION SHG		
ROOF FRAMING-GABLE-HI PITCH		
STORY HEIGHT-0		
STRUCTURAL FRAME-WOOD FRAME		
 Areas - 672 Total SF		
BASE AREA - 672		
Images		
28		

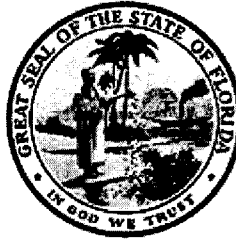


2/5/21

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 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: 081201000 Certificate Number: 003865 of 2019**

**Payor: ALLURE TITLE COMPANY 1307 E CERVANTES STREET PENSACOLA FL 32501      Date  
 12/09/2021**

Clerk's Check #	231987	Clerk's Total	<del>\$517.56</del> <b>\$2,752.59</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,917.55</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,512.11</del>

**\$2,769.59**

**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 # 2019 TD 003865**

**Redeemed Date 12/09/2021**

**Name ALLURE TITLE COMPANY 1307 E CERVANTES STREET PENSACOLA FL 32501**

Clerk's Total = TAXDEED	\$517.56	<del>\$2,917.55</del> <b>\$2752.59</b>
Due Tax Collector = TAXDEED	\$2,917.55	
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: 081201000 Certificate Number: 003865 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2022"/>	Redemption Date <input type="text" value="12/09/2021"/> 
Months	9	1
Tax Collector	<input type="text" value="\$2,565.02"/>	<input type="text" value="\$2,565.02"/>
Tax Collector Interest	\$346.28	\$38.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,917.55	<input type="text" value="\$2,609.75"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$61.56	\$6.84
Total Clerk	\$517.56	<input type="text" value="\$462.84"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,512.11	\$3,089.59
	Repayment Overpayment Refund Amount	\$422.52
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03865**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 8280 P 975 SEC 50/51 T 2S R 30 CA 207**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 081201000 (0822-58)**

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

**J RUSSELL COLLINS PA TRUSTEE**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of August, which is the **1st day of August 2022**.

Dated this 9th day of December 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

## 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 8678, Page 1715, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03865, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **081201000 (0822-58)**

DESCRIPTION OF PROPERTY:

**LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 8280 P 975 SEC 50/51 T 2S R 30 CA 207**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: J RUSSELL COLLINS PA TRUSTEE

Dated this 9th day of December 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 #: 08-1201-000 CERTIFICATE #: 2019-3865

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: May 03, 2002 to and including May 03, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: May 6, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 6, 2022

Tax Account #: **08-1201-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FRASEDOWN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 12/3/2021 in OR 8675/15**

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. Judgment in favor of Too Friends, LLC recorded 2/7/2019 OR 8043/61**
  - b. Tax Lien in favor of Department of Revenue/Internal Revenue Service recorded 7/3/2018 OR 7927/1980**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 08-1201-000**

**Assessed Value: \$16,416.00**

**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:** AUGUST 1, 2022

**TAX ACCOUNT #:** 08-1201-000

**CERTIFICATE #:** 2019-3865

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

JAMES H. RYMES, III AND  
GOSPEL LIGHTHOUSE, INC.  
FRASEDOWN PROPERTIES LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
OR J RUSSELL COLLINS P.A. TRUSTEE  
OF THE 310 N NAVY BLVD LAND TURST  
DATED APRIL 7, 2020  
40 DRUID DR  
PENSACOLA, FL 32507

FRASEDOWN PROPERTIES LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
11712 CHANTICLEER CT  
PENSACOLA, FL 32507-9166

DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE  
400 W BAY ST STE 35045  
JACKSONVILLE FL 32202-4437

JAMES H RHYMES III  
310 N NAVY BLVD  
PENSACOL, FL 32507-2006

TOO FRIENDS LLC  
777 SUNDIAL COURT UNIT #1  
FT WALTON BEACH, FL 32548

TOO FRIENDS LLC  
PO BOX 922  
SHALIMAR, FL 32579

Certified and delivered to Escambia County Tax Collector, this 6<sup>th</sup> day of May, 2022.

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**

**May 6, 2022**

**Tax Account #:08-1201-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK 5 CORRY S/D PB 1 P 55 OR 8280 P 975 SEC 50/51 T 2S R 30 CA 207**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1201-000(0822-58)**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Allure Title Company

1307 E Cervantes

St Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Numbers

**50-2S-30-5060-009-005, 50-2S-30-5060-008-005, and**

**50-2S-30-5060-007-005**

\_\_\_\_\_  
Space Above This Line For Recording Data \_\_\_\_\_

## General Warranty Deed

THIS WARRANTY DEED, made the **2nd** day of **December** 2021 by **J. Russell Collins a/k/a J. Russell Collins, P.A., as Trustee of the 310 N. Navy Land Trust dated April 7, 2020** whose post office address is **2493 US Highway 1 South, Saint Augustine, Florida 32086-6077** herein called the grantors, to **Frasedown Properties, LLC, a Florida limited liability company** whose post office address is **11712 Chanticleer Court, Pensacola, Florida 32507-9166** hereinafter called the Grantee:

(Wherever used herein the terms "granter" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Escambia County, State of Florida, viz.:

**Lots 7, 8, 9, and 10, Block 5, CORRY, according to plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Escambia County, Florida.**

This is a NON -Homestead Property for the Granters.

Subject to easements and restrictions of record.

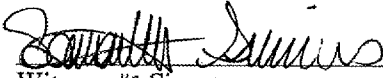
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby 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 of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said granters have signed and sealed these presents the day and year first above written.

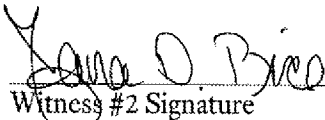
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Samantha Simmons

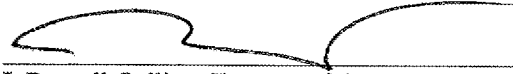
Witness #1 Printed Name



Witness #2 Signature

Jana Rice

Witness #2 Printed Name

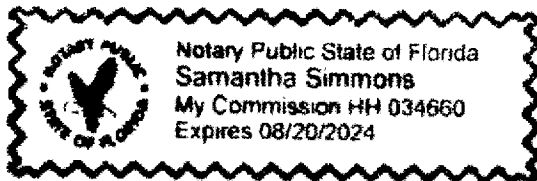


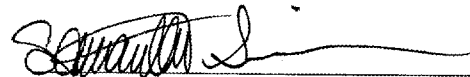
J. Russell Collins, Trustee of the  
310 N. Navy Land Trust dated April 7, 2020

**STATE OF FLORIDA  
COUNTY OF SAINT JOHNS**

THE FOREGOING INSTRUMENT was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 2nd day of December 2021 by J. Russell Collins, Trustee of the 310 N. Navy Land Trust dated April 7, 2020 who is personally known to me.

Seal:





Notary Public

Samantha Simmons

Printed Notary Name



Recorded in Public Records 2/7/2019 8:40 AM OR Book 8043 Page 61,  
Instrument #2019011455, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording S18.50

Filing # 83145350 E-Filed 01/10/2019 12:05:26 PM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT,  
IN AND FOR OKALOOSA COUNTY, FLORIDA**

Case No. 2018 CA 003891 F

TOO FRIENDS LLC,  
Petitioner/Plaintiff,

v.

JAMES H RHYMES, GOSPEL LIGHTHOUSE INC,  
Respondent/Defendant.

**FINAL JUDGMENT FOR DAMAGES**


**THIS CAUSE** having come before me upon Plaintiff's *Complaint for Eviction*, Plaintiff's *Motion for Final Judgment for Damages*, Plaintiff's *Affidavit of Damages*, the *Petition for Attorney's Fees and Costs*, and the *Affidavit of Attorneys' Fees, Costs and Time Expended in Prosecution*, and the Court being otherwise fully advised in the premises,

**IT IS ORDERED AND ADJUGED:**

1. That Final Judgment be and the same is hereby entered in favor of the Plaintiff against the Defendants for past due rent in the amount of \$35,105.00 and attorney's fees and costs in the amount of \$5,171.68 for which let Execution issue.

**Plaintiff is ordered to serve this Order on all parties as required by Administrative Directive OCAD2016-04.**

**DONE AND ORDERED**, in Chambers, Okaloosa County, Fort Walton Beach, Florida.

  
eSigned by CIRCUIT COURT JUDGE WILLIAM STONE in 2018 CA 003891 F  
on 01/10/2019 10:53:35 Cpl.xLYv  
Circuit Judge

CERTIFIED A TRUE  
AND CORRECT COPY

JD PEACOCK II  
CLERK CIRCUIT COURT

BY   
DEPUTY CLERK

DATE 2-1-19




**AFFIDAVIT OF ADDRESS OF JUDGMENT CREDITOR**

STATE OF FLORIDA  
COUNTY OF OKALOOSA

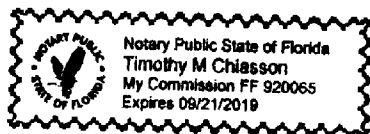
Before me, the undersigned authority, personally appeared Reba Hudspeth, as Registered Agent and Manager of Too Friends, LLC, who after being duly sworn, did depose and say:

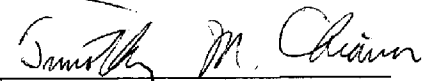
1. I am Reba Hudspeth, Resident Agent and Manager of Too Friends LLC, and I am authorized to make this affidavit.
2. This affidavit is based on my own personal knowledge.
3. I am the Registered Agent for Too Friends, LLC, and the physical address of Too Friends, LLC is 777 Sundial Court, Unit # 1, Fort Walton Beach, Florida 32548. The mailing address of Too Friends, LLC is PO Box 922, Shalimar, Florida 32579.

Further affiant sayeth not.

  
**REBA HUDSPETH**, As Registered Agent and  
Manager of Too Friends, LLC

The foregoing instrument was sworn to and subscribed before me this 29<sup>th</sup> day of January, 2019 by Reba Hudspeth, as Registered Agent and Manager of Too Friends, LLC, who is personally known to me and who did take an oath.



  
**Timothy M. Chiasson**  
Notary Public  
My commission expires: 9/21/2019

Recorded in Public Records 7/3/2018 9:14 AM OR Book 7927 Page 1980,  
Instrument #2018052562, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

<b>Form 668 (Y)(c)</b> (Rev. February 2004)		16999 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 312669918		For Optional Use by Recording Office	
<p><b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b></p>					
Name of Taxpayer JAMES H RHYMES III					
Residence 310 N NAVY BLVD PENSACOLA, FL 32507-2008					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012		09/08/2014	10/08/2024	14109.29
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 14109.29

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 20th day of June, 2018.

Signature <i>Joan Flach</i> for F ELIOTT	Title REVENUE OFFICER (850) 475-7361	23-09-2413
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X