



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

0622-35

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	Apr 27, 2021
Property description	NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526 3300 DUNAWAY LN 09-0752-054 N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3 (Full legal attached.)	Certificate #	2019 / 4314
		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)
# 2019/4314	06/01/2019	516.49	54.45	570.94
# 2018/4487	06/01/2018	520.84	102.54	623.38
→Part 2: Total*				1,194.32

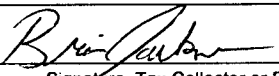
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2020/4645	06/01/2020	648.53	6.25	40.13	694.91
Part 3: Total*					694.91

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)	1,889.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	580.85
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)	2,845.08

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 May 17th, 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>06/06/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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.

N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100495

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
09-0752-054	2019/4314	06-01-2019	N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31

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

04-27-2021
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:	1415314302003001
Account:	090752054
Owners:	NELSON LORNA JOY
Mail:	3300 DUNAWAY LN PENSACOLA, FL 32526
Situs:	3300 DUNAWAY LN 32526
Use Code:	MULTI-FAMILY <=9
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	\$20,591	\$2,409	\$23,000	\$23,000
2019	\$20,591	\$2,199	\$22,790	\$22,790
2018	\$20,591	\$2,095	\$22,686	\$22,686

[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)
06/2004	5472	1586	\$100	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2020 Certified Roll Exemptions
None

Legal Description
N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR...

Extra Features
MOBILE HOME

Parcel Information

Section 14-15-31-2

Map Id: 14-15-31-2

Approx. Acreage: 2.7355

Zoned: MDR

Evacuation & Flood Information

[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Address: 3300 DUNAWAY LN, Year Built: 1978, Effective Year: 1978, PA Building ID#: 128201

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

**MH HEAT/AIR-UNIT HEAT/FLOOR
FURNACE**

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

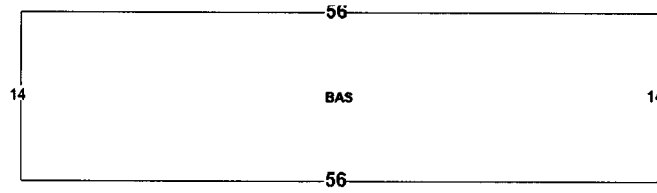
NO. PLUMBING FIXTURES-3

NO. STORIES-1

STORY HEIGHT-0

Areas - 784 Total SF

BASE AREA - 784



Images

None

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:05/21/2021 (tc.19967)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **SAVVY FL LLC** holder of **Tax Certificate No. 04314**, 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:

N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752054 (0622-35)

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

LORNA JOY NELSON

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 June, which is the **6th day of June 2022**.

Dated this 3rd day of August 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: 090752054 Certificate Number: 004314 of 2019**

Payor: ZACHARY GATES 3304 DUNAWAY LN PENSACOLA, FL 32526 Date 03/14/2022

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$565.07	\$3,544.83
Tax Collector's Total	\$3,448.80	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$4,090.87	\$3561.83

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *NCoppage*
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 004314

Redeemed Date 03/14/2022

Name ZACHARY GATES 3304 DUNAWAY LN PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$565.07	\$3,448.80 \$3,544.83
Due Tax Collector = TAXDEED	\$3,448.80	
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: 090752054 Certificate Number: 004314 of 2019

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/27/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="06/06/2022"/>	Redemption Date	<input type="text" value="03/14/2022"/>
Months	14			11	
Tax Collector	<input type="text" value="\$2,845.08"/>			<input type="text" value="\$2,845.08"/>	
Tax Collector Interest	\$597.47			\$469.44	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$3,448.80			\$3,320.77 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	\$98.07			\$77.06	
Total Clerk	\$565.07			\$544.06 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	\$4,090.87			\$3,881.83 -120-200	
		Repayment Overpayment Refund Amount		\$209.04 \$3,561.83	
Book/Page	<input type="text" value="8591"/>			<input type="text" value="1896"/>	

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 8591, Page 1896, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04314, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 090752054 (0622-35)

DESCRIPTION OF PROPERTY:

N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P
899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: LORNA JOY NELSON

Dated this 14th day of March 2022.



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 #: 09-0752-054 CERTIFICATE #: 2019-4314

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: March 17, 2002 to and including March 17, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: March 23, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 23, 2022

Tax Account #: **09-0752-054**

1. The Grantee(s) of the last deed(s) of record is/are: **LORNA JOY NELSON**

By Virtue of Warranty Deed recorded 10/13/1970 in OR 510/635 , Corrective Warranty Deed recorded 5/24/1972 – OR 613/767 and recorded 10/22/1985 – OR 2133/521, Death Certificate recorded 10/05/1994 - OR 3657/588, Warranty Deed recorded 8/9/2004 – OR 5472/1586, Quit Claim Deed recorded 6/28/1989 – OR 2720/899 and Quit Claim Deed recorded 6/4/1991 – OR 3013/651

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. **Code Enforcement Lien in favor of Escambia County recorded 08/24/2009 – OR 6498/1728**
- b. **Code Enforcement Lien in favor of Escambia County recorded 08/24/2009 – OR 6498/1730**
- c. **Code Enforcement Lien in favor of Escambia County recorded 11/16/2020 – OR 8405/455, together with Order recorded 4/30/2021 – OR 8520/1056**
- d. **Lien in favor of the Emerald Coast Utilities Authority recorded 11/14/2018 – OR 7997/1950**
- e. **Lien in favor of the Emerald Coast Utilities Authority recorded 3/4/2020 – OR 8256/1941**
- f. **Judgment in favor of Capital One Bank (USA), N.A. recorded 1/2/2018 – OR 7832/1230**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-0752-054

Assessed Value: \$23,314.00

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: JUNE 6, 2022

TAX ACCOUNT #: 09-0752-054

CERTIFICATE #: 2019-4314

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

LORNA JOY NELSON AKA LORNA NELSON
AKA LORNA STANLEY NELSON
3300 DUNAWAY LN
PENSACOLA, FL 32526

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

ESCAMBIA COUNTY
ENVIRONMENTAL ENFORCEMENT DIVISION
6708 PLANTATION RD
PENSACOLA, FL 32504

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514

CAPITAL ONE BANK (USA), N.A.
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102

Certified and delivered to Escambia County Tax Collector, this 23rd day of March, 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

March 23, 2022

Tax Account #:09-0752-054

LEGAL DESCRIPTION EXHIBIT "A"

**N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899
OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31**

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0752-054(0622-35)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

PREPARED BY
M. J. Menge
OF BUREAU, FLORIDA, DEED & MORTGAGE
305 FIRST BANK BUILDING
PENSACOLA, FLORIDA

S.F.D. & M. File No. M-780

State of Florida,

Escambia County.

WARRANTY DEED

4.00 REG. FEE
30 ST. STAMP
55 SUNDIAL
4.85 TOTAL

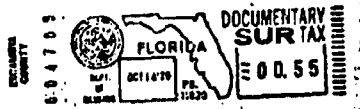
2017 Pearrock Dr., Pensacola, Florida
Grantee's Address

FILE 5111 PM 635

Know All Men by These Presents: That Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 927 feet of the South 960 feet of the East 405 feet, less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.



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

To have and to hold, unto the said grantees their heirs, executors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining.

And WE covenant that WE ARE well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that WE, OUR heirs, executors and administrators, the said grantees their heirs, executors, administrators, successors, 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, WE have hereunto set OUR hand and seal this 10th day of October, 1970.

Signed, sealed and delivered in the presence of:

Henry E. Nelson, Sr.

M. J. Menge

Henry E. Nelson, Sr.

HENRY E. NELSON, SR. (REAL)

Elozy Nelson

ELOZY NELSON (REAL)

State of Florida

County of Escambia

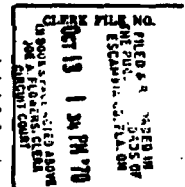
Before the subscriber personally appeared Henry E. Nelson, Sr. and Elozy Nelson

his wife, known to me to be the individuals 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 10th day of October, 1970.



M. J. Menge
Notary Public
My Commission expires Feb. 23, 1973



4.10
30
55
4.85

PREPARED BY:
M. J. Menge
OF SHELL, FLEMING, DAVIS & M...
308 FIRST BANK BUILDING
PENSACOLA, FLORIDA

S.F.D. & M. File No. M-780

WARRANTY DEED

State of Florida,
Escambia County

REC. FEE
ST. STAMP
SURTAX
TOTAL
613 PAGE 767

✓ RJ. 7, B-7 389-A

OFFICE
BOOK

Grantees' Address 32506

Know All Men by These Presents: That Henry E. Nelson, Sr. and Elozy Nelson, husband and wife,

for and in consideration of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife, their heirs, executors,

administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 927 feet of the South 960 feet of the East 420 feet, Less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.

This is a corrective warranty deed executed by the grantors hereof to correct that certain warranty deed dated October 10, 1970, and recorded in Official Record Book 510 at Page 635 of the public records of Escambia County, Florida.

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

To have and to hold, unto the said grantee, their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee, their heirs, executors, administrators, successors, 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, we have hereunto set our hands and seal this 24th day of May, 19 71.

Signed, sealed and delivered in the presence of:

Elsie P. McCall
Frank F. Waler

Henry E. Nelson (SEAL)
HENRY E. NELSON
Elozy Nelson (SEAL)
ELOZY NELSON (SEAL)

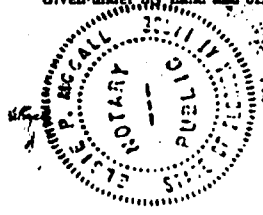
State of Florida
County of Escambia

Before the subscriber personally appeared Henry E. Nelson and Elozy Nelson

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

Given under my hand and official seal this 24th day of May, 19 71.

Elsie P. McCall



Notary Public
My Commission expires MAR. 2, 1974

CLERK FILE NO.

IN BOOK 5, PAGE 1107
FOR A FLOWERS, C. E. ELLIOTT
CIRCUIT COURT

MAY 24 2 17 PM '72

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA. ON

494067

DEPT
COURT

530

MAY 25 1972



00.30

5000/50

GREEN 2133PC 521

S.F.D & M. File No. M-780

1 DEPOSED BY
M. J. Manges
OF BURLINGTON, DART & BINGE
305 FIRST BANK BUILDING
PENSACOLA, FLORIDA

WARRANTY DEED

State of Florida,

Escambia County

Re 7 B4 389-A Pencil 32506
Grantors' Address

REC FEE
ST. STAMP
SUNYAN
TOTAL

Knows All Men by These Presents: That Henry E. Nelson, Sr. and Elroy Nelson, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant to Henry E. Nelson, Jr. and Lorna Joy Nelson, husband and wife, their

administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as

The North 927 feet of the South 960 feet of the East 420 feet, less the North 387 feet of the South 420 feet of the East 315 feet, all of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida.

This is a corrective warranty deed executed by the grantors hereof to correct that certain warranty deed dated October 10, 1970, and recorded in Official Record Book 510 at Page 633 of the public records of Escambia County, Florida.

D S PD. # 50
DATE 10-22-75
JOE A. FLESCA, COUNTY CLERK
BY: M. J. Manges
CERT. REG. # 19-2043328-37-01

Subject to those for current past and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed

To have and to hold, unto the said grantee, their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same, that it is free of any lien or encumbrance not shown above, and that we are our heirs, executors and administrators, the said grantee, their heirs, executors, administrators, successors, 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, we have hereunto set our hands and seal, this 24th day of May, 1975

Signed, sealed and delivered in the presence of

Elaine P. McCaie

Frank F. Wilson

Henry E. Nelson (SEAL)
HENRY E. NELSON

Elroy Nelson (SEAL)
ELROY NELSON

(SEAL)

State of Florida

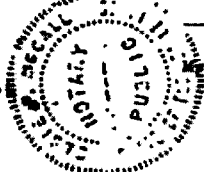
County of Escambia

Before the subscriber personally appeared Henry E. Nelson and Elroy Nelson

his wife, known to me to be the individual as described by said name as in said instrument, 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 24 day of May, 1975

Elaine P. McCaie



CLERK FILE NO.

OCT 22 2 23 PM '75

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. AT

405612

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

CERTIFICATE OF DEATH
FLORIDAOR Bk3657 Pg0588
INSTRUMENT 00161824

LOCAL FILE NO. 507

1. DECEDENT'S NAME
FIRST: Henry, MIDDLE: Eugene, LAST: Nelson, Jr.

3. DATE OF DEATH (Month, Day, Year)
March 6, 1992

4. SOCIAL SECURITY NUMBER
546-36-5016

5a. AGE-Last Birthday (Years)
70

5b. UNDER 1 YEAR
Months: 0, Days: 0

5c. UNDER 1 DAY
Hours: 0, Minutes: 0, Seconds: 0

6. DATE OF BIRTH (Month, Day, Year)
February 25, 1922

7. PLACE OF BIRTH (City and State or Foreign Country)
Pensacola, Florida

8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No)
Yes

9. PLACE OF DEATH (Check only one - see instructions on other side)
10. HOSPITAL: Inpatient, ER Outpatient, I. DOA, OTHER: () Nursing Home, () Residence, () Other (Specify)

11. FACILITY NAME (If not institution, give street and number)
3300 Dunaway Lane

12. CITY, TOWN, OR LOCATION OF DEATH
Pensacola

13. INSIDE CITY LIMITS? (Yes or No)
Yes

14. COUNTY OF DEATH
Escambia

15. DECEDENT'S USUAL OCCUPATION
Personnel Dept.

16. KIND OF BUSINESS/INDUSTRY
U.S. Government

17. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify)
Married

18. SURVIVING SPOUSE (If wife, give maiden name)
Lorna Joy Stanley

19a. RESIDENCE - STATE
Florida

19b. COUNTY
Escambia

19c. CITY, TOWN, OR LOCATION
Pensacola

19d. STREET AND NUMBER
3300 Dunaway Lane

20. INSIDE CITY LIMITS? (Yes or No)
No

21. ZIP CODE
32526

22. WAS DECEDENT OF HISPANIC OR NATIAN ORIGIN? (Specify No or Yes - If yes, specify Mexican, Cuban, Mexican Puerto Rican, etc.)
No

23. RACE - American Indian, Black, White, etc. (Specify)
White

24. DECEDENT'S EDUCATION (Specify only highest grade completed)
Elementary/Secondary () College ()

25. FATHER'S NAME (First, Middle, Last)
Henry Eugene Nelson, Sr.

26. MOTHER'S NAME (First, Middle, Maiden Name)
Lorna Joy Nelson Eloy

27. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)
3300 Dunaway Lane, Pensacola, Florida 32526

28. METHOD OF DISPOSITION
Burial: () Cremation: () Removal from State: () Donation: () Other (Specify): ()

29. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)
Barrancas National Cemetery

30. LOCATION - City or Town, State
Pensacola, Florida

31. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH
R. L. Briley, Jr.

32. LICENSE NUMBER (of Licensee)
2715

33. NAME AND ADDRESS OF FACILITY
Waters & Hibbert Funeral Home
124 W. Gregory St., Pensacola, Florida 32501

34. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place specified on the certificate by the physician or other person so stated.
(Signature and Title) *William R. Bell, MD*

35. DATE SIGNED (Mo., Day, Yr.)
Mar 10, 1992

36. HOUR OF DEATH
10:41 - 12:00 A.M.

37. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)
William R. Bell, MD

38. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, MEDICAL EXAMINER) (Type or Print)
William R. Bell, MD
5151 N. 9th Ave.
Pensacola, FL

39. REGISTRAR - SIGNATURE AND DATE
John Stundt
3-10-92

40. LOCAL REGISTRAR - SIGNATURE
John Stundt, Chief Deputy

41. DATE REGISTERED
MAR 12 1992

RETURN TO
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD. SUITE 31
PENSACOLA, FL. 32503

Instrument 00161824
Filed and recorded in the
public records
OCTOBER 5, 1994
at 04:48 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THE

BY *John Stundt*
CHIEF DEPUTY REGISTRAR

State Registrar

SEP 28 1994

WARNING:
6172521

ANY REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW. DO NOT ACCEPT
UNLESS ON SECURITY PAPER WITH LINES AND SECURITY WATERMARK ON BACK
AND COLORED BACKGROUND AND GOLD EMBOSSED GREAT SEAL OF THE STATE OF
FLORIDA ON FRONT. ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.



CERTIFICATION OF VITAL RECORD

RCD Aug 09, 2004 04:12 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-272709

AFFIDAVIT OF CONTINUOUS MARRIAGE

Lender's First Choice File No. 7099776

STATE OF FLORIDA
County of ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared LORNA NELSON who, after being duly sworn as required by law, deposes and says:

1. That Affiant legally owns that certain real property described as follows:

The following described lot, piece or parcel of land, situate, lying and being in the County of ESCAMBIA State of FLORIDA, to-wit:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET, LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315 FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED 10/22/1985)

APN: 14-18-31-4302-000-001

2. That affiant certifies that she held title to the above described property with her husband, Henry E. Nelson, Jr. and that said Henry E. Nelson, Jr. died on March 12, 1992, as evidenced by the "Certified Copy" of said spouse's Death Certificate presented to Lender's First Choice and attached hereto.
3. That affiant certifies that she and Henry E. Nelson, Jr. were husband and wife at the time of conveyance into them by deed dated 10/10/1970 and recorded 10/13/1970 in Book 510 at Page 635 in the ESCAMBIA County Records.
4. That affiant certifies from the date of conveyance, of above referenced deed, He/She and Henry E. Nelson, Jr. remained continuously married until and including the date of Henry E. Nelson, Jr.'s death.
5. That this affidavit is made for the express purpose of inducing Lender's First Choice to issue a policy of title insurance on the above described property and made under the full apprehension of the law, with the intent that full faith and credit is to be given to the contents thereof by Lender's First Choice its agents or its attorneys.
6. A "Certified Copy" of the Death Certificate is attached hereto for recording. (A copy has also been provided to Lender's First Choice).

Dated this 22 day of June, 2004.


LORNA NELSON

STATE OF FLORIDA
County of ESCAMBIA

MS The foregoing instrument was sworn to and subscribed before me this 22 day of June 2004, by LORNA NELSON who is personally known to me or who has produced drivers license(s) as identification.



Michele Stearns
My Commission DD167385
Expires December 18, 2006


Notary Public

PREPARED BY:
Ray P. Pope
OF CORDOVA LAW CENTER
PENSACOLA, FLORIDA 32503
(904) 477-9090

BOOK 2720 899
CLC File No. P707-1

QUITCLAIM DEED

State of Florida

Escambia County

3300 Runaway Ln Pensacola FL
Grantees' Address 32526

541 Rec. Fee
55 St. Stp.
645 Surtax
Total

Know All Men by These Presents: That
Hollis D. Pate, a/k/a Doug Pate

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby
acknowledged, do remise, release, and quitclaim to Henry E. Nelson and
Lorna Joy Nelson, Husband and Wife their heirs, executors,
administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

The North 311.14 feet of the following described: The North 927
feet of the South 960 feet of the East 420 feet, LESS the North
387 feet of the South 420 feet of the East 315 feet, all of the South-
west 1/4 of the Southeast 1/4 of Section 14, Township 1 South, Range
31 West, Escambia County, Florida

D.S. PD. \$ 1.55
DATE 6-28-89
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #59-2043328-27-01

To have and to hold, unto the said grantee s their heirs and assigns, forever, together with all and
singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of June, 1989.

Signed, sealed and delivered in the presence of

[Signature]
[Signature]

[Signature]
HOLLIS D. PATE, a/k/a
DOUG PATE (SEAL)
(SEAL)
(SEAL)

State of FLORIDA
County of ESCAMBIA }

The foregoing instrument was acknowledged before me this 23rd

day of June, 1989, by
HOLLIS D. PATE

[Signature]
Notary Public
My commission expires 6-27-90

FILED
JUN 28 12 20 PM '89
7 26339
RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
JUN 28 1989
JOE A. FLOWERS, COMPTROLLER

94150
98.40
108.90

ON 3013PC 651

Maya Form 133
PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA FLA
10975

QUIT CLAIM DEED

State of Florida,

Escambia County

KNOW ALL MEN BY THESE PRESENTS, That

Gary Alan Spence and Claudette Marie Spence, Husband and Wife

for and in consideration of one dollar and other good and valuable considerations, DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

✓ Henry E. Nelson and Lorna Joy Nelson, Husband and Wife

✓ 3300 Dunaway Lane
Pensacola, FL 32526

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

The South one acre more or less of the North three acres more or less, less the East 20.00 feet thereof, of the following described property: The North 927.00 feet of the South 960.00 feet of the East 420.00 feet, less the North 387.00 feet of the South 420.00 feet of the East 315.00 feet of the Southwest Quarter of the Southeast Quarter of Section 14, Township 1 South Range 31 West, Escambia County, Florida.

O.S. PD. 98.40
DATE 10-8-91
JOE A. FLOWERS, COMPTROLLER
BY: J. Campbell
CERT. NO. 459-2043320-27-01

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

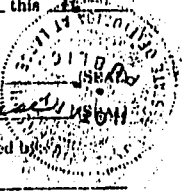
IN WITNESS WHEREOF, have hereunto set hand and seal this 8th day of September A.D. 1991.

Gary Alan Spence
Claudette Marie Spence

Signed, sealed and delivered in the presence of

J. Baker
C. Hall

This instrument was prepared by
Lorna Joy Nelson
3300 Dunaway Lane
Pensacola, Florida, 32526
Address



3013PG 652

State of Florida
County of Essex

This day, before the undersigned Notary Public, personally appeared Gary A. Spence
Claudette Marie Spence
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,
and acknowledged that They executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this
15 day of September, 1990.

Mary E. Henderson
Notary

My commission expires: April 4, 1992

FILED
RECEIVED
JUN 4 12 49 PM '91
NOTARY
ALLEN

879863

OR BK 5472 PG1586
Escambia County, Florida
INSTRUMENT 2004-272708

DEED REC STAMPS PD & ESC CO \$ 0.70
08/09/04 ERNIE LEE HAGANA, CLERK

After Recording Return to:
Landmark First Choice
3803 Parkwood Blvd., Ste. 100
Frisco, TX 75034
After Recording/Policy Dept.

Mail Tax Statements to:
Lorna Joy Nelson
3300 Dunaway Lane
Pensacola, FL 32526

Property Tax ID#: 09-752-050

WARRANTY DEED

This WARRANTY DEED, executed this 21st day of June 2004, 2004, by, LORNA JOY NELSON, a now widowed woman, and surviving spouse of HENRY E. NELSON, JR., deceased, hereinafter called GRANTORS, grant to LORNA JOY NELSON, a widow, whose address is 3300 Dunaway Lane, Pensacola, FL 32526, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTORS" 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.

Witnessed: That GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Escambia County, Florida, viz:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET, LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315 FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED: 10/22/1985)

TAX PARCEL ID#: APN: 09-0752-050 (14-1S-31-4302-000-001)

PROPERTY ADDRESS: 3300 Dunaway Lane, Pensacola, FL 32526

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

OR BK 5472 PG1587
Escambia County, Florida
INSTRUMENT 2004-272708

RCD Aug 09, 2004 04:12 PM
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-272708

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, hereby warrants 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, 2003.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Michelle Stearns
Witness

Michelle Stearns
Printed Name

Emily Goforth
Witness

Emily Goforth
Printed Name

STATE OF FLORIDA)
COUNTY OF Escambia)

The foregoing instrument was hereby acknowledged before me this 21st day of June, 2004, by LORNA JOY NELSON, who is personally known to me or who has produced Florida Drivers License as identification, and who signed this instrument willingly.



Michelle Stearns
My Commission DD167386
Expires December 18, 2006

Michelle Stearns
Notary Public
My commission expires: 12-18-06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:
William E. Culphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE08-05-0364

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Lorna Joy Nelson located at 3300 Dunaway Ln. and more particularly described as:

PR# 141S314302002001

N 100 FT OF S 660 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 SEC OR 613/2133 P 767/521 OR 2720 P 899 OR 3103 P 651 OR 5472 P 1586 SEC 14 T1S R31

A field investigation by the Office of Environmental Enforcement was conducted on May 11, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 300.00
Administrative costs	\$ <u>18.50</u>
Total	\$ 318.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 6th day of August 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Shirley L. Gafford
Print Name SHIRLEY L. GAFFORD

Witness Judy H. Witterstaeter
Print Name JUDY H. WITTERSTAETER

Robert R. McLaughlin
By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me, or (☐) has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

(Notary Seal)

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE08-05-0363

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 - 42-198, Escambia County Code of Ordinances, on property owned by Lorna Joy Nelson located at 3320 Dunaway Ln. also known as 3300 Dunaway Ln and more particularly described as:

PR# 141S314302003001

N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR
2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R 31

A field investigation by the Office of Environmental Enforcement was conducted on May 11, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 700.00
Administrative costs	\$ <u>18.50</u>
Total	\$ 718.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 6th day of August 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Shirley L. Gafford
Print Name SHIRLEY L. GAFFORD

Witness Judy H. Witterstarter
Print Name JUDY H. WITTERSTARTER

Robert R. McLaughlin
By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me, or (☐) has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

(Notary Seal)

Recorded in Public Records 11/16/2020 10:45 AM OR Book 8405 Page 93,
Instrument #2020098240, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE20052170L
LOCATION: 3300 DUNAWAY LN
PR#: 141S314302003001**

VS.

**NELSON, LORNA JOY
3300 DUNAWAY LN
PENSACOLA, FL 32526**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, *Melissa Gator / Damp*
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/1/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Remove all outdoor storage from the property. Store Indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$15.00** per day, commencing **2/2/2021**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of

Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

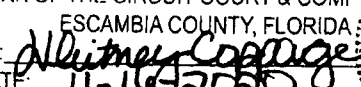
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

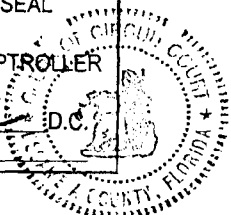
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of November, 2020.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: 
DATE: 11-16-2020



Recorded in Public Records 4/30/2021 12:23 PM OR Book 8520 Page 856,
Instrument #2021047531, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

NELSON, LORNA JOY
3300 DUNAWAY LN
PENSACOLA, FL 32526

Case No: CE20052170L
Location: 3300 DUNAWAY LN
PR #: 141S314302003001

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 11/10/2020.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

Total: \$235.00

DONE AND ORDERED at Escambia County, Florida on 4-27 2021



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement



This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR

Customer: LORNA NELSON

Account Number: 17517-14190

Amount of Lien: \$582.56, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

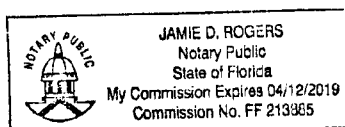
Dated: 11/07/18

EMERALD COAST UTILITIES AUTHORITY

BY: Nicole Lee

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 07TH day of NOVEMBER, 2018, by NICOLE LEE of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

Legal Description More
N 299 70/100 FT OF S 960 FT OF E 420 FT OF SW 1/4 OF SE 1/4 OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR...

Customer: LORNA STANLEY NELSON

Account Number: 17517-14190

Amount of Lien: \$621.33, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

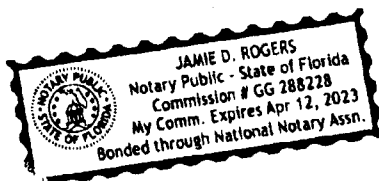
Dated: 2/27/2020

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 27TH day of FEBRUARY, 2020, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 11/28/2017 4:00 PM OR Book 7815 Page 967,
Instrument #2017092772, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 64559005 E-Filed 11/22/2017 05:17:40 PM

IN THE COUNTY COURT FOR THE
1ST JUDICIAL CIRCUIT IN
AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2017 SC 003221

CAPITAL ONE BANK (USA), N.A.,
Plaintiff,

vs.

LORNA NELSON,
Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court
having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL
ONE DRIVE, MCLEAN VA 22102, recover from the Defendant(s), LORNA NELSON, 3300
DUNAWAY LN, PENSACOLA FL 32526-9398, the sum of \$1089.66 on principal
and \$256.48 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the
Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar,
LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of
this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction
of this case is retained to enter further orders that are proper to compel the defendant(s) to
complete Form 7.343 and return it to RAS LaVrar, LLC


ORDERED in ESCAMBIA County, Florida, this 22nd day of Nov., 2017.


ESCAMBIA COUNTY COURT JUDGE PAT KINSEY
on 11/22/2017 15:04:19 vqXM295

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

LORNA NELSON, 3300 DUNAWAY LN, PENSACOLA FL 32526-9398.

Account No: 
File No: 3000659677.001

