

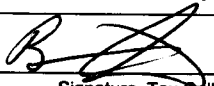


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0522-07

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 27, 2021		
Property description	STEPHENS KENNETH W EST OF 1/3 INT STEPHENS LAVONNE F LIFE EST 2/3 INT 1500 JACKS BRANCH RD CANTONMENT, FL 32533 1500 BLK JACKS BRANCH RD 12-0552-397 BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT (Full legal attached.))	Certificate #	2019 / 6937		
		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)	
# 2019/6937	06/01/2019	258.28	12.91	271.19	
→ Part 2: Total*				271.19	
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)
# 2020/7316	06/01/2020	254.00	6.25	12.70	272.95
Part 3: Total*					272.95
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)				544.14	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				208.62	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				1,127.76	
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 4th, 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>5/2/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 45

Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100502

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
12-0552-397	2019/6937	06-01-2019	BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-27-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

[←](#) Nav. Mode
 ☒ Account
 ☐ Reference
 [➔](#)

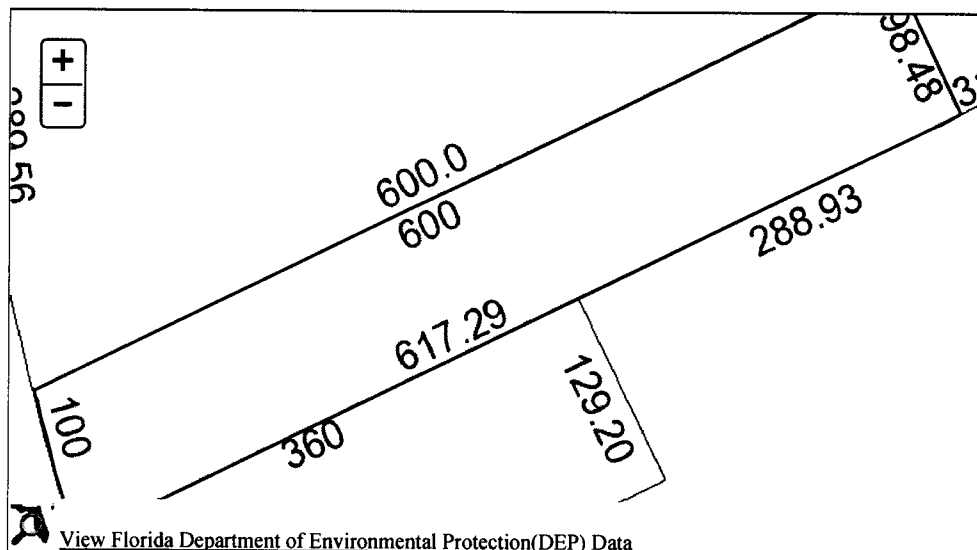
[Printer Friendly Version](#)

General Information		Assessments				
Reference:	312N316000000004	Year	Land	Imprv	Total	Cap Val
Account:	120552397	2020	\$13,766	\$0	\$13,766	\$13,766
Owners:	STEPHENS KENNETH W EST OF 1/3 INT STEPHENS LAVONNE F LIFE EST 2/3 INT LAMBERT CYNTHIA & STEPHENS SUE ANN &...	2019	\$13,766	\$0	\$13,766	\$13,766
Mail:	1500 JACKS BRANCH RD CANTONMENT, FL 32533	2018	\$13,766	\$0	\$13,766	\$13,766
Situs:	1500 BLK JACKS BRANCH RD 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
08/03/2020	8344	1456	\$100	QC		Legal Description BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89...	
08/15/2019	8148	1798	\$100	CJ			
04/04/2018	7878	1879	\$100	OT			
02/17/2015	7303	188	\$100	QC			
01/16/2008	6275	654	\$100	OT			
01/2000	4519	20	\$4,000	WD			
03/1990	2833	951	\$6,100	WD		Extra Features None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Parcel Information	Launch Interactive Map
Section Map Id: 31-2N-31	
Approx. Acreage: 1.4119	
Zoned: Agr	
Evacuation & Flood Information	

Open
Report



Buildings

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:05/07/2021 (tc.7739)



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 11, 2021

MIKON FINANCIAL SERVICES INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI FL 33126

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2019 TD 06766	\$80.00 - Sheriff Fee
2019 TD 06937	\$280.00 - Sheriff Fee

PLEASE REMIT \$360.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06937**, 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:

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552397 (0522-07)

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

**EST OF KENNETH W STEPHENS 1/3 INT and EST OF LAVONNE F STEPHENS 2/3 INT and
CYNTHIA LAMBERT and SUE ANN STEPHENS and ALISHA LAMBERT and STEPHEN-
WILSON LAMBERT and CHASE LAMBERT and MATTHEW ECKERT and JEREMY ECKERT**

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 May, which is the **2nd day of May 2022**.

Dated this 25th day of May 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

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

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: 120552397 Certificate Number: 006937 of 2019**

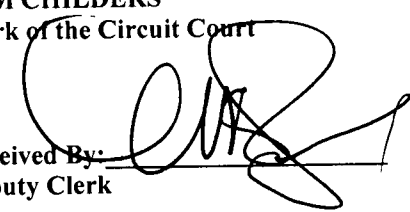
**Payor: CYNTHIA LAMBERT 1634 JACKS BRANCH RD CANTONMENT FL 32533 Date
11/29/2021**

Clerk's Check # 5507504481
Tax Collector Check # 1

Clerk's Total	\$892.67
Tax Collector's Total	\$1,353.92
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,323.59

Redeemed to \$1494.86

**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>

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 8537, Page 915, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06937, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120552397 (0522-07)

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF KENNETH W STEPHENS 1/3 INT and EST OF LAVONNE F STEPHENS 2/3 INT and CYNTHIA LAMBERT and SUE ANN STEPHENS and ALISHA LAMBERT and STEPHEN-WILSON LAMBERT and CHASE LAMBERT and MATTHEW ECKERT and JEREMY ECKERT

Dated this 29th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

Lambert
1634 JACKS Branch Rd
Cantonment, FL 32533

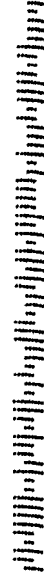


PENSACOLA FL 325

26 NOV 2021 PM 1 L

Escambia Clerk of Court
Attn: TAX Deeds
221 Palatfox Place Suite 110
Pensacola, FL 32502

32502-583335





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 #: 12-0552-397 CERTIFICATE #: 2019-6937

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: February 10, 2002 to and including February 10, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: February 14, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 14, 2022
Tax Account #: **12-0552-397**

1. The Grantee(s) of the last deed(s) of record is/are: **CYNTHIA LAMBERT, SUE ANN STEPHENS, ALISAH LAMBERT, STEPHEN-WILSON LAMBERT, CHASE LAMBERT, MATTHEW ECKERT AND JEREMY ECKERT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Quitclaim Deed recorded 8/5/2020 in OR 8344/1456

ABTRACTOR'S NOTE: WE FIND DEED INTO KENNETH W. STEPHENS AND LAVONNE F. STEPHENS WITH NO MATITAL STATUS IN OR 4519/20 AND DEATH CERTIFICATE ON A KENNETH WILSON STEPHENS, JR. IN OR 6275/654 SHOWING LAVONNE D. FINCH AS SURVIVING SPOUSE. WE DID NOT FIND A CONTINUOUS MARRIAGE AFFIDAVIT OR ONE IN SAME AFFIDAVIT SO WE HAVE INCLUDED KENNETH W. STEPHENS FOR NOTIFICATION.

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 Citibank, N.A. recorded 11/2/2021 – OR 8652/139

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0552-397

Assessed Value: \$13,766.00

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: MAY 2, 2022

TAX ACCOUNT #: 12-0552-397

CERTIFICATE #: 2019-6937

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2020 tax year.

**KENNETH W STEPHENS AND
ESTATE OF KENNETH W. STEPHENS
CYNTHIA LAMBERT AND SUE ANN STEPHENS AND
ALISHA LAMBERT AND
STEPHEN-WILSON LAMBERT AND**

**CYNTHIA LAMBERT
ALISHA LAMBERT
STEPHEN-WILSON LAMBERT
1634 JACKS BRANCH RD
CANTONMENT, FL 32533**

**CHASE LAMBERT AND MATTHEW ECKERT AND
JEREMY ECKERT
1500 JACKS BRANCH RD
CANTONMENT, FL 32533**

**CHASE LAMBERT
5941 PINE FOREST RD
WALNUT HILL, FL 32535**

**MATTHEW ECKERT AND JEREMY ECKERT
389 CROWDALE CT
CANTONMENT, FL 32533**

**CITIBANK NA
5800 SOUTH CORPORATE PL
SIOUX FALLS, SD 57108**

**Certified and delivered to Escambia County Tax Collector, this 14th day of February, 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

February 14, 2022

Tax Account #:12-0552-397

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 6275 P 654 OR 7303 P 188 OR 7878 P 1879

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0552-397(0522-07)

DR BK 4519 PG0020
Escambia County, Florida
INSTRUMENT 00-702555

DEED DOC STAMPS PD # ESC CO \$ 28.00
02/01/00 ERIN TEE BRIGHT CLERK

WARRANTY DEED

THIS INDENTURE, made this 20th of January, 2000 A.D.,

Between

MARGARET C. MICHAELS, A SINGLE WOMAN

whose address is: **7906 SABRA DRIVE** , **PENSACOLA , FL 32514**
of the County of **ESCAMBIA** State of **FLORIDA**, **GRANTOR**, whose Social Security
Number is: **[REDACTED]**

and **KENNETH W. STEPHENS AND LAVONNE F. STEPHENS AND PAMELA G. STEPHENS** whose address is: **P. O. BOX 520, GONZALEZ, FL 32560-0520**
of the County of **ESCAMBIA** State of **FLORIDA**, GRANTEES, whose Social Security Numbers are: [REDACTED]

WITNESSETH that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA, State of Florida whose parcel identification number is 31-2N-31-6000-000-004 to wit:

Commence at the Northwest corner of the Northeast 1/4 of Section 31, Township 2 North, Range 31 West, Escambia County, Florida; thence East along the North line of said Section 31 for 23.44 feet to the intersection of North line and the East right of way line of State Road No. 97 (100' R/W); thence deflect 89°48'39" right, run Southerly along said right of way line for 3217.19 feet to the Point of Curvature of a curve concave to the Northeast having a radius of 1860.08 feet, delta angle of 16°30'45" and a chord distance of 534.22 feet; thence run Southeasterly along the arc of said curve for 536.07 feet for the POINT OF BEGINNING; thence turning to the right 70°15'02" off the chord, run East for 600.00 feet; thence deflect 90°00'00" right, run South for 98.48 feet; thence deflect 90°00'00" right run West for 617.29 feet to the Easterly right of way line of State Road No. 97 and a point of a curve concave to the Northeast having a radius of 1860.08 feet, a delta angle of 03°04'49" and a chord distance of 99.99 feet; thence run Northerly along the arc of said curve for 100.00 feet to the POINT OF BEGINNING.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE APART HEREOF.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECORD IF ANY. THIS REFERENCE TO RESTRICTIONS SHALL NOT OPERATE TO REIMPOSE SAME.

GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT HER
CONSTITUTIONAL HOMESTEAD.

and the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for the year 2000, and all subsequent years.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Gregory L. Orange *Margaret C. Michaels*
(witness) Gregory L. Orange MARGARET C. MICHAELS
Stephen Roach
(witness) Stephen Roach

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared **MARGARET C. MICHAELS** to me known to be the person(s) described in and who executed the foregoing instrument and she acknowledged before me that she executed the same. **FLORIDA DRIVERS LICENSE M442-567-19-863**
WITNESS my hand and official seal in the County and State last aforesaid this 20 day of Jan

SEAL
My Commission Expires **GILLIAN L'ORANGE**
MY COMMISSION # CC 790390
EXPIRES: April 27, 2001
Bonded Thru Notary Public Underwriters

and State last aforesaid this 22 day of Jan
Richard L. Ornel
 NOTARY PUBLIC

OR BK 4519 PG0021
Escambia County, Florida
INSTRUMENT 00-702555

EXHIBIT "B"

RESERVATIONS, RESTRICTIONS AND COVENANTS


The Grantor reserves unto himself, his successors and assigns, forever, the equal 1/16th part of all oil, gas and other petroleum products in and under and that may hereafter be produced from the lands hereinabove described, in the nature of a perpetual fee royalty interest, which shall be delivered free and clear of all charges and expenses of every kind and nature whatsoever. All other oil, gas and mineral rights are conveyed by the preceding deed to the Grantees therein.

This property is conveyed subject to the following restrictive covenants which shall run with the above lands and be binding upon same for 50 years from the date of this deed, unless changed by mutual consent of the Grantor or by at least one of his descendants and the Grantee or his successors in title:

1. Said property shall be used solely for residential purposes and shall not be used for any commercial or business purposes of any character, subject to matters hereinafter contained in subsequently identified paragraphs or sections.
2. No tent, barn, shed or other temporary structure shall be used for residential purposes at any time, but a substantially construction and neat appearing home may be occupied as a dwelling.
3. All sewage, liquid kitchen and washing machine waste shall be disposed of through a septic tank and drain field or sewage system approved by the appropriate County or State Agency.
4. None of said lands shall be used or maintained as a junkyard or for the storage or keeping of any kind of junk, junk vehicles or household appliances. All trash, empty plastic or paper containers, together with garbage and other wastes shall be kept in tight sanitary containers and regularly removed from the premises.
5. All buildings shall be of substantial construction and shall be kept in a good state of repair, appearance, clean and sanitary.
6. No commercial stables, dog kennels or poultry keeping shall be on a commercial basis. All of the same shall be confined to premises. Vegetables and crops may be raised and there may be occasional sales of the same from or on the premises.
7. No noxious or offensive activity shall be carried on upon the aforesaid land, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
8. No swine, goats, donkeys or peafowl shall be kept. No bulldogs, chows or other vicious dogs shall be kept.
9. No manufactured or home made mobile home may be used as a dwelling or otherwise on this property nor within 300 feet of the North ~~west~~ side hereof.
10. The foregoing restrictions shall also apply to lands lying within 300 feet of the North ~~west~~ side hereof. Owners hereof and adjoining owners with said 300 feet have the right to enforce these restrictions against each other.

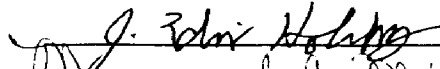
In the event the owners of any of the aforesaid land violate any of the above restrictive covenants, the Grantor, or a descendant of his shall have the right to enforce the same in a court of equity or court of law and/or sue for damages for breach of said restrictive covenants. No violation of any of the restrictive covenants shall ever work a forfeiture or reverter of title.

Re-Affirmed:



Lauren L. Stept

Paula S. Stept



Margaret C. Michael

RCD Feb 01, 2000 12:12 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-702555

INSTRUMENT PREPARED BY:)
Cynthia Lambert)
1634 Jacks Branch Rd)
Cantonment, Florida 32533)
)
RETURN INSTRUMENT TO:)
Cynthia Lambert)
1634 Jacks Branch Rd)
Cantonment, Florida 32533)
)
)
)
)
) Above This Line Reserved for Official Use Only

FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiaries described herein and no other consideration, Lavonne F Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533 (the "Grantor"), hereby remises, releases, and quitclaims unto Lavonne F Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiaries (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Cynthia Lambert, a married woman, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Sue Ann Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533, Alisha Lambert, an unmarried woman, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Stephen-Wilson Lambert, an unmarried man, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Chase Lambert, a married man, with an address of 5941 Pine Forest Rd, Walnut Hill, Florida 32535, Matthew Eckert, an unmarried man, with an address of 389 Crowndale Ct, Cantonment, Florida 32533, and Jeremy Eckert, an unmarried man, with an address of 389 Crowndale Ct, Cantonment, Florida 32533, as joint tenants with right of survivorship (collectively, the "Remainder Beneficiaries"), all of Grantor's right, title, interest, and claim in or to the real property located in Escambia County, Florida, described as follows (the "Property"):

BK: 8344 PG: 1457

Commence at the Northwest corner of the Northeast 1/4 of section 31, Township 2 North,

Range 31 West, Escambia County, FL; thence East along the North line of said Section 31

for 23.44 feet to the intersection of North line and the East right of way line of State Road No.

97 (100' R/W); thence deflect 89 degree 48' 39" right, run Southerly along said right of way line for

3217.19 feet to the Point of Curvature of a curve concave to the Northeast having a radius of

1860.08 feet, delta angle of 16 degree 30' 45" and a chord distance of 534.22 feet; thence run

Southeasterly along the arc of said curve for 536.07 feet for the Point of Beginning;

thence turning to the right 70 degree 15'02" off the chord, run East for 600.00 feet; thence deflect

90 degree 00'00" right, run South for 98.48 feet; thence deflect 90 degree 00'00" right run West for 617.29

feet to the Easterly right of way line of state Road No. 97 and a point of a curve concave to the

Northeast having a radius of 1860.08 feet, a delta angle of 03 degree 04'49" and a chord distance of 99.99 feet;

thence run Northerly along the arc of said curve for 100.00 feet to the Point of the Beginning.

Parcel Identification Number: 312N316000000004

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder, if any, in Remainder Beneficiaries and Remainder Beneficiaries' successors and assigns, forever.

BK: 8344 PG: 1458

The Property is not the homestead of Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Remainder Beneficiaries for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This conveyance is subject to the following:

1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiaries. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

Signed by the Grantor, Lavonne F Stephens, on August 3, 2020.

Signed, sealed and delivered in our presence:

Kirsten Lambert
Print Witness Name: Kirsten Lambert

Ken Lambert
Print Witness Name: Ken Lambert

Lavonne F Stephens
Lavonne F Stephens



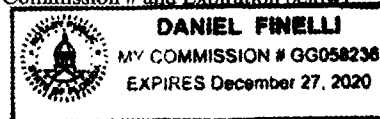
BK: 8344 PG: 1459 Last Page

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 3rd day of August, 2020, by Lavonne F
Stephens.

Notary Public—State of Florida
(Print or Stamp Name, Commission # and Expiration below)

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced: _____



Recorded in Public Records 11/2/2021 10:11 AM OR Book 8652 Page 139,
Instrument #2021119796, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Filing # 135745046 E-Filed 10/01/2021 12:56:20 PM

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

CASE NUMBER: 2020 CC 001526

CITIBANK N.A.,
Plaintiff,

vs.

CINDY S LAMBERT,
Defendant.

FINAL SUMMARY JUDGMENT

THIS CAUSE, having come on to be heard before the Court and the Court having heard the argument of the parties, reviewed the pleadings, and being otherwise duly advised in the premises, IT IS ADJUDGED that Plaintiff, CITIBANK N.A., 5800 South Corporate Place, Sioux Falls SD 57108, recover from the Defendant(s), CINDY S LAMBERT, 1634 JACKS BRANCH RD, CANTONMENT FL 32533-4302, ***-**-■■■■ the sum of \$10,421.52 on principal and \$367.35 for costs for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, RAS LaVrar, LLC, within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida.

Barry E. Dickson
eSigned by COUNTY COURT JUDGE BARRY EARL DICKSON JR. in 2020 CC 001526
on 10/01/2021 11:55:05 PM 2X50Ny

JUDGE

Copies furnished to:

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

CINDY S LAMBERT, 1634 JACKS BRANCH RD, CANTONMENT FL 32533-4302.

Account No: XXXXXXXXXXXX■■■■
File No.: 3000901747.001

