



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

0323-48

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	LITWICKI MICHAEL R EST OF LITWICKI JERALDINE D 11 E HOOD DR PENSACOLA, FL 32534 11 E HOOD DR 02-0329-000 THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THEN (Full legal attached.)	Certificate #	2020 / 542
		Date certificate issued	06/01/2020

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)
# 2020/542	06/01/2020	571.49	28.57	600.06
# 2021/413	06/01/2021	575.86	28.79	604.65
→ Part 2: Total*				1,204.71

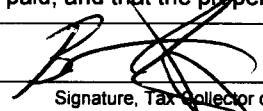
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/476	06/01/2022	585.32	6.25	29.27	620.84
Part 3: Total*					620.84

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)	1,825.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,200.55

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida
Date July 27th, 2022

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.	28,057.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + R.S.O

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.

THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THENCE RUN EAST 281 FEET FOR POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF LOT 14 137.45 FEET THENCE NORTH 287.5 FEET THENCE WEST 137.45 FEET THENCE SOUTH 287.5 FEET TO THE POINT OF BEGINNING ACCORDING TO PLAT FILED BY NATIONAL LAND SALES COMPANY IN DEED BOOK 77 AT PAGE 611 OR 7530 P 575 SECTION 11 TOWNSHIP 1 SOUTH RANGE 30 WEST, OF THE

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200512

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
02-0329-000	2020/542	06-01-2020	THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THENCE RUN EAST 281 FEET FOR POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF LOT 14 137.45 FEET THENCE NORTH 287.5 FEET THENCE WEST 137.45 FEET THENCE SOUTH 287.5 FEET TO THE POINT OF BEGINNING ACCORDING TO PLAT FILED BY NATIONAL LAND SALES COMPANY IN DEED BOOK 77 AT PAGE 611 OR 7530 P 575 SECTION 11 TOWNSHIP I SOUTH RANGE 30 WEST, OF THE

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information		Assessments					
Parcel ID:	1115301101007140		Year	Land	Imprv	Total	Cap Val
Account:	020329000		2021	\$22,230	\$49,338	\$71,568	\$56,114
Owners:	LITWICKI MICHAEL R EST OF LITWICKI JERALDINE D		2020	\$22,230	\$43,216	\$65,446	\$55,340
Mail:	11 E HOOD DR PENSACOLA, FL 32534		2019	\$22,230	\$40,335	\$62,565	\$54,096
Situs:	11 E HOOD DR 32534		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		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							

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
05/23/2016	7530	575	\$59,900	WD		Legal Description	
12/2000	4639	1257	\$100	QC		THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED	
11/1982	1701	190	\$100	QC		PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT	
01/1972	616	913	\$100	QC		14 THENCE RUN EAST 281...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						CARPORT	
						GREENHOUSE	
						METAL BUILDING	

Parcel Information	Launch Interactive Map
Section Map Id: 11-15-30-1 Approx. Acreage: 0.5208 Zoned: MDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection (DEP) Data	Buildings

Address: 11 E HOOD DR, Year Built: 1950, Effective Year: 1950, PA Building ID#: 47480

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

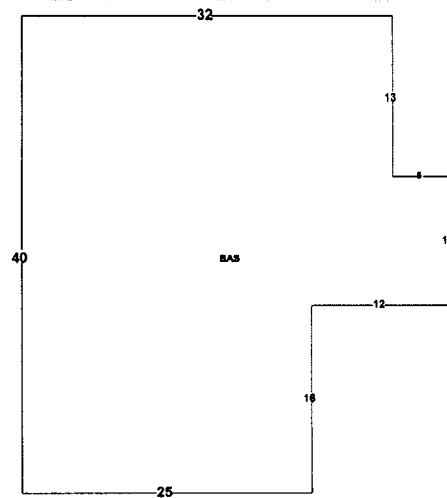
ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1223 Total SF

BASE AREA - 1223



Images



10/21/2016 12:00:00 AM

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: 08/02/2022 (tc 6193)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 00542**, issued the **1st day of June, A.D., 2020** 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:

THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THENCE RUN EAST 281 FEET FOR POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF LOT 14 137.45 FEET THENCE NORTH 287.5 FEET THENCE WEST 137.45 FEET THENCE SOUTH 287.5 FEET TO THE POINT OF BEGINNING ACCORDING TO PLAT FILED BY NATIONAL LAND SALES COMPANY IN DEED BOOK 77 AT PAGE 611 OR 7530 P 575 SECTION 11 TOWNSHIP I SOUTH RANGE 30 WEST, OF THE

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020329000 (0323-48)

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

EST OF MICHAEL R LITWICKI and JERALDINE D LITWICKI

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 March, which is the **6th day of March 2023**.

Dated this 10th day of August 2022.

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

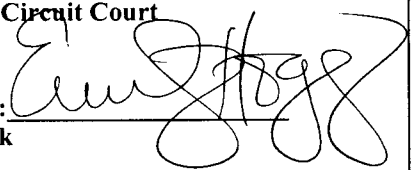
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020329000 Certificate Number: 000542 of 2020**

Payor: JERALDINE D LITWICKI 11 E HOOD DR PENSACOLA FL 32534 Date 12/14/2022

Clerk's Check #	1207312341	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,477.12
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,064.84

\$2,548.29
\$2,565.29

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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 # 2020 TD 000542

Redeemed Date 12/14/2022

Name JERALDINE D LITWICKI 11 E HOOD DR PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$510.72	\$2,477.12 \$ 2,548.29
Due Tax Collector = TAXDEED	\$2,477.12	
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: 020329000 Certificate Number: 000542 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 3/6/2023	Redemption Date 12/14/2022 
Months	8	5
Tax Collector	\$2,200.55	\$2,200.55
Tax Collector Interest	\$264.07	\$165.04
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,477.12	\$2,378.09 IC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$54.72	\$34.20
Total Clerk	\$510.72	\$490.20 CLF
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,064.84	\$2,885.29
	Repayment Overpayment Refund Amount	\$179.55
Book/Page	8839	304

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 8839, Page 304, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00542, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **020329000 (0323-48)**

DESCRIPTION OF PROPERTY:

THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THENCE RUN EAST 281 FEET FOR POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF LOT 14 137.45 FEET THENCE NORTH 287.5 FEET THENCE WEST 137.45 FEET THENCE SOUTH 287.5 FEET TO THE POINT OF BEGINNING ACCORDING TO PLAT FILED BY NATIONAL LAND SALES COMPANY IN DEED BOOK 77 AT PAGE 611 OR 7530 P 575 SECTION 11 TOWNSHIP 1 SOUTH RANGE 30 WEST, OF THE

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF MICHAEL R LITWICKI and JERALDINE D LITWICKI

Dated this 14th day of December 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 #: 02-0329-000 CERTIFICATE #: 2020-0542

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: December 16, 2002 to and including December 16, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 24, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 24, 2022

Tax Account #: **02-0329-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JERALDINE D LITWICKI**

By Virtue of Warranty Deed recorded 5/26/2016 in OR 7530/575 and Death Certificate in OR 8838/461

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

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 02-0329-000

Assessed Value: \$57,797.00

Exemptions: HOMESTEAD

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: MAR 6, 2023

TAX ACCOUNT #: 02-0329-000

CERTIFICATE #: 2020-0542

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 <u>2022</u> tax year.

JERALDINE D LITWICKI
11 E HOOD DR
PENSACOLA, FL 32534

JERALDINE D LITWICKI
707 PLAINFIELD CT
SAGINAW, MI 48609

Certified and delivered to Escambia County Tax Collector, this 24th day of December, 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

December 24, 2022

Tax Account #:02-0329-000

LEGAL DESCRIPTION EXHIBIT "A"

THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SOUTHWEST CORNER OF LOT 14 THENCE RUN EAST 281 FEET FOR POINT OF BEGINNING CONTINUE EAST ALONG THE SOUTH LINE OF LOT 14 137.45 FEET THENCE NORTH 287.5 FEET THENCE WEST 137.45 FEET THENCE SOUTH 287.5 FEET TO THE POINT OF BEGINNING ACCORDING TO PLAT FILED BY NATIONAL LAND SALES COMPANY IN DEED BOOK 77 AT PAGE 611 OR 7530 P 575 SECTION 11 TOWNSHIP I SOUTH RANGE 30 WEST, OF THE

SECTION 11, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0329-000(0323-48)

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

10.00
419.30

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534

Property Appraisers Parcel Identification (Folio) Number: 1115301101007140
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of May, 2016 by Glynda Iris Gilsdorf, a single woman and , whose post office address is 11 E. Hood Dr, Pensacola, FL 32534 herein called the grantor, to Michael R. Litwicki and Jeraldine D. Litwicki, husband and wife whose post office address is 707 Plainfield Ct, Saginaw, MI 48609, hereinafter called the Grantees:

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

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

The North 165 feet of the following described property: Begin at the Southwest corner of Lot 14; thence run East 281 feet for point of beginning; continue East along the South line of Lot 14, 137.45 feet; thence North 287.5 feet; thence West 137.45 feet; thence South 287.5 feet to the point of beginning, Section 11, Township 1 South, Range 30 West, according to plat filed by National Land Sales Company in Deed Book 77 at Page 611 of the Public Records of Escambia County, Florida; also described as the East 137.45 feet of Lot 14, Section 11, Township 1 South, Range 30 West.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

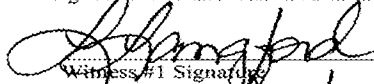
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

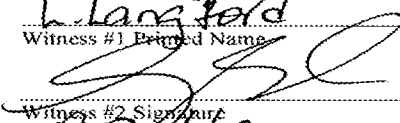
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

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

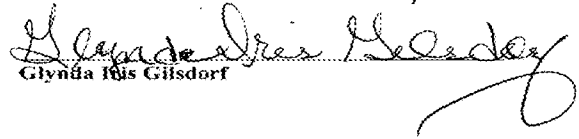
Signed, sealed and delivered in the presence of:


Witness #1 Signature

Langford
Witness #1 Printed Name


Witness #2 Signature

H Satter
Witness #2 Printed Name

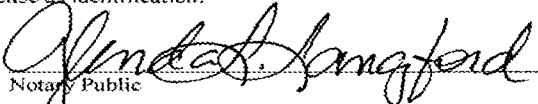

Glynda Iris Gilsdorf

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23rd day of May, 2016 by Glynda Iris Gilsdorf and who is personally known to me or has produced a current drivers license as identification.



GLENDAL LANGFORD
STATE OF FLORIDA
MY COMMISSION EXPIRES 06/20/2016
COMMISSION NO. EE 209812


Notary Public

Printed Notary Name
My Commission Expires: