



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

0323-50

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	SOLOMON MONROE 8711 HANDICARE ST PENSACOLA, FL 32514 380 BARKER ST 02-1316-210 BEG AT NE COR OF LT 5 WALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E (Full legal attached.)	Certificate #	2020 / 692
		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)
# 2020/692	06/01/2020	560.51	28.03	588.54
# 2021/528	06/01/2021	560.18	28.01	588.19
→Part 2: Total*				1,176.73

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)
# 2022/592	06/01/2022	568.76	6.25	28.44	603.45
Part 3: Total*					603.45

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)	1,780.18
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)	2,155.18

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
Date July 27th, 2022
Signature, Tax Collector or Designee

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>03/06/2023</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.

BEG AT NE COR OF LT 5 WALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200472

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
02-1316-210	2020/692	06-01-2020	BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919

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

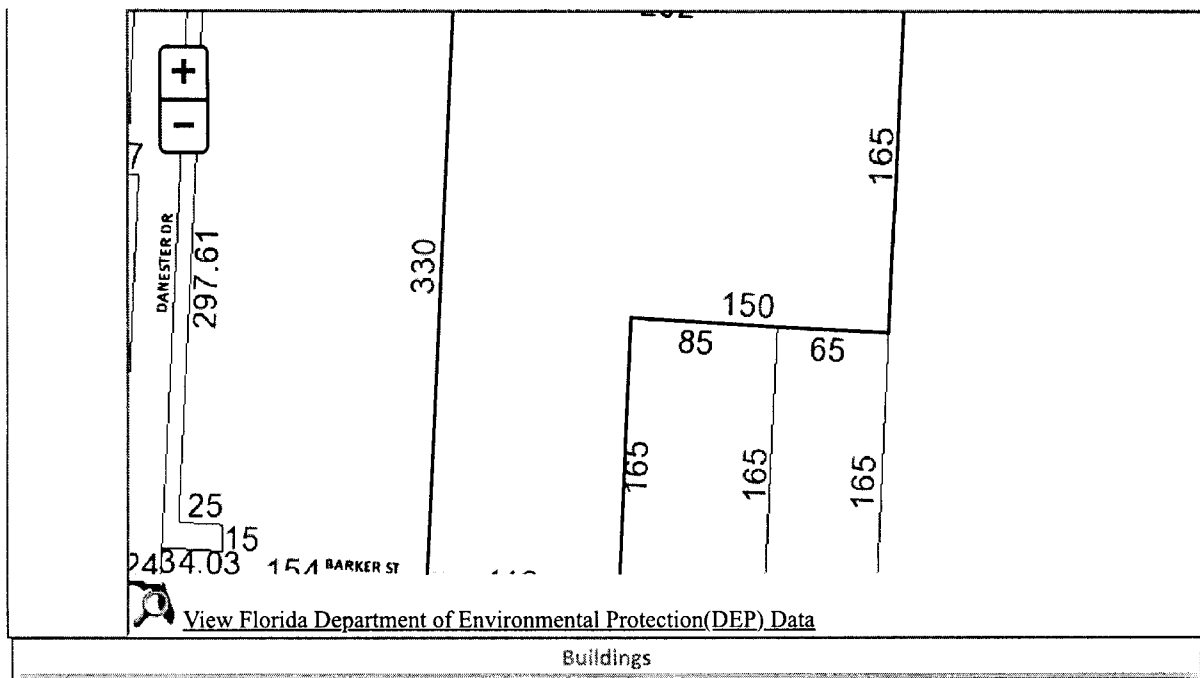
Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information Parcel ID: 121S305101017009 Account: 021316210 Owners: SOLOMON MONROE Mail: 8711 HANDICARE ST PENSACOLA, FL 32514 Situs: 380 BARKER ST 32514 Use Code: VACANT RESIDENTIAL - IMPROVED Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$34,371</td> <td>\$1</td> <td>\$34,372</td> <td>\$34,372</td> </tr> <tr> <td>2020</td> <td>\$34,371</td> <td>\$1</td> <td>\$34,372</td> <td>\$34,372</td> </tr> <tr> <td>2019</td> <td>\$34,372</td> <td>\$1</td> <td>\$34,373</td> <td>\$33,888</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Market Value Breakdown Letter</p> <p align="center">Tax Estimator</p> <p align="center">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$34,371	\$1	\$34,372	\$34,372	2020	\$34,371	\$1	\$34,372	\$34,372	2019	\$34,372	\$1	\$34,373	\$33,888																																		
Year	Land	Imprv	Total	Cap Val																																																			
2021	\$34,371	\$1	\$34,372	\$34,372																																																			
2020	\$34,371	\$1	\$34,372	\$34,372																																																			
2019	\$34,372	\$1	\$34,373	\$33,888																																																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/21/2015</td> <td>7396</td> <td>919</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>08/13/2015</td> <td>7390</td> <td>247</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>05/02/2015</td> <td>7338</td> <td>758</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/1996</td> <td>3937</td> <td>642</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1995</td> <td>3937</td> <td>641</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1993</td> <td>3315</td> <td>415</td> <td>\$2,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1988</td> <td>3315</td> <td>413</td> <td>\$5,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1964</td> <td>450</td> <td>680</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/21/2015	7396	919	\$100	QC		08/13/2015	7390	247	\$100	OT		05/02/2015	7338	758	\$100	QC		03/1996	3937	642	\$100	WD		06/1995	3937	641	\$100	WD		02/1993	3315	415	\$2,000	WD		03/1988	3315	413	\$5,000	WD		08/1964	450	680	\$100	WD		2021 Certified Roll Exemptions None Legal Description BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E 262 FT TO POB OR... Extra Features FRAME BUILDING
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																		
08/21/2015	7396	919	\$100	QC																																																			
08/13/2015	7390	247	\$100	OT																																																			
05/02/2015	7338	758	\$100	QC																																																			
03/1996	3937	642	\$100	WD																																																			
06/1995	3937	641	\$100	WD																																																			
02/1993	3315	415	\$2,000	WD																																																			
03/1988	3315	413	\$5,000	WD																																																			
08/1964	450	680	\$100	WD																																																			
<div> <div> Parcel Information Section Map Id: <u>12-1S-30-2</u> Approx. Acreage: 1.5310 Zoned: HDMU Evacuation & Flood Information Open Report </div> <div align="right"> Launch Interactive Map </div> </div>																																																							



12/17/2019 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.7126)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 00692**, 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:

BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021316210 (0323-50)

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

MONROE SOLOMON

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: 021316210 Certificate Number: 000692 of 2020**

**Payor: KNIGHT BARRY TITLE SOLUTIONS INC 1015 N 12TH AVE PENSACOLA FL 32501
Date 10/25/2022**

Clerk's Check #	1000664850	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,426.30
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,014.02

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2020 TD 000692

Redeemed Date 10/25/2022

Name KNIGHT BARRY TITLE SOLUTIONS INC 1015 N 12TH AVE PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$2,426.30
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 021316210 Certificate Number: 000692 of 2020

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2023"/>	Redemption Date <input type="text" value="10/25/2022"/>
Months	8	3
Tax Collector	<input type="text" value="\$2,155.18"/>	<input type="text" value="\$2,155.18"/>
Tax Collector Interest	\$258.62	\$96.98
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,426.30	<input type="text" value="\$2,264.66"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$20.52
Total Clerk	\$510.72	<input type="text" value="\$476.52"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,014.02	\$2,758.18 ♦
	Repayment Overpayment Refund Amount	$255.84 + 120 + 200 =$ <input type="text" value="\$575.84"/>

redeemer

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 306, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00692, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 021316210 (0323-50)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112
FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MONROE SOLOMON

Dated this 25th day of October 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 #: 02-1316-210 CERTIFICATE #: 2020-0692

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 12, 2002 to and including December 12, 2022 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 24, 2022

Tax Account #: **02-1316-210**

1. The Grantee(s) of the last deed(s) of record is/are: **JUAN CARLOS AYALA**

By Virtue of Personal Representative's Deed recorded 10/25/2022 in OR 8879/1266

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. MSBU Lien in favor of Escambia County recorded 6/18/1999 OR 4426/1370

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 02-1316-210

Assessed Value: \$34,372.00

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: MAR 6, 2023

TAX ACCOUNT #: 02-1316-210

CERTIFICATE #: 2020-0692

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>2022</u> tax year.

**JUAN CARLOS AYALA, MONROE SOLOMON
AND ESTATE OF MONROE SOLOMON
380 BARKER STREET
PENSACOLA, FL 32514**

**MONROE SOLOMON AND ESTATE OF
MONROE SOLOMON
8711 HANDICARE ST
PENSACOLA, FL 32514**

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 #:02-1316-210

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112
FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919**

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1316-210(0323-50)

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

RECORD AND RETURN TO:
KNIGHT BARRY TITLE SOLUTIONS, INC
1015 N 12TH AVE
PENSACOLA FL 32501
FILE# 2173246

Prepared by:
FREDERICK J. GANT, ESQ.
Attorney & Counselor at Law
322 West Cervantes Street
Pensacola, Florida 32501

When recorded return to:
FREDERICK J. GANT, ESQ.
Attorney & Counselor at Law
322 West Cervantes Street
Pensacola, Florida 32501

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

PERSONAL REPRESENTATIVE'S DEED

STATEMENT OF FACTS:

A. MONROE SOLOMON ("Decedent"), a resident of Pensacola, Florida, died on 2/18/2018.

B. At the time of Decedent's death, Decedent was the owner of the Real Property described below.

C. Grantor is the Personal Representative of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court for ESCAMBIA County, Florida in Case No. 2018 CP 000338.

CONVEYANCE:

1. IDENTIFICATION OF GRANTOR

Name and address of Grantor: Jeffery Wells
as Personal Representative of the Estate of
MONROE SOLOMON, Deceased
11034 Tanton Lane
Pensacola, Florida 32506

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

2. IDENTIFICATION OF GRANTEE

Juan Carlos Ayala
380 Barker Street
Pensacola, Florida 32514

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

3. MEANINGS OF TERMS

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

4. DESCRIPTION OF REAL PROPERTY CONVEYED

The property hereby conveyed (the "Real Property") is an undivided interest in the following described land:

BEG AT NE COR OF LT 5 W ALG N LI OF LT 660 FT TO POB S 165 FT W 150 FT S 165 FT W 112 FT N 330 FT E 262 FT TO POB OR 3937 P 642 OR 7396 P 919; aka 380 Barker Street Pensacola, Florida 32514; Property ID# 121S305101017009.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 121S305101017009.

5. CONSIDERATION

Good and valuable consideration plus \$45,000.00 paid by you to me.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

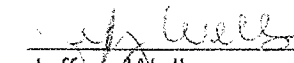
7. REPRESENTATION OF PERSONAL REPRESENTATIVE

I represent to you that:

(a) I am duly appointed and qualified to act as Personal Representative of the Estate of the Decedent as identified in the Statement of Facts; and

(b) I have the power and authority to execute this Deed. Note: if the Property was the constitutional homestead of Decedent, and descended to heirs at law, such heirs at law must execute deeds conveying their interests in the subject property.

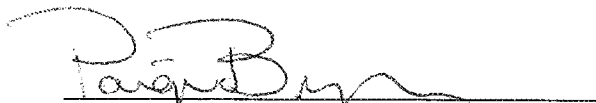
Executed on October 24, 2022



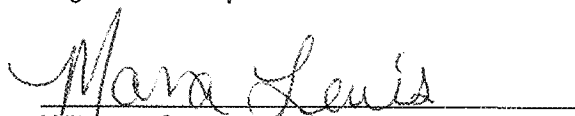
Jeffery Wells,

11034 Tanton Lane
Pensacola, Florida 32506
as Personal Representative of the Estate of
MONROE SOLOMON, Deceased

Signed in the presence of:

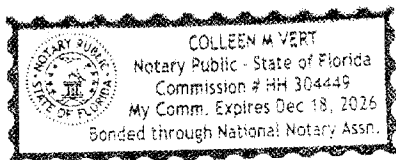

Witness Signature (Date)
PAIGE BRYAN Print Name
5561 WOODBINE RD
PACE FL 32571 Address
Witness

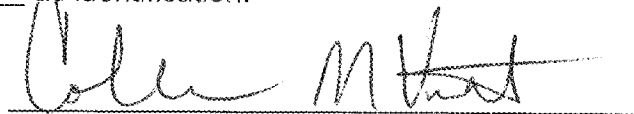
Signed in the presence of:


Witness Signature (Date)
Mona Lewis Print Name
5561 Woodbine Rd
pace, FL 32571 Address
Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of
October, 2022, by Jeffery Wells, as Personal Representative of the Estate of MONROE
SOLOMON, Deceased, who is personally known to me _____ or
has produced Drivers License as identification.




Notary Public - State of Florida at Large

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 2173246

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

Name of Roadway: Barker Street
Legal Address of Property: 380 Barker St Pensacola FL 32514

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

This form completed by: Knight Barry Title Solutions, Inc.
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Jeffery Wells
Jeffery Wells as Personal Representative
of the Estate of MONROE SOLOMON, Deceased

Witness #1 Sign:

Colleen M. Vea
Colleen M. Vea

Witness #2 Sign:

Mona Lewis
Mona Lewis

As to Buyer(s):

Juan Carlos Ayala
Juan Carlos Ayala

Witness #1 Sign:

Colleen M. Vea
Colleen M. Vea

Witness #2 Sign:

David Lewis
David Lewis

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
COUNTY COMMISSIONERS
Effective 4/15/95

OR BK 4426 P61370
Escambia County, Florida
INSTRUMENT 99-620133

RCD Jun 18, 1999 12:13 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-620133

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SOLOMON MONROE
8711 HANDICARE ST
PENSACOLA FL 32514

ACCT.NO. 02 1316 210 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NE COR OF LT 5 W ALG
N LI OF LT 660 FT TO
POB S 165 FT W 150 FT S 165
FT W 112 FT N 330 FT E 262
FT TO POB
OR 3937 P 642
PROP.NO. 12 1S 30 5101 017 009

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

by:

Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by:

Deputy Clerk

