



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

1022-35

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 13, 2022
Property description	BLAGUE GARY W 2270 FAIRBURN ST PENSACOLA, FL 32514 2270 FAIRBURN ST 02-2543-000 LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835	Certificate #	2020 / 888
		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)
# 2020/888	06/01/2020	1,455.55	72.78	1,528.33
→ Part 2: Total*				1,528.33

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/678	06/01/2021	1,481.70	6.25	74.09	1,562.04
Part 3: Total*					1,562.04

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)	3,090.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,391.17
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)	4,856.54

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: Shirley Rich, CPCA
Signature, Tax Collector or Designee

Escambia, Florida
Date April 26th, 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.	55,087.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200076

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
02-2543-000	2020/888	06-01-2020	LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835

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

04-13-2022
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:	181S301202011008
Account:	022543000
Owners:	BLAGUE GARY W
Mail:	2270 FAIRBURN ST PENSACOLA, FL 32514
Situs:	2270 FAIRBURN ST 32514
Use Code:	MULTI-FAMILY <=9
Units:	3
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$18,400	\$140,093	\$158,493	\$110,175
2020	\$18,400	\$123,536	\$141,936	\$108,654
2019	\$13,782	\$116,888	\$130,670	\$106,212
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/23/2009	6419	1835	\$100	WD	
12/30/2008	6410	1499	\$100	QC	
06/1985	2079	539	\$40,500	SC	
01/1967	330	650	\$4,000	WD	
01/1966	96	132	\$2,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835	
Extra Features	
FRAME GARAGE	

Parcel Information

Section Map Id:
18-1S-30-1

Approx. Acreage:
0.4566

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data


Buildings

Launch Interactive Map

Address:2270 FAIRBURN ST, Year Built: 1993, Effective Year: 1993, PA Building ID#: 51591

Structural Elements

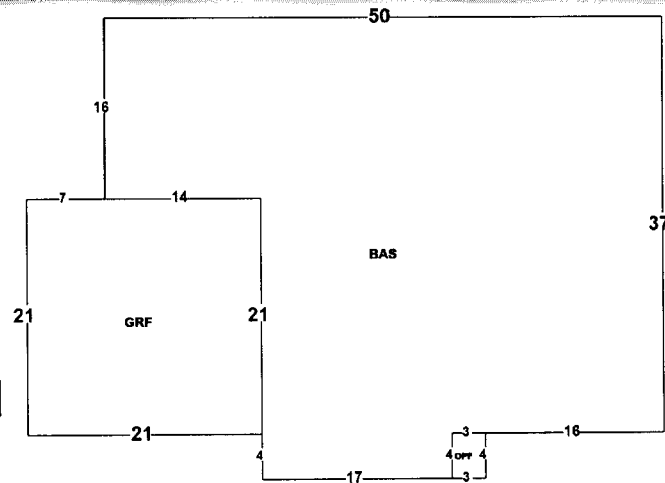
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2077 Total SF

BASE AREA - 1624

GARAGE FIN - 441


OPEN PORCH FIN - 12



Address:2260 FAIRBURN ST, Year Built: 1950, Effective Year: 1950, PA Building ID#: 51592

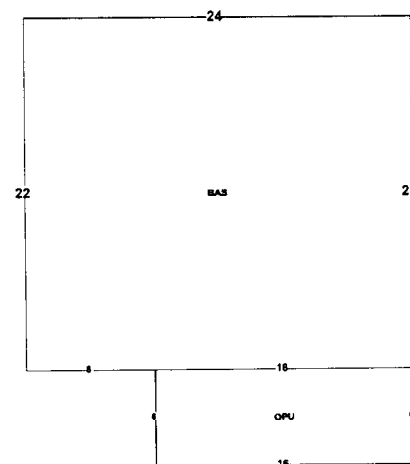
Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 624 Total SF

BASE AREA - 528

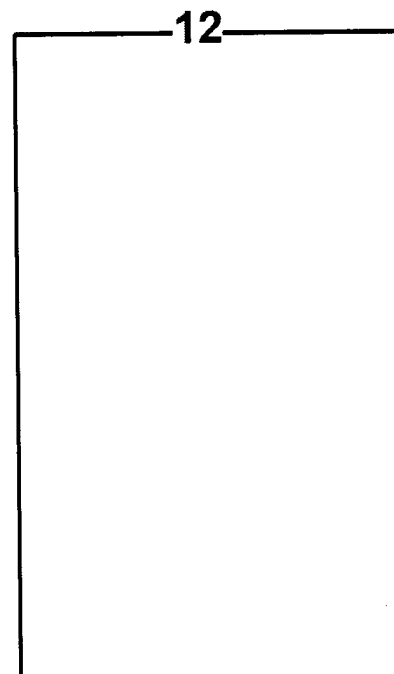
OPEN PORCH UNF - 96



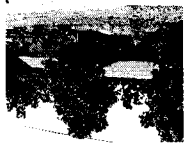
Address:2060 FAIRBURN ST B, Year Built: 1976, Effective Year: 1976, PA Building ID#: 126520

Structural Elements

DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-VINYL
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE
MH INTERIOR FINISH-PANEL PLYWOOD
MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-FLAT/SHED
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0



Images



5/14/2002 12:00:00 AM



5/14/2002 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.

0

BAS

60

Last Updated: 04/29/2022 (tc.2152)

12

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00888**, 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:

LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835

SECTION 18, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022543000 (1022-35)

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

GARY W BLAGOUE

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 October, which is the **3rd day of October 2022**.

Dated this 10th day of May 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: 022543000 Certificate Number: 000888 of 2020**

**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504 Date
5/13/2022**

Clerk's Check #	11425	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$5,099.88
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,873.92

\$5,095.48

**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 000888

Redeemed Date 5/13/2022

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$497.04	\$5078.48
Due Tax Collector = TAXDEED	\$5,299.88	
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: 022543000 Certificate Number: 000888 of 2020

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="5/13/2022"/>
Months	6	1
Tax Collector	<input type="text" value="\$4,856.54"/>	<input type="text" value="\$4,856.54"/>
Tax Collector Interest	\$437.09	\$72.85
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,299.88	<input type="text" value="\$4,935.64"/> 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	\$41.04	\$6.84
Total Clerk	\$497.04	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,873.92	\$5,415.48
	Repayment Overpayment Refund Amount	\$458.44
Book/Page	<input type="text" value="8781"/>	<input type="text" value="242"/>

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 8781, Page 242, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00888, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **022543000 (1022-35)**

DESCRIPTION OF PROPERTY:

LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835

SECTION 18, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: GARY W BLAGOUE

Dated this 13th day of May 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 #: 02-2543-000 CERTIFICATE #: 2020-888

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: June 01, 2002 to and including June 01, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: July 12, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 12, 2022

Tax Account #: **02-2543-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID GREGORY, TRUSTEE OF THE REVOCABLE LIVING TRUST OF DAVID A GREGORY AND LONNA N GREGORY DATED MARCH 27, 1998 AND LONNA N GREGORY TRUSTEE OF THE REVOCABLE LIVING TRUST OF DAVID A GREGORY AND LONNA N GREGORY DATED MARCH 27, 1998**

By Virtue of Warranty Deed recorded 4/28/2022 in OR 8773/388

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) None are delinquent.

Tax Account #: 02-2543-000

Assessed Value: \$110,175.00

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: OCT 3, 2022
TAX ACCOUNT #: 02-2543-000
CERTIFICATE #: 2020-888

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

DAVID GREGORY
AND LONNA N GREGORY
CO-TRUSTEES OF THE REVOCABLE
LIVING TRUST OF DAVID A GREGORY
AND LONNA N GREGORY
DATED MARCH 27TH, 1998
2270 FAIRBURN ST
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 12th day of July, 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

July 12, 2022

Tax Account #:02-2543-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 11 12 13 BLK 8 1ST ADDN TO KLINGER S/D PB 3 P 42 OR 6410 P 1499 OR 6419 P 1835

SECTION 18, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2543-000(1022-35)

Recorded in Public Records 4/28/2022 3:57 PM OR Book 8773 Page 388,
Instrument #2022043381, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,120.00

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, Florida 32504
File No: 2022-1326
Consideration: \$160,000.00

WARRANTY DEED

THIS WARRANTY DEED made effective the April 27, 2022, by **Gary Wayne Blagoue**, a single man, whose mailing address is 300 Lakewood Road, Pensacola, FL 32507, (herein "Grantor") (whether singular or plural), to **David Gregory, Trustee of the The Revocable Living Trust of David A Gregory and Lonna N Gregory dated March 27, 1998 and Lonna N Gregory, Trustee of the The Revocable Living Trust of David A Gregory and Lonna N Gregory dated March 27, 1998**, whose mailing address is , ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lots 11, 12 and 13, Block 8, First Addition to Klinger Subdivision, a portion of Lot 1, Section 18, Township 1 South, Range 30 West, as shown by Plat Book 3, at Page 42, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 181S301202011008

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS** the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

BK: 8773 PG: 389

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

Signed, sealed and delivered
in the presence of:

Stacie Wright
Signature of Witness

Stacie Wright
Printed Name of Witness

Jeff Brown
Signature of Witness

Jeff Brown
Printed Name of Witness

Gary Wayne Blagoue
Gary Wayne Blagoue

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of April, 2022 by Gary Wayne Blagoue who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]



Stacie Wright
Notary Public
Print Name: _____
My Commission Expires: _____

BK: 8773 PG: 390 Last Page

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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. 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 by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Fairburn Street

Legal Address of Property: 2270 Fairburn Street, Pensacola, FL 32514

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

This form completed by: Harper Title Company, LLC

Name

2107 Airport Blvd

Address

Pensacola, FL 32504

City, State, Zip Code

AS TO SELLER(S):

Seller's Name:

Witness' Name:

Seller's Name:

Witness' Name:

AS TO BUYER(S):

Buyer's Name:

Witness' Name:

Buyer's Name:

Witness' Name:

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