



# 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

0323-54

## 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	CARMICHAEL ALBENO S & CARMICHAEL JACKIE L 7376 COBB LN PENSACOLA, FL 32505 7376 COBB LN 02-3197-541 BEG AT SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE 50 FT R/W) 660 FT 90 (Full legal attached.)	Certificate #	2020 / 989
		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)
# 2020/989	06/01/2020	250.16	12.51	262.67
→ Part 2: Total*				262.67

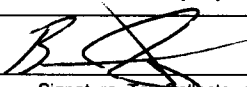
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/841	06/01/2022	268.09	6.25	13.40	287.74
# 2021/764	06/01/2021	259.94	6.25	13.00	279.19
Part 3: Total*					566.93

## 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)	829.60
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)	1,204.60

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 July 27th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	15,810.00
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**

+ 6.25

**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 SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE 50 FT R/W) 660 FT 90 DEG RT 253 75/100 FT FOR POB CONT SAME COURSE 76 25/100 FT 90 DEG LEFT 165 FT 90 DEG LEFT 76 25/100 FT 90 DEG LEFT 165 FT TO POB OR 5527 P 1989 OR 5779 P 1398 OR 7644 P 760

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200486

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
02-3197-541	2020/989	06-01-2020	BEG AT SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE 50 FT R/W) 660 FT 90 DEG RT 253 75/100 FT FOR POB CONT SAME COURSE 76 25/100 FT 90 DEG LEFT 165 FT 90 DEG LEFT 76 25/100 FT 90 DEG LEFT 165 FT TO POB OR 5527 P 1989 OR 5779 P 1398 OR 7644 P 760

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 →

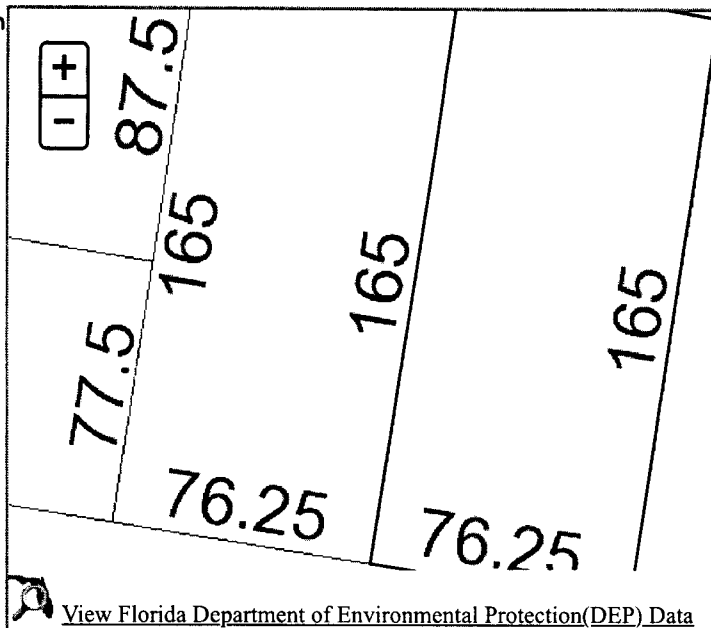
Printer Friendly Version

General Information		Assessments														
Parcel ID:	211S301101008018															
Account:	023197541															
Owners:	CARMICHAEL ALBENO S & CARMICHAEL JACKIE L															
Mail:	7376 COBB LN PENSACOLA, FL 32505															
Situs:	7376 COBB LN 32505															
Use Code:	SINGLE FAMILY RESID 🔍															
Taxing Authority:	COUNTY MSTU															
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>															
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector																
Assessments																
Year	Land			Imprv			Total			Cap Val						
2021	\$3,306			\$41,492			\$44,798			\$31,620						
2020	\$3,306			\$38,048			\$41,354			\$31,184						
2019	\$3,306			\$35,510			\$38,816			\$30,483						
Disclaimer																
Market Value Breakdown Letter																
Tax Estimator																
File for New Homestead Exemption Online																

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
02/09/2022	8719	1683	\$100	QC		<div>Legal Description</div> <div>BEG AT SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE 50 FT R/W) 660 FT 90 DEG RT 253...</div> <div>Extra Features</div> <div>METAL BUILDING</div>	
12/27/2016	7644	760	\$100	QC			
06/27/2016	8719	1681	\$100	CJ			
09/03/2015	7401	1351	\$100	OT			
08/28/2015	7397	1696	\$100	OT			
10/2005	7428	939	\$100	CJ			
05/2004	5779	1398	\$100	SC			
05/2004	5527	1989	\$37,500	SC			
10/2002	5000	288	\$29,900	QC			
06/1991	3023	1	\$29,900	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Parcel Information	Launch Interactive Map
<b>Section</b> <b>Map Id:</b> 21-1S-30-3  <b>Approx. Acreage:</b> 0.2916  <b>Zoned:</b> HDMU  <b>Evacuation &amp; Flood</b>	

Information  
[Open](#)  
[Report](#)



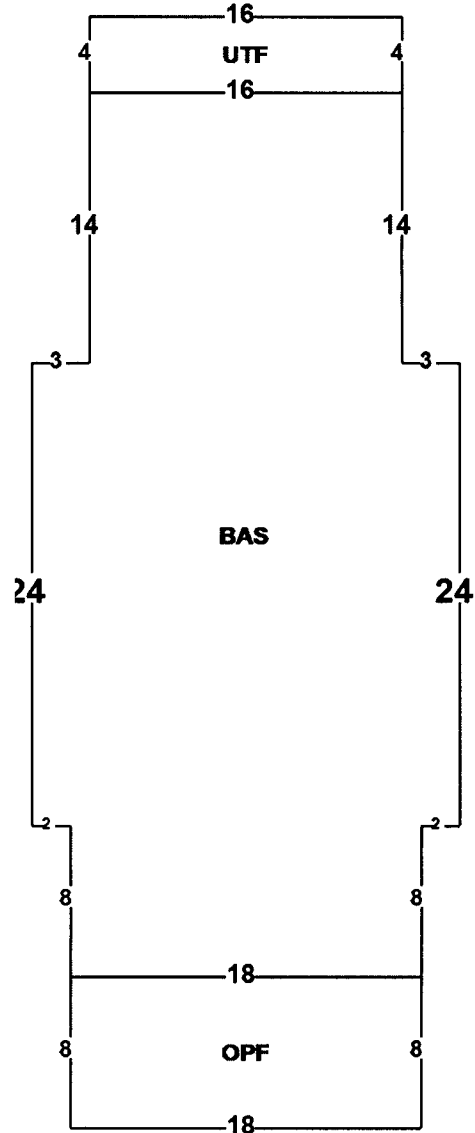
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 7376 COBB LN, Year Built: 1951, Effective Year: 1964, PA Building ID#: 53506

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



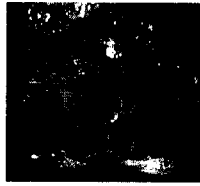
Areas - 1104 Total SF

BASE AREA - 896

OPEN PORCH FIN - 144

UTILITY FIN - 64

Images



8/21/2019 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.7361)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPTIAL ONE NA, AS COLLATER** holder of **Tax Certificate No. 00989**, 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 SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE 50 FT R/W) 660 FT 90 DEG RT 253 75/100 FT FOR POB CONT SAME COURSE 76 25/100 FT 90 DEG LEFT 165 FT 90 DEG LEFT 76 25/100 FT 90 DEG LEFT 165 FT TO POB OR 5527 P 1989 OR 5779 P 1398 OR 7644 P 760**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 023197541 (0323-54)**

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

**ALBENO S CARMICHAEL and JACKIE L CARMICHAEL**

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: 023197541 Certificate Number: 000989 of 2020**

**Payor: ALBENO S CARMICHAEL 7376 COBB LN PENSACOLA, FL 32505      Date 10/13/2022**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,355.40
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,943.12

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

*\$1,438.58*  
*+ \$50.35 Rep*  
*\$1,488.93*  
*[Signature]*

**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  
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**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 000989  
 Redeemed Date 10/13/2022**

**Name ALBENO S CARMICHAEL 7376 COBB LN PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$1,355.40
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: 023197541 Certificate Number: 000989 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="10/13/2022"/>
Months	8	3
Tax Collector	<input type="text" value="\$1,204.60"/>	<input type="text" value="\$1,204.60"/>
Tax Collector Interest	\$144.55	\$54.21
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,355.40	<input type="text" value="\$1,265.06"/> TK
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	<input type="text" value="\$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	\$1,943.12	\$1,758.58
	Repayment Overpayment Refund Amount	\$184.54

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

Tax Certificate No. Certificate No. 00989, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023197541 (0323-54)

### DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE  
50 FT R/W) 660 FT 90 DEG RT 253 75/100 FT FOR POB CONT SAME COURSE 76 25/100 FT 90 DEG  
LEFT 165 FT 90 DEG LEFT 76 25/100 FT 90 DEG LEFT 165 FT TO POB OR 5527 P 1989 OR 5779 P  
1398 OR 7644 P 760**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: ALBENO S CARMICHAEL and JACKIE L CARMICHAEL

Dated this 13th 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 #: 02-3197-541 CERTIFICATE #: 2020-0989

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 15, 2002 to and including December 15, 2022 Abstractor: Pam Alvarez

BY

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 24, 2022

Tax Account #: **02-3197-541**

1. The Grantee(s) of the last deed(s) of record is/are: **JACKIE L CARMICHAEL AND ALBENO S CARMICHAEL**

**By Virtue of Quit Claim Deed recorded 12/28/2016 in OR 7644/760**

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. **Certificate of Delinquency recorded 8/27/2015 OR 7397/1389**
  - b. **Judgment in favor of Escambia County recorded 1/22/2010 OR 6552/1577**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 02-3197-541**

**Assessed Value: \$32,568.00**

**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 #:** 02-3197-541

**CERTIFICATE #:** 2020-0989

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

**ALBENO S CARMICHAEL AND JACKIE L CARMICHAEL**  
**7376 COBB LN**  
**PENSACOLA, FL 32505**

**JACKIE L CARMICHAEL**  
**417 LAKEVIEW AVENUE**  
**CANTONMENT, FL 32533**

**JACKIE L CARMICHAEL**  
**5301 N BLUE ANGEL PKWY LOT 9**  
**PENSACOLA, FL 32526-3342**

Certified and delivered to Escambia County Tax Collector, this 24<sup>th</sup> 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 #:02-3197-541**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SW COR OF SEC NLY ALG W LI OF SEC 21 (SD PT BEING CENTER LI OF COBB LANE  
50 FT R/W) 660 FT 90 DEG RT 253 75/100 FT FOR POB CONT SAME COURSE 76 25/100 FT 90 DEG  
LEFT 165 FT 90 DEG LEFT 76 25/100 FT 90 DEG LEFT 165 FT TO POB OR 5527 P 1989 OR 5779 P  
1398 OR 7644 P 760**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-3197-541(0323-54)**

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

Prepared by and return to:

Jackie S. Abshire, Corporate & E.P. Paralegal  
Quintairos, Prieto, Wood & Boyer, P.A.  
114 E. Gregory Street, 2<sup>nd</sup> Street  
Pensacola, FL 32502  
(850) 434-6490

Parcel Identification No. 21-1S-30-1101-008-018

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 28<sup>th</sup> day of December, 2016, between A&A VENTURES OF FL, LLC, a Florida limited liability company, whose post office address is 7473 Northpointe Blvd., Pensacola, FL 32514, grantor, and JACKIE L. CARMICHAEL and ALBENO S. CARMICHAEL, wife and husband, whose post office address is 7376 Cobb Lane, Pensacola, FL 32505, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

~~COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 21, (SAID LINE BEING THE CENTERLINE OF COBB LANE 50' R/W) FOR 660.00 FEET; THENCE 90° RIGHT FOR 253.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE FOR 76.25 FEET; THENCE 90° LEFT FOR 165.00 FEET; THENCE 90° LEFT FOR 76.25 FEET; THENCE 90° LEFT FOR 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRES.~~

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

A&A VENTURES OF FL, LLC,  
a Florida limited liability company

Miriam Robinson  
Printed Name: Miriam Robinson  
Teress A. Wilson  
Printed Name: Teress A. Wilson

By: Ashley F. Brown  
Its: Managing Member

State of FLORIDA  
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2016, by Ashley F. Brown, as Managing Member of A&A Ventures of FL, LLC, a Florida limited liability company, on behalf of the company. He ( ) is personally known to me or ( ) has produced a valid FLORIDA driver's license as identification.

(NOTARY SEAL)



Miriam Robinson  
NOTARY PUBLIC IN AND FOR FLORIDA  
Printed Name: Miriam Robinson  
My Commission Expires: May 18, 2020