CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

023-37

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	ROGERS NICHOLAS & JOYE SUSIE EST OF 5390 COOSA COUNTY ROAD 18 ROCKFORD, AL 35136 7211 MOBILE HWY 09-0929-395 BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 (Full legal attached.)	Certificate #	2020 / 4698
		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)
# 2020/4698	06/01/2020	738.19	36.91	775.10
			➔Part 2: Total*	**775.10**

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)
# 2021/3689	06/01/2021	732.32	6.25	36.62	775.19
				Part 3: Total*	**775.19**

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)	1,550.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	670.04
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)	2,595.33

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

Sign here: _____ Escambia, Florida

Signature, Tax Collector or Designee

Date May 6th, 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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 01/09/2023
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 SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200231

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
09-0929-395	2020/4698	06-01-2020	BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

Applicant's signature

04-21-2022
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Parcel ID:	221S314102009003
Account:	090929395
Owners:	ROGERS NICHOLAS JOYE CHARLES BUNYAN
Mail:	5390 COOSA COUNTY ROAD 18 ROCKFORD, AL 35136
Situs:	7211 MOBILE HWY 32526
Use Code:	VACANT RESIDENTIAL
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	$45,885	$0	$45,885	$45,885
2020	$45,885	$0	$45,885	$45,885
2019	$45,885	$0	$45,885	$45,885

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)
02/08/2022	8718	1814	$100	CJ	
07/14/2014	7195	1235	$100	OT	
10/11/2010	6645	1772	$100	CJ	
10/11/2010	6645	1426	$100	CJ	
12/1993	3492	967	$76,400	WD	
02/1986	2246	431	$100	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2021 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N...

Extra Features

None

Parcel Information

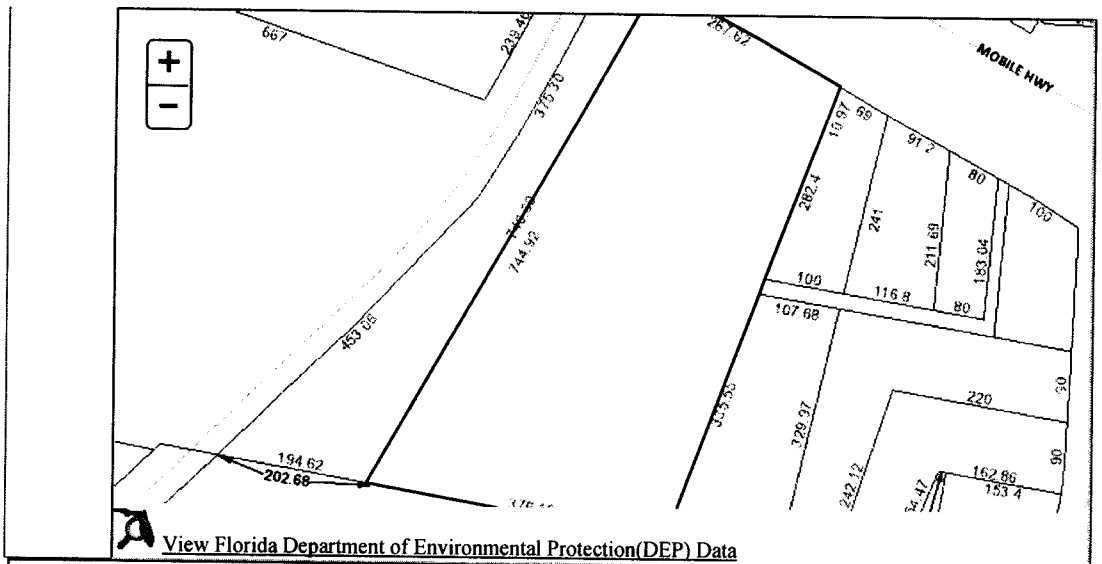
Launch Interactive Map

Section Map Id:
22-1S-31-2

Approx. Acreage:
4.9958

Zoned:
HDMU

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

7/13/2017 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:05/12/2022 (tc.6087)

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: 090929395 Certificate Number: 004698 of 2020

Payor: SURETY LAND TITLE OF FL 2600 NORTH 12TH AVE PENSACOLA FL 32503 Date 5/25/2022

Clerk's Check #	1000769897	Clerk's Total	~~$517.56~~ $2783.35
Tax Collector Check #	1	Tax Collector's Total	~~$2,931.95~~
		Postage	~~$60.00~~
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$3,546.51~~ $2,800.35

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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OPERATIONAL SERVICES
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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 004698
Redeemed Date 5/25/2022
Name SURETY LAND TITLE OF FL 2600 NORTH 12TH AVE PENSACOLA FL 32503

Clerk's Total = TAXDEED	$517.56 $2783.35
Due Tax Collector = TAXDEED	$2,251.95
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

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090929395 Certificate Number: 004698 of 2020

Redemption No | Application Date 4/21/2022 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 5/25/2022
Months	9	1
Tax Collector	$2,595.33	$2,595.33
Tax Collector Interest	$350.37	$38.93
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,951.95	$2,640.51 TC
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	$61.56	$6.84
Total Clerk	$517.56	$462.84
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	$3,546.51	$3,120.35
	Repayment Overpayment Refund Amount	$426.16
Book/Page		

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022054213 5/25/2022 3:15 PM
OFF REC BK: 8792 PG: 321 Doc Type: RTD

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 8789, Page 1190, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04698, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **090929395 (0123-37)**

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

SECTION 22, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: NICHOLAS ROGERS and CHARLES BUNYAN JOYE

Dated this 25th day of May 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052626 5/20/2022 3:01 PM
OFF REC BK: 8789 PG: 1190 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04698**, 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 SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

SECTION 22, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090929395 (0123-37)

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

NICHOLAS ROGERS and CHARLES BUNYAN JOYE

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 20th 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

perdido
title & abstract, inc.

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 #: **09-0929-395** CERTIFICATE #: **2020-4698**

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: **September 26, 2002 to and including September 26, 2022** Abstractor: **BYRON BROWN**

BY

Michael A. Campbell,
As President
Dated: October 21, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 21, 2022
Tax Account #: **09-0929-395**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL WAYNE HINSON, TRUSTEE, AND LINDA JANE HINSON, TRUSTEE OF THE MICHAEL WAYNE HINSON AND LINDAG JANE HINSON HINSON REVOCABLE LIVING TRUST DATED 11/18/2011**

   By Virtue of Warranty Deed recorded 6/21/2022 in OR 8807/1822

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 #: 09-0929-395
   Assessed Value: $76,073.00
   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: **Jan 9, 2023**

TAX ACCOUNT #: **09-0929-395**

CERTIFICATE #: **2020-4698**

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 _2021_ tax year.**

MICHAEL WAYNE HINSON
AND LINDA JANE HINSON TRUSTEES
OF THE MICHAEL WAYNE HINSON
AND LINDA JANE HINSON
REVOCABLE LIVING TRUST
7943 MESA LINDA ST
OAK HILLS, CA 92344

NICHOLAS ROGERS AND
ESTATE OF SUSIE JOYE
5390 COOSA COUNTY ROAD 18
ROCKFORD, AL 35136

NICHOLAS ROGERS AND
ESTATE OF SUSIE JOYE
7211 MOBILE HWY
PENSACOLA, FL

CHARLES BUNYAN JOYE
1 BILLINGSLEY PLACE
PENSACOLA, FL 32506

NICHOLAS ROGERS
7085 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 21st day of October, 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

October 21, 2022
Tax Account #:09-0929-395

LEGAL DESCRIPTION
EXHIBIT "A"

BEG AT SE COR OF SEC N 83 DEG 45 MIN W & ALG S LI OF SEC 540 64/100 FT FOR POB CONT SAME COURSE 375 64/100 FT N 26 DEG 29 MIN 26 SEC E 744 92/100 FT TO R/W LI MOBILE HWY (K/A US HWY 90) SD PT BEING ON A CURVE CONCAVE TO SW & HAVING CENTRAL ANG 5 DEG 22 MIN 50 SEC & RADIUS 2732 93/100 FT SELY ALG CURVE AN ARC DIST 256 65/100 FT S 17 DEG 42 MIN 50 SEC W 630 53/100 FT TO POB OR 6645 P 1426 OR 7195 P 1235

SECTION 22, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0929-395(0123-37)

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

Recorded in Public Records 6/21/2022 4:55 PM OR Book 8807 Page 1822, Instrument #2022063124, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $700.00

10
700.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
File No.: 2205447R
Property Appraisers Parcel Identification (Folio) Number: 22-1S-31-4102-009-003

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of May, 2022 by **Nicholas Rogers, a married man whose post office address is 7085 N Blue Angel Pkwy, Pensacola, FL 32526 and Charles Bunyan Joye, an unremarried widower,** whose post office address is 1 Billingsley Place, Pensacola, FL 32506 herein called the grantors, to **Michael Wayne Hinson, Trustee, and Linda Jane Hinson, Trustee of the Michael Wayne Hinson and Lindag Jane Hinson Revocable Living Trust dated 11/18/2011** whose post office address is **7943 Mesa Linda Street, Oak Hills, CA 92344,** 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) *Hinson

W I T N E S S E T H: That the grantors, 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.:

Commencing at the Southeast Corner of Section 22, Township 1 South, Range 31 West, Escambia County, Florida, thence North 83 degrees 45 minutes 00 seconds West and along the South like of said section for 540.64 feet and the point of beginning; thence continue along same course for 375.84 feet; thence North 26 degrees 29 minutes 26 seconds East for 744.92 feet to the right of way line of Mobile Highway (Also Known As U.S. Highway 90) said point being on a curve concave to the Southwest and having a central angle of 05 degrees 22 minutes 50 seconds and a radius of 2732.93 feet; thence Southeasterly along said curve an arc distance of 256.65 feet; thence South 17 degrees 42 minutes 50 seconds West for 630.53; to the point of beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

Grantors do not reside in the above described property nor claim it as their homestead property

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Barbara Rigby
Witness #1 Printed Name

Sierra Hill
Witness #2 Signature

Sierra Hill
Witness #2 Printed Name

Nicholas Rogers

Charles Bunyan Joye

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of May, 2022 by Nicholas Rogers and Charles Bunyan Joye who are personally known to me or have produced _____ as identification.

BARBARA C RIGBY
Notary Public - State of Florida
Commission # GG 360217
My Comm. Expires Aug 18, 2023
Bonded through National Notary Assn.

Notary Public