



# 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

1223.03

## 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 26, 2023
Property description	FLANAGAN ROBERT GARTMAN KATHERINE 428 AIRPORT BLVD APT 247 PENSACOLA, FL 32503 2299 SCENIC HWY F3 03-3413-215 UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON ELEMENTS SHEET L OR 5256 P 1214	Certificate #	2021 / 1221
		Date certificate issued	06/01/2021

## 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)
# 2021/1221	06/01/2021	1,880.48	94.02	1,974.50
→ Part 2: Total*				1,974.50

## 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)
# /					
Part 3: Total*					0.00

## 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)	1,974.50
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)	2,349.50

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: <u>Jennifer N. Cassidy</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>May 8th, 2023</u>

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

+ \$6.25

<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2023</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: 2300372

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
03-3413-215	2021/1221	06-01-2021	UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON ELEMENTS SHEET L OR 5256 P 1214

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

04-26-2023  
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				
<b>Parcel ID:</b>	3315300502003006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	033413215	2022	\$0	\$141,960	\$141,960	\$141,960
<b>Owners:</b>	GARTMAN KATHERINE	2021	\$0	\$116,610	\$116,610	\$80,521
<b>Mail:</b>	1717 E MALLORY ST PENSACOLA, FL 32503	2020	\$0	\$106,470	\$106,470	\$90,993
<b>Situs:</b>	2299 SCENIC HWY F3 32503	<b>Disclaimer</b>				
<b>Use Code:</b>	CONDO-RES UNIT	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
11/16/2022	8890	1782	\$100	OT		<b>Legal Description</b> UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON ELEMENTS SHEET L OR 8366 P 513 OR 8890...	
09/09/2020	8366	513	\$133,000	WD			
09/2003	5256	1214	\$68,500	WD			
09/2001	4765	1196	\$60,900	WD			
07/2001	4745	1186	\$64,000	QC			
12/2000	4633	1900	\$65,000	WD		<b>Extra Features</b> None	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

**Section**  
**Map Id:**  
33-15-30-8

**Approx. Acreage:**  
11.9047

**Zoned:**   
R-2A

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

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

**Launch Interactive Map**

Buildings

Address:2299 SCENIC HWY F3, Year Built: 1983, Effective Year: 1983, PA Building ID#: 60436

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 1158 Total SF

BASE AREA - 1014

LANAI - 96

UTILITY UNF - 48

Diagram illustrating the layout of the building areas, including the main structure (BAS), a utility unit (UTU), and a lanai (LAN). Dimensions are provided for each area and the overall structure.

Images

None

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.

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037717 5/11/2023 2:58 PM  
OFF REC BK: 8975 PG: 1679 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01221**, issued the **1st day of June, A.D., 2021** 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:

**UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON ELEMENTS SHEET L OR 5256 P 1214**

**SECTION 33, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 033413215 (1223-03)**

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

**ROBERT FLANAGAN and KATHERINE GARTMAN**

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** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 033413215 Certificate Number: 001221 of 2021**

**Payor: KATHERINE GARTMAN 1717 E MALLORY ST PENSACOLA FL 32503**      **Date 7/14/2023**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,687.69
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,225.41

**\$2,618.00**

**\$2,635.00**  
**+ \$92.23 card fee**

**PAM CHILDERS**  
 Clerk of the Circuit Court **\$2,727.23**

Received By  
 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

**Case # 2021 TD 001221**

**Redeemed Date 7/14/2023**

**Name KATHERINE GARTMAN 1717 E MALLORY ST PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$510.72 <del>\$2,637.69</del> <b>\$ 2,618.00</b>
Due Tax Collector = TAXDEED	\$2,637.69
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

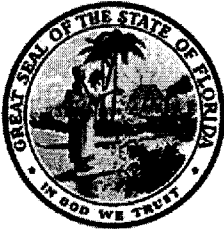
• For Office Use Only

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: 033413215 Certificate Number: 001221 of 2021**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="7/14/2023"/> 
Months	8	3
Tax Collector	<input type="text" value="\$2,349.50"/>	<input type="text" value="\$2,349.50"/>
Tax Collector Interest	\$281.94	\$105.73
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,637.69	<input type="text" value="\$2,461.48"/> <i>CC</i>
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"/> <i>CH</i>
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	\$3,225.41	\$2,955.00
	Repayment Overpayment Refund Amount	\$270.41

## 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 8975, Page 1679, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01221, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 033413215 (1223-03)

DESCRIPTION OF PROPERTY:

UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON  
ELEMENTS SHEET L OR 5256 P 1214

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROBERT FLANAGAN and KATHERINE GARTMAN

Dated this 14th day of July 2023.



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 #: 03-3413-215 CERTIFICATE #: 2021-1221

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: August 21, 2003 to and including August 21, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President

Dated: September 7, 2023

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

September 7, 2023

Tax Account #: **03-3413-215**

1. The Grantee(s) of the last deed(s) of record is/are: **KATHERINE GARTMAN**

**By Virtue of Warranty Deed recorded 9/9/2020 in OR 8366/513 AND CERTIFICATE OF DEATH RECORDED 11/16/2022 IN OR 8890 /1782**

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 #: 03-3413-215**

**Assessed Value: \$141,960.00**

**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): **WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.**

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:** DEC 6, 2023

**TAX ACCOUNT #:** 03-3413-215

**CERTIFICATE #:** 2021-1221

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

**KATHERINE GARTMAN**  
**428 AIRPORT BLVD APT 247**  
**PENSACOLA, FL 32503**

**KATHERINE GARTMAN**  
**2299 SCENIC HWY F3**  
**PENSACOLA, FL 32503**

**KATHERINE GARTMAN**  
**1717 E MALLORY ST**  
**PENSACOLA, FL 32503**

**KATHERINE GARTMAN**  
**1717 E MALLOR ST**  
**PENSACOLA, FL 32503**

**WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.**  
**908 GARDENGATE CIRCLE**  
**PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 7<sup>th</sup> day of September, 2023.**

**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**

**September 7, 2023**

**Tax Account #:03-3413-215**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT F-3 WINDCHASE BAY CONDOMINIUM PHASE 6 ALSO 1/176 INT IN COMMON  
ELEMENTS SHEET L OR 5256 P 1214**

**SECTION 33, TOWNSHIP 1 S , RANGE 30 W**

**TAX ACCOUNT NUMBER 03-3413-215(1223-03)**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Allure Title Company  
1307 E Cervantes St  
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Numbers: 331S300502003006

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

## General Warranty Deed

THIS WARRANTY DEED, made the 9th day of September 2020 by  
**Xiaolun Chen and Zhihui Chen, husband and wife**

whose post office address is 2299 Scenic Highway F-3 Pensacola 32503

herein called the grantors, to

**Katherine Gartman, a married woman and Robert Flanagan, an unmarried man  
as joint tenants with the right of survivorship**

whose post office address is 1717 E Mallor Street, Pensacola FL 32503

hereinafter called the Grantee:

(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)

This is a Non Homestead Property for the Grantors

**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.:

**LEGAL:**

Unit No. F-3, Building F of Windchase Bay, Phase 6, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1765, Pages 583 through 661, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements and restrictions of record.

**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 grantee 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, 2019.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Xiaolun Chen

Zhihui Chen

STATE OF FLORIDA

COUNTY OF ESCAMBLA

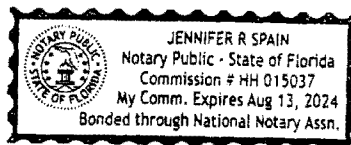
The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or  
( ☐ ) online notarization, this 9th day of September 2020 by:

Xiaolun Chen

Zhihui Chen

who are personally known to me or have produced DL as identification and did (did  
not) take an oath.




Seal:



Notary Public

Printed Notary Name



STATE OF FLORIDA	
BUREAU of VITAL STATISTICS	
<b>CERTIFICATION OF DEATH</b>	
<b>STATE FILE NUMBER:</b> 2022201878	<b>DATE ISSUED:</b> NOVEMBER 9, 2022
<b>DECEDENT INFORMATION</b>	<b>DATE FILED:</b> NOVEMBER 7, 2022
NAME: ROBERT HENRY FLANAGAN	
DATE OF DEATH: OCTOBER 31, 2022	SEX: MALE AGE: 083 YEARS
DATE OF BIRTH: AUGUST 26, 1939	SSN: ***-**-****
BIRTHPLACE: QUEENS, NEW YORK, UNITED STATES	
PLACE WHERE DEATH OCCURRED: INPATIENT	
FACILITY NAME OR STREET ADDRESS: WEST FLORIDA HOSPITAL	
LOCATION OF DEATH: PENSACOLA, ESCAMBIA COUNTY, 32514	
RESIDENCE: 428 AIRPORT BLVD, PENSACOLA, FLORIDA 32503, UNITED STATES	
COUNTY: ESCAMBIA	
OCCUPATION, INDUSTRY: AUDITOR GENERAL, GOVERNMENT	
EDUCATION: BACHELORS DEGREE	EVER IN U.S. ARMED FORCES? YES
HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN	
RACE: WHITE	
<b>SURVIVING SPOUSE / PARENT NAME INFORMATION</b>	
(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)	
MARITAL STATUS: WIDOWED	
SURVIVING SPOUSE NAME: NONE	
FATHER'S/PARENT'S NAME: HENRY ROBERT FLANAGAN	
MOTHER'S/PARENT'S NAME: CATHERINE McDONNELL	
<b>INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION</b>	
INFORMANT'S NAME: KATHERINE GARTMAN	
RELATIONSHIP TO DECEDENT: DAUGHTER	
INFORMANT'S ADDRESS: 1717 E. MALLORY STREET, PENSACOLA, FLORIDA 32503, UNITED STATES	
FUNERAL DIRECTOR/LICENSE NUMBER: FREDDIE L. ADAMS, F059111	
FUNERAL FACILITY: CULLEYS MEADOWWOOD FUNERAL HOME F040240	
1737 RIGGINS RD., TALLAHASSEE, FLORIDA 32308	
METHOD OF DISPOSITION: CREMATION	
PLACE OF DISPOSITION: SOUTHEASTERN CREMATORY	
PENSACOLA, FLORIDA	
<b>CERTIFIER INFORMATION</b>	
TYPE OF CERTIFIER: CERTIFYING PHYSICIAN	MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE
TIME OF DEATH (24 HOUR): 1258	DATE CERTIFIED: NOVEMBER 7, 2022
CERTIFIER'S NAME: JAMES M SMITH	
CERTIFIER'S LICENSE NUMBER: OS7458	
NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED	
The first five digits of the decedent's Social Security Number have been redacted pursuant to §19.071(5), Florida Statutes.	
 , STATE REGISTRAR	
REQ: 2824595658	
THIS AGENCIES CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE	
THIS DOCUMENT IS PROVIDED OR PHOTO-COPIED ON SECURITY PAPER WITH WATERMARKS FOR THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMO-REACTIVE. THE BACK CONTAINS SPECIAL LINED WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.	
<b>WARNING:</b>	
	
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ON FORM 1948 (03-10)	
<b>CERTIFICATION OF VITAL RECORD</b>	
	



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## Detail by Entity Name

Florida Not For Profit Corporation

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

### Filing Information

**Document Number** 768325  
**FEI/EIN Number** 59-2356362  
**Date Filed** 05/09/1983  
**State** FL  
**Status** ACTIVE

### Principal Address

908 GARDENGATE CIRCLE  
PENSACOLA, FL 32504

Changed: 02/04/2008

### Mailing Address

908 GARDENGATE CIRCLE  
PENSACOLA, FL 32504

Changed: 04/23/2009

### Registered Agent Name & Address

Kelley, Cheryl  
908 GARDENGATE CIRCLE  
PENSACOLA, FL 32504

Name Changed: 04/22/2022

Address Changed: 02/04/2008

### Officer/Director Detail

#### **Name & Address**

Title VP

Harrod, Keith  
2991 Blackshear Avenue  
Pensacola, FL 32503

Title President

RAVINSKI, DONALD  
2299 SCENIC HWY C-3  
PENSACOLA, FL 32503

Title Treasurer

Whittington, Hunter  
2460 Semoran Dr.  
Pensacola, FL 32503

Title Director

Johnson, Rick  
2299 Scenic Hwy, T-1  
Pensacola, FL 32503

Title Secretary

Bringham, Julie  
2299 Scenic Hwy, S-9  
Pensacola, FL 32503

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Report Year	Filed Date
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2022	04/22/2022
2023	04/13/2023

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