



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

1223.30

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	HANALLA ADEL 7791 UNTREINER AVE PENSACOLA, FL 32534 622 EDWARDS 08-1038-100 LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA (Full legal attached.)	Certificate #	2021 / 3244
		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)
# 2021/3244	06/01/2021	578.70	28.94	607.64
→Part 2: Total*				607.64

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)
# 2022/3506	06/01/2022	630.74	6.25	31.54	668.53
# 2020/4172	06/01/2020	558.83	6.25	293.39	858.47
Part 3: Total*					1,527.00

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)	2,134.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	613.97
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)	3,123.61

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: Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida
Date May 8th, 2023

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

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>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.

LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA 219

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300356

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
08-1038-100	2021/3244	06-01-2021	LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA 219

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				
Parcel ID:	502S305040002009	Year	Land	Imprv	Total	Cap Val
Account:	081038100	2022	\$4,250	\$33,733	\$37,983	\$33,292
Owners:	HAKENSON MICHELLE MARIE	2021	\$4,250	\$26,560	\$30,810	\$30,266
Mail:	4909 MOBILE HWY PENSACOLA, FL 32507	2020	\$4,250	\$23,265	\$27,515	\$27,515
Situs:	622 EDWARDS 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
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	
06/30/2022	8873	1506	\$2,500	QC		Legal Description LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 8873 P 1506 LESS OR 1533 P 726 CURRY CA 219	
10/02/2017	7812	478	\$600	WD			
09/09/2015	7407	1668	\$100	QC			
05/20/2015	7350	757	\$3,300	QC			
04/30/2015	7341	1845	\$100	QC			
04/21/2015	7331	1687	\$2,800	TD			
12/2006	6115	265	\$100	QC			
04/1998	4242	1073	\$100	WD			
01/1978	1187	949	\$100	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

Parcel Information

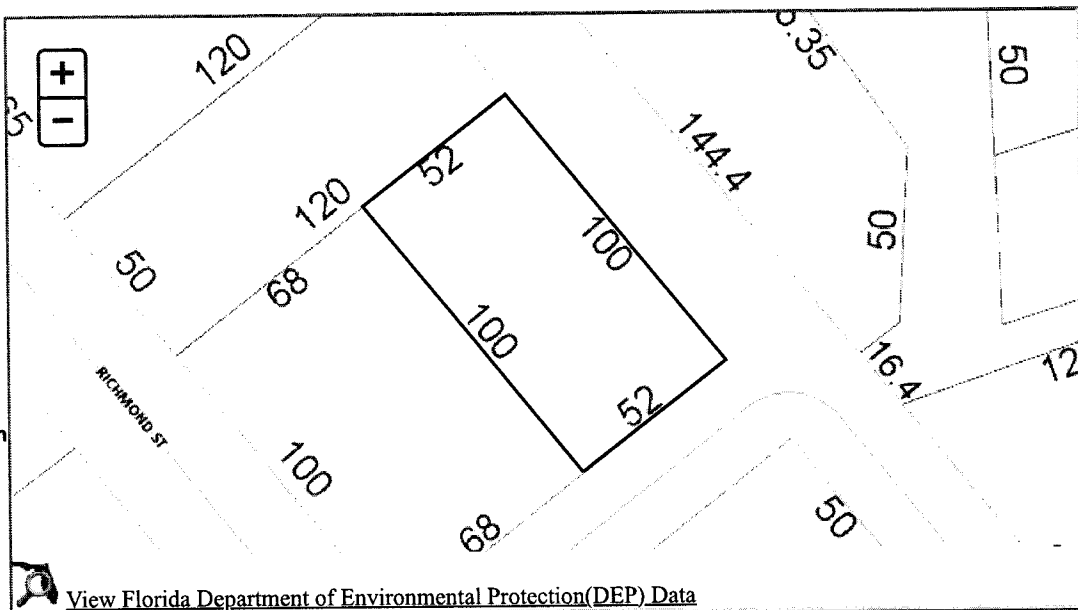
Launch Interactive Map

Section
Map Id:
CA219

Approx.
Acreage:
0.1230

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)




Buildings

Address: 622 EDWARDS, Year Built: 1962, Effective Year: 1962, PA Building ID#: 87493

Structural Elements

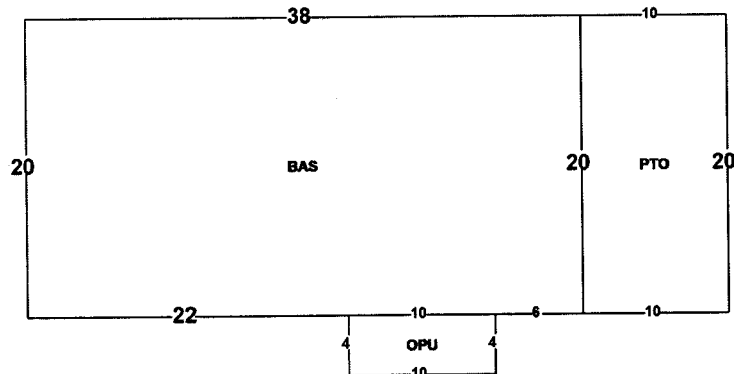
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1000 Total SF

BASE AREA - 760

OPEN PORCH UNF - 40

PATIO - 200



Images



3/31/2016 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: 05/09/2023 (tc.6885)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037780 5/11/2023 3:40 PM
OFF REC BK: 8975 PG: 1846 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. 03244**, 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:

LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081038100 (1223-30)

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

ADEL HANALLA

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



**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

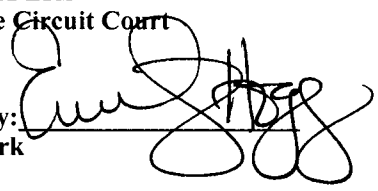
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 081038100 Certificate Number: 003244 of 2021**

Payor: NANCY HAKENSON nancyhakenson@verizon.net Date 5/31/2023

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$3,304.69
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,092.41

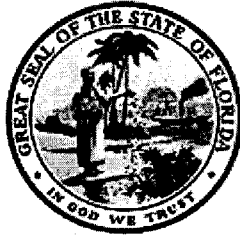
\$3,336.55

**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 # 2021 TD 003244

Redeemed Date 5/31/2023

Name NANCY HAKENSON nancyhakenson@verizon.net

Clerk's Total = TAXDEED	\$510.72	\$3,304.69 \$3,319.55
Due Tax Collector = TAXDEED	\$3,304.69	
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: 081038100 Certificate Number: 003244 of 2021

Redemption ☐ 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="5/31/2023"/>
Months	8	1
Tax Collector	<input type="text" value="\$3,123.61"/>	<input type="text" value="\$3,123.61"/>
Tax Collector Interest	\$374.83	\$46.85
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,504.69	<input type="text" value="\$3,176.71"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$6.84
Total Clerk	\$510.72	<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	\$4,092.41	\$3,656.55
	Repayment Overpayment Refund Amount	\$435.86
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1846"/>

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 1846, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03244, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 081038100 (1223-30)

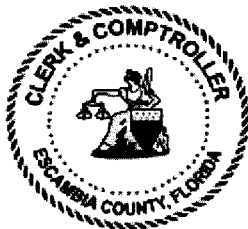
DESCRIPTION OF PROPERTY:

LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533
P 726 CURRY CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ADEL HANALLA

Dated this 31st day of May 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 #: 08-1038-100 CERTIFICATE #: 2021-3244

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 23, 2003 to and including August 23, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: August 29, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 29, 2023

Tax Account #: **08-1038-100**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHELLE MARIE HAKENSON**

By Virtue of Quit Claim Deed recorded 10/12/2022 in OR 8873/1506

ABTRACTOR'S NOTE: GRANTOR'S SPOUSE DID NOT SIGN THIS DEED AND THERE IS NO HOMESTEAD CLAUSE.

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. **Code enforcement Lien in favor of Escambia County recorded 12/22/2022 OR 8907/1403**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 08-1038-100

Assessed Value: \$33,292.00

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: DEC 6, 2023

TAX ACCOUNT #: 08-1038-100

CERTIFICATE #: 2021-3244

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

MICHELLE MARIE HAKENSON
4909 MOBILE HWY
PENSACOLA, FL 32507

MICHELLE MARIE HAKENSON
AND ADEL HANALLA
622 EDWARDS ST
PENSACOLA, FL 32507

ADEL HANALLA
7791 UNTREINER AVE
PENSACOLA, FL 32534

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 29th 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

August 29, 2023

Tax Account #:08-1038-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533
P 726 CURRY CA 219**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1038-100(1223-30)

Recorded in Public Records 10/12/2022 2:55 PM OR Book 8873 Page 1506,
Instrument #2022101805, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$17.50

Prepared By

Name: Mariana William
Address: 8083 Stonebrook Pkwy APT 1101
Frisco TX 75034-7211

After Recording Return To

Name: Michelle Marie Hakenson
Address: 622 Edwards st.
Pensacola FL 32507

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF FLORIDA
Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TWO THOUSAND FIVE HUNDRED DOLLARS ZERO CENTS (\$ 2500) in hand paid to ADEL HANALLA, a MARRIED MAN, residing at 7791 UNTREINER AVE , County of ESCAMBIA, City of PENSACOLA, State of FLORIDA (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to , MICHELLE MARIE HAKENSON, residing at 4909 MOBILE HWY , County of ESCAMBIA, City of Pensacola State of FLORIDA (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following *described real estate, physical address 622 EDWARDS ST Pensacola FL 32507 , situated in ESCAMBIA County, Florida to-wit:

LTS 2 & 3 BLK 9 S/D OF THE ESTATE OF JONAS BROWN PB 1 P 36 OR 7812 P 478 LESS OR 1533 P 726 CURRY CA 219

LOTS NUMBERED TWO (2) AND THREE (3), IN BLOCK NUMBERED NINE (9), ESTATE OF JONAS BROWN, A SUBDIVISION IN SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF LOTS 2 AND 3, BLOCK 9, ESTATE OF JONAS BROWN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 2, THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARD STREET A DISTANCE OF 18 FEET, THENCE NORTHERLY PARALLEL TO THE

SOUTHWESTERLY LINES OF SAID LOT 2 AND 3 A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF LOT 3, THENCE WESTERLY ALONG SAID ' NORTHERLY LINE OF LOT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3, THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 2 AND 3 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

BK: 8873 PG: 1507

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current year, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Adel Hanalla
Grantor's Name

7791 Untermyer Ave
Address

Dunstable FL 32534
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Signed, Sealed and delivered in our presence:

STATE OF Florida
COUNTY OF Escambia

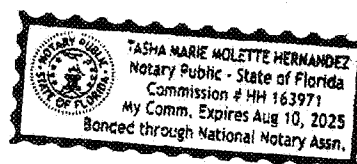
The foregoing instrument was acknowledged before me this 30th June 2022 (date) by Adel Hanalla (name of person acknowledging), who is personally known to me or who has produced Alabama DL (type of identification) 8372763 (identification number) as identification.

Tasha Marie Molette Hernandez
(Notary Public Signature)

Tasha Marie Molette Hernandez
(Notary's Name print)

August 10, 2025
(My Commission Expires)

(Seal)



BK: 8873 PG: 1508 Last Page

WITNESS SIGNATURE x Kyle Cristin

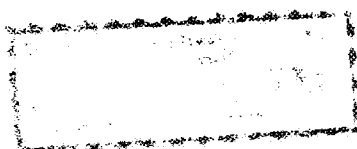
PRINT NAME

x Kyle Cristin 5072 Spring Hill Dr. Pensacola FL 32503WITNESS SIGNATURE x Meden Nelson

PRINT NAME

x Meden Nelson3/ ~~MUR~~

MURPHY LINE



- Document Prepared by and Return to: Simon Ottewell
Business Solutions - PO Box 115 Durant FL 33530

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective this 2nd day of October (month) 2017 (year), between

BUSINESS SOLUTIONS OF HILLSBOROUGH, LLC 401K PLAN TRUST, LLC a *Florida limited liability company* (hereinafter called the Grantor) the first party, whose post office address is PO BOX 115 DURANT FL 33530 and the second party

ADEL HANALLA a *single man*

(hereinafter called the Grantee) whose post office address is

7791 Untreinier Ave Pensacola, Florida 32534

Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees

WITNESSETH, the Grantor, for and in consideration of the sum of ONE HUNDRED dollars (\$100.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in ESCAMBIA County Florida:

LOTS NUMBERED TWO (2) AND THREE (3), IN BLOCK NUMBERED NINE (9), ESTATE OF JONAS BROWN, A SUBDIVISION IN SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 AT PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF LOTS 2 AND 3, BLOCK 9, ESTATE OF JONAS BROWN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 36 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 2, THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARD STREET A DISTANCE OF 18 FEET, THENCE NORTHERLY PARALLEL TO THE SOUTHWESTERLY LINES OF SAID LOT 2 AND 3 A DISTANCE OF 100 FEET TO THE NORTHERLY LINE OF LOT 3, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3, THENCE SOUTHERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 2 AND 3 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

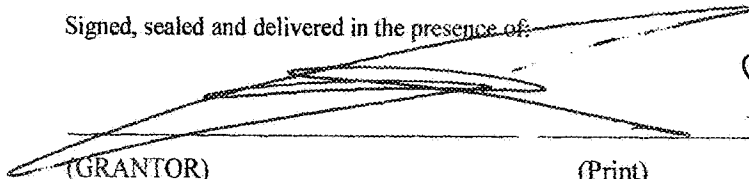
Parcel No: 502S305040002009

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and taxes. Property is sold as is, where is.

TOGETHER, with all tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining. AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it is hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

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

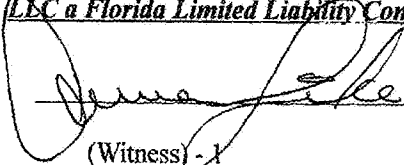
Signed, sealed and delivered in the presence of:

 Simon Ottewell
mm

(GRANTOR)

(Print)

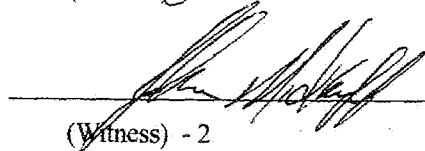
Simon Ottewell as trustee of BUSINESS SOLUTIONS OF HILLSBOROUGH 401K PLAN TRUST, LLC a Florida Limited Liability Company



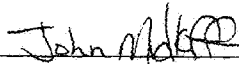
(Witness) - 1



(Print)



(Witness) - 2



(Print)

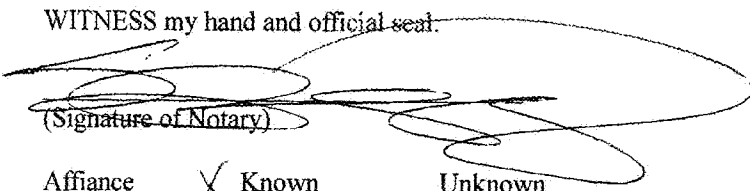
Notary Public

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

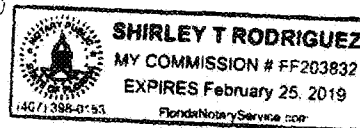
On October 2nd (month & day), 2017 (year) before me personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is Simon Ottewell as trustee of BUSINESS SOLUTIONS OF HILLSBOROUGH 401K PLAN TRUST, LLC a Florida Limited Liability Company on behalf of the LLC subscribed to within this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


(Signature of Notary)

Affiance ☒ Known ☐ Unknown

ID Produced: Personally Known



(SEAL)

Recorded in Public Records 12/22/2022 8:29 AM OR Book 8907 Page 1403,
Instrument #2022121087, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 12/22/2022 8:18 AM OR Book 8907 Page 1362,
Instrument #2022121075, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE22072738N
LOCATION: 2212 N 81ST AVE
PR#: 1428304000001030

VS.

HAKENSON, MICHELLE
4909 MOBILE HWY
PENSACOLA, FL 32608

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Kyle Kridle

as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.3 Accessory Uses and Structures (a) General Conditions
(1) Subordinate

LDC. Ch. 4. Art. 7. Sec. 4-7.10 Recreational Vehicles (District 1-4)

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Page 1 Of 4

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD
OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED
IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY
HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT <https://www.escambiaclerk.com/x-certify> TO VALIDATE THIS DOCUMENT



Digitally signed by The Honorable Pam Childers
Date: 2022.12.22 08:21:50 -06:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBCHAHF-BGBBFE-A Page 1 of 4

BK: 8907 PG: 1404

BK: 8907 PG: 1363

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
2/4/2023 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish,
overgrowth and legally dispose of. maintain clean conditions to avoid a repeat
violation.**

LDC CH. 4 ART. 7 SEC 4-7.10

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of **\$15.00** per day, commencing **2/5/2023**.
This fine shall continue until the violation(s) is/are abated and the violation(s) brought
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**
immediately upon full correction of the violation(s), to contact the Escambia County
Office of Environmental Enforcement in writing to request that the office immediately
inspect the property to make an official determination of whether the violation(s)
has/have been abated and brought into compliance. If the violation(s) is/are not abated
within the specified time period, Escambia County may elect to undertake any
necessary measures to abate the violation(s). These measures could include, but are
not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING
OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**
At the request of Escambia County, the Sheriff shall enforce this order by taking
reasonable law enforcement action to remove from the premises any unauthorized person
interfering with the execution of this order or otherwise refusing to leave after warning.
The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

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Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACBCBCBAHF-BGBBFE-A Page 2 of 4

BK: 8907 PG: 1405

BK: 8907 PG: 1364

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of ~~\$250.00~~ are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 8th day of December, 2022.

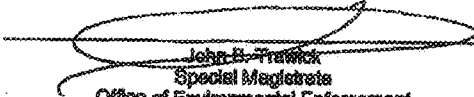
Page 3 Of 4

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBBCBAHF-BGGBFE-A Page 3 of 4

BK: 8907 PG: 1406 Last Page

BK: 8907 PG: 1365 Last Page

DONE AND ORDERED In Escambia County, Florida on this 6th day of
December, 2022.


John B. Patrick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBBCBAHF-BGBBFE-A Page 4 of 4