



# 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

1223.38

## 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	EDWARDS BRET SANDON EDWARDS ANGELA MAXINE 1916 BLAKELY AVE PENSACOLA, FL 32507 1916 BLAKELY AVE 10-0369-000 LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH H (Full legal attached.)	Certificate #	2021 / 4317
		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)
# 2021/4317	06/01/2021	885.92	44.30	930.22
→Part 2: Total*				930.22

## 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)
# 2022/4679	06/01/2022	906.30	6.25	45.32	957.87
Part 3: Total*					957.87

## 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)	1,888.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	831.52
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)	3,094.61

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

<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.	45,531.50
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 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300311

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
10-0369-000	2021/4317	06-01-2021	LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31

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:	352S311000008049		Year	Land	Imprv	Total	Cap Val
Account:	100369000		2022	\$15,000	\$168,102	\$183,102	\$91,063
Owners:	EDWARDS BRET SANDON EDWARDS ANGELA MAXINE		2021	\$12,000	\$133,720	\$145,720	\$88,411
Mail:	1916 BLAKELY AVE PENSACOLA, FL 32507		2020	\$12,000	\$117,127	\$129,127	\$87,191
Situs:	1916 BLAKELY AVE 32507		Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑		Tax Estimator				
Taxing Authority:	COUNTY MSTU		File for New Homestead Exemption Online				
Tax Inquiry:	<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)	HOMESTEAD EXEMPTION	
12/01/2016	7631	1775	\$73,000	WD		Legal Description	
05/2004	5421	1573	\$19,500	WD		LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631	
05/2004	5421	1572	\$100	WD		P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH	
10/2002	5012	875	\$100	QC		HAVEN SEC...	
06/2001	4734	465	\$26,000	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
<b>Section Map Id:</b> 35-25-31-3 <b>Approx. Acreage:</b> 0.3298 <b>Zoned:</b> MDR <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
Buildings	

Address: 1916 BLAKELY AVE, Year Built: 2017, Effective Year: 2017, PA Building ID#: 110557

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-7

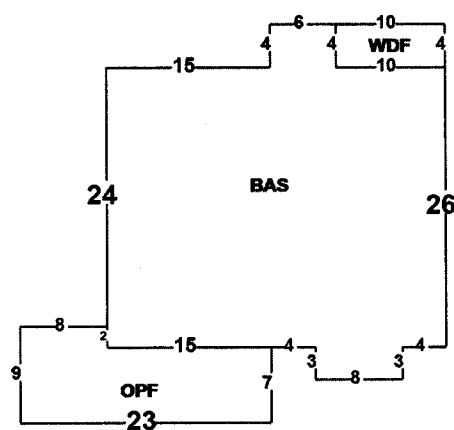
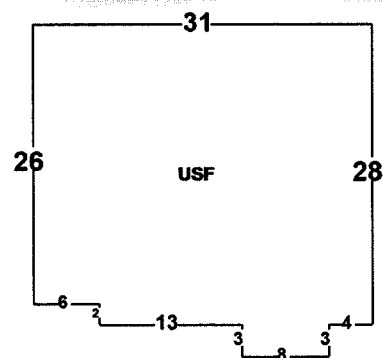
NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



#### Areas - 1951 Total SF

BASE AREA - 854

OPEN PORCH FIN - 177

UPPER STORY FIN - 880

WOOD DECK FIN - 40

#### Images



4/27/2017 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: 05/09/2023 (tc.8267)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037788 5/11/2023 3:43 PM  
OFF REC BK: 8975 PG: 1854 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. 04317**, 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 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100369000 (1223-38)**

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

**BRET SANDON EDWARDS and ANGELA MAXINE EDWARDS**

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

## 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 1854, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04317, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **100369000 (1223-38)**

DESCRIPTION OF PROPERTY:

**LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8  
BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: BRET SANDON EDWARDS and ANGELA MAXINE EDWARDS

Dated this 5th day of July 2023.



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

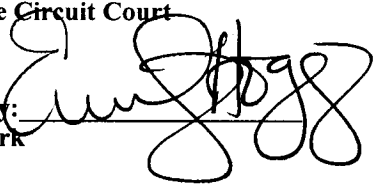
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 100369000 Certificate Number: 004317 of 2021**

**Payor: ANGELA MAXINE EDWARDS 1916 BLAKELY AVE PENSACOLA, FL 32507      Date  
7/5/2023**

Clerk's Check #	1	Clerk's Total	<del>\$519.72</del> <b>\$3,396.64</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,472.21</del>
		Postage	<del>\$0.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,059.93</del>

**\$3,413.64**

**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 004317**

**Redeemed Date 7/5/2023**

**Name ANGELA MAXINE EDWARDS 1916 BLAKELY AVE PENSACOLA, FL 32507**

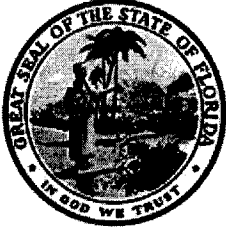
Clerk's Total = TAXDEED	<del>\$510.72</del> <b>\$ 3,396.64</b>
Due Tax Collector = TAXDEED	<del>\$3,472.21</del>
Postage = TD2	<del>\$60.00</del>
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 100369000 Certificate Number: 004317 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="7/5/2023"/>
Months	8	3
Tax Collector	<input type="text" value="\$3,094.61"/>	<input type="text" value="\$3,094.61"/>
Tax Collector Interest	\$371.35	\$139.26
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,472.21	<input type="text" value="\$3,240.12"/> 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	\$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	\$4,059.93	\$3,733.64
	Repayment Overpayment Refund Amount	\$326.29
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1854"/>



**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 #: 10-0369-000 CERTIFICATE #: 2021-4317

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 5, 2003 to and including September 5, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: September 13, 2023

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

September 13, 2023

Tax Account #: **10-0369-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRET SANDON EDWARDS AND ANGELA MAXINE EDWARDS**

**By Virtue of Warranty Deed recorded 12/5/2016 in OR 7631/1775**

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. **Lien in favor of Rinker Materials of Florida Inc recorded 1/13/2006 OR 5819/1059 List them all**
4. Taxes:

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

**Tax Account #: 10-0369-000**

**Assessed Value: \$91,063.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>DEC 6, 2023</u>
<b>TAX ACCOUNT #:</b>	<u>10-0369-000</u>
<b>CERTIFICATE #:</b>	<u>2021-4317</u>

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

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

**BRET SANDON EDWARDS**  
**ANGELA MAXINE EDWARDS**  
**1916 BLAKELY AVE**  
**PENSACOLA, FL 32507**

**RINKER MATERIALS OF FLORIDA INC**  
**3626 QUADRANGLE BLVD, STE 200**  
**ORLANDO, FL 32817**

Certified and delivered to Escambia County Tax Collector, this 13<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 13, 2023**

**Tax Account #:10-0369-000**

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

**LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT  
8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-0369-000(1223-38)**

File No.: 1615011C

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Janna Berry

SURETY LAND TITLE OF FLORIDA, LLC

2600 N. 12th Ave. Pensacola, FL 32503

Pensacola, Florida 32503

Property Appraisers Parcel Identification (Folio) Number: 352S311000008049

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 1 day of December, 2016 by Lawrence S. Powell, a single man, whose post office address is 603 Paula St, Pensacola, FL 32507 herein called the grantor, to Bret Sandon Edwards and Angela Maxine Edwards, husband and wife, whose post office address is 1916 Blakely Ave, Pensacola, FL 32507, 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)*

**WITNESSETH:** That the grantor, 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.:

Lots 7, 8, 9, and 10 Block 49, Beach Haven, being a part of the Pablo Graupera Grant in Sections 35 and 54, Township 2 South, Ranges 30 and 31 West, according to the plat of Beach Haven Subdivision recorded in Deed Book 46, at Page 51, of the Public Records of Escambia County, Florida, together with the West 1/2 of Alley adjoining Lots 7 and 8, Block 49, Beach Haven Subdivision.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

**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 grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 2015.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Lawrence S. Powell

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of December, 2016 by Lawrence S. Powell who is personally known to me or has produced Driver License as identification.

SEAL



JANNA BERRY  
MY COMMISSION # FF 199091  
EXPIRES: March 14, 2019  
Bonded Thru Budget Notary Services

Notary Public

Printed Notary Name

My Commission Expires:

Recorded in Public Records 01/13/2006 at 03:17 PM OR Book 5819 Page 1059,  
Instrument #2006004055, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

**This document prepared by  
and should be returned to:**  
Rinker Materials of Florida, Inc.  
3626 Quadrangle Blvd, Suite 200  
Orlando, FL 32817  
Attn: COLLEEN DOUGHERTY

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE  
REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO  
SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF  
RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL  
PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**C L A I M   O F   L I E N**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared **ANGELO ILANO** (name), who  
being duly sworn and says that she or he is the **AUTHORIZED AGENT** (title) of **Rinker Materials of Florida,  
Inc.**, Lienor, whose address is 3626 Quadrangle Blvd., Suite 200, Orlando, FL 32817, and that in accordance  
with a contract with **JIM WALTER HOMES**, Lienor furnished labor, services or materials consisting of  
CONSTRUCTION MATERIALS on the following described real property in **ESCAMBIA** County, Florida:

**BEACH HAVEN LT 7 8 9 & 10 BLK 49 BCH HAVEN DB 46/51, TOG WITH 1/2 ALLEY ADJ DB 46  
51 ESCAMBIA COUNTY FLORIDA  
BEACH HAVEN LT 7 8 9 & 10 BLK 49 BCH ; 1916 BLAKLEY AVE (RINKER #12036440)**

owned by **LAWRENCE S POWELL** for a total value of **\$ 1,835.79** of which there remains unpaid  
principal, in the amount of **\$ 1,046.74**, together with finance charges through the date of payment; and  
furnished the first of the items on **10/07/2005** and the last of the items on **10/18/2005** and that the Lienor  
served its Notice to Owner on the Owner on **NOVEMBER 14, 2005** by United States Certified Mail, #  
**71073226748006623264** and that the Lienor served a copy of the notice on the Contractor on  
**NOVEMBER 14, 2005** by United States Certified Mail # **N/A**

Signed, sealed and delivered  
In the presence of:

RINKER MATERIALS OF FLORIDA, INC.

Carol B. Rubel  
SIGN & Print Name: Carol B. Rubel  
Cheryl A. Smith  
SIGN & Print Name: Cheryl A. Smith

By: Angelo Ilano  
Name: **ANGELO ILANO**  
Title: **AUTHORIZED AGENT**  
Angelo Ilano

SWORN TO AND SUBSCRIBED BEFORE ME, by **ANGELO ILANO** (name) as **AUTHORIZED  
AGENT** (title) of Rinker Materials of Florida, Inc., a Florida corporation, on behalf of the corporation, who is  
personally known to me or produced **FDL** as identification, and who did take an oath, this **13** day of  
**JANUARY**, 2006.

Susan H. J.  
Notary Public; State of Florida  
My Commission Expires: 3-9-2008

