### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 1900622

To: Tax Collector of ES	CAMBIA COUNTY	, Florida	
I, TLGFY, LLC CAPITAL ONE, N PO BOX 54347 NEW ORLEANS, LA 70154, hold the listed tax certificate	·	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
02-1948-210	2017/738	06-01-2017	BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491
I agree to:  • pay any current ta:	ves if due and		
	ding tax certificates plus	interest not in my :	nossession and
	and omitted taxes, plus in		
	or's fees, property informa	•	Clerk of the Court costs, charges and fees, and
Attached is the tax sale cert which are in my possession	• •	cation is based and	all other certificates of the same legal description
Electronic signature on file TLGFY, LLC CAPITAL ON PO BOX 54347 NEW ORLEANS, LA 701	IE, N.A., AS COLLATER		08-29-2019 Application Date
Applica	ant's signature		, approximate source

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491

### **Tax Collector's Certification**

CTY-513

**Tax Deed Application Number** 

1900622

Date of Tax Deed Application Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 738**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **02-1948-210** 

Cert Holder:

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154

Property Owner:

HOPKINS KATHERINE F 9408 LINK CIR PENSACOLA, FL 32514

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 1 (Full legal attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/738	02-1948-210	06/01/2017	1,426.45	71.32	1,497.77
2018/755	02-1948-210	06/01/2018	1,438.31	71.92	1,510.23

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2019/745	02-1948-210	06/01/2019	1,508.37	6.25	75.42	1,590.04

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	4,598.04
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	4,973.04
Amounts Certified by Clerk of Court (Lines 8-15):	<b>Total Amount Paid</b>
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, if applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 20th day of September, 2019 Scott Lunsford, Tax Collector of Escambja County

Date of Sale: July 6, 2020

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

02-1948-210 2017



## Chris Jones **Escambia County Property Appraiser**

Real Estate Search

Tangible Property Search

2019 Certified Roll Exemptions

Sale List

Printer Friendly Version

**General Information** 

Reference: 151S302103001004

Account:

021948210

**Owners:** 

HOPKINS KATHERINE F

Mail:

9408 LINK CIR PENSACOLA, FL 32514

Situs:

9408 LINK CIR 32514

Use Code:

SINGLE FAMILY RESID 🔑

**Taxing** 

COUNTY MSTU

**Authority:** 

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Year Land **Imprv** Total Cap Val 2019 \$14,060 \$75,203 \$89,263 \$89,263 2018 \$14,060 \$73,106 \$87,166 \$87,166 2017 \$14,060 \$66,779 \$80,839 \$80,839

### **Disclaimer**

### **Tax Estimator**

> File for New Homestead Exemption **Online** 

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125

#### Sales Data

Official

Sale Date

**Book Page Value Type** 

Records (New Window)

03/2000 4530 1491 \$100 WD

View Instr

Official Records Inquiry courtesy of Pam

Escambia County Clerk of the Circuit Court and

### 36/100 FT S 75... **Extra Features**

Legal Description

Comptroller None

Parcel Launch Interactive Map Information 124.04 Section Map Id: 15-1S-30 Approx.

Zoned: 🔎 MDR

Acreage: 0.3700

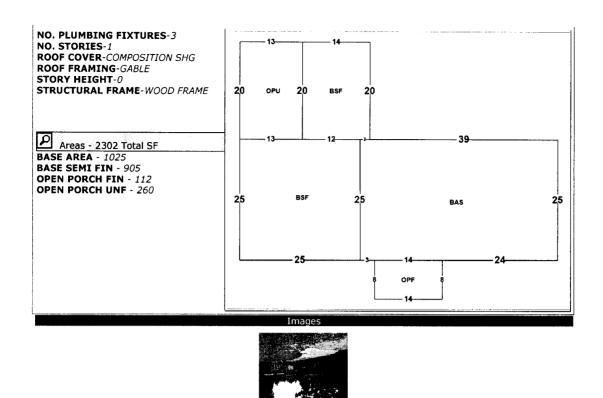
Evacuation & Flood Information Open Report

View Florida Department of Environmental Protection(DEP) Data

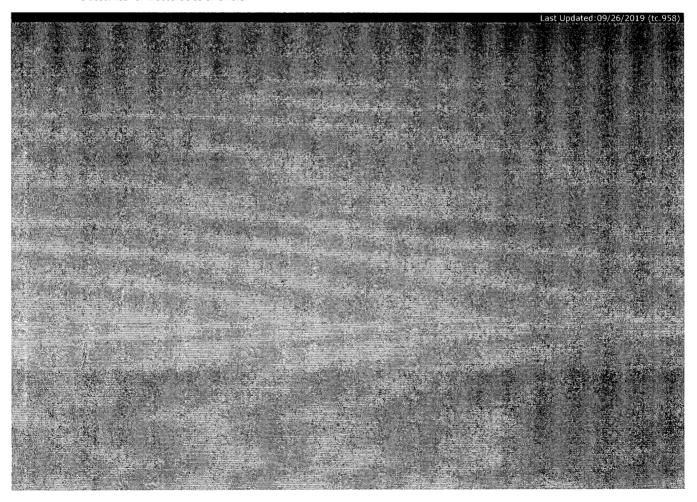
Address:9408 LINK CIR, Year Built: 1962, Effective Year: 1962

Structural Elements DECOR/MILLWORK-AVERAGE

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER



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# 2019086417 10/1/2019 12:28 PM OFF REC BK: 8174 PG: 870 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 00738, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491

**SECTION 15, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 021948210 (20-320)

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

### KATHERINE F HOPKINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of July, which is the 6th day of July 2020.

Dated this 30th day of September 2019.

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.

COUNTY ROBERT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019092490 10/21/2019 4:06 PM
OFF REC BK: 8185 PG: 754 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8174, Page 870, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00738, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 021948210 (20-320)

**DESCRIPTION OF PROPERTY:** 

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 4530 P 1491

SECTION 15, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KATHERINE F HOPKINS

Dated this 21st day of October 2019.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Search Property Property Sheet Lien Holder's Redeem Forms Courtview Benchmark Redeemed From Sale



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

Tax Deed - Redemption Calculator
Account: 021948210 Certificate Number: 000738 of 2017

Redemption Yes V	Application Date 08/29/2019	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/06/2020	Redemption Date 10/21/2019
Months	11	2
Tax Collector	\$4,973.04	\$4,973.04
Tax Collector Interest	\$820.55	\$149.19
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$5,806.09	\$5,134.73
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$77.06	\$14.01
Total Clerk	\$544.06	\$481.01
Release TDA Notice (Recording)	\$10.00	\$10.00
,		
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$6,467.15	\$5,632.74 - 3 <b>30.0</b> 0
	Repayment Overpayment Refund Amount	\$834.41 \$5312.74
Book/Page	8174	870

Notes

#### **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 # 2017 TD 000738

**Redeemed Date 10/21/2019** 

Name EMERALD COAST TITLE INC 83 BAYBRIDGE DR GULF BREEZE, FL 32561

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$5,806.09

\$60.00

\$10.00

\$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
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: 021948210 Certificate Number: 000738 of 2017

# Payor: EMERALD COAST TITLE INC 83 BAYBRIDGE DR GULF BREEZE, FL 32561 Date 10/21/2019

Clerk's Check #

441804679

Tax Collector Check # 1

Clerk's Total

\$544.06

Tax Collector's Total

\$5,806.09

Postage

\$60.00

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

\$7.00

Total Received

\$5,312.74

PAM CHILDERS
Clerk of the Circuit Court

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

Recorded in Public Records 9/6/2019 9:27 AM OR Book 8159 Page 106, Instrument #2019077767, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$154.50 MTG Stamps \$105.00 Int. Tax \$60.00



### Mortgage Agreement

THIS MORTGAGE AGREEMENT (the "Mortgage") dated this 3rd day of September, 2019

BETWEEN:

Doyle Caudell of 9408 Link Circle, Pensacola, FL 32514 (the "Mortgagor")

OF THE FIRST PART

- AND -

Max Norman of 2586 Gulf Breeze Ave, Pensacola, FL 32507 (the "Mortgagee")

OF THE SECOND PART

### Background

A. The Mortgagor is registered as owner of the estate in the following described property (the "Property") located at 9408 Link Circle, Pensacola, FI 32514 in Escambia, with the following legal description: BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN 125 36/100 FT S 75...

Page 1 of 18

· BK: 8159 PG: 105 Last Page

### **Abutting Roadway Maintenance**

STATE OF FLORIDA COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V. requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

lame of Roadway: 9408 Link Circle, Pensacola, FL 32514	
HE COUNTY (x ) HAS ACCEPTED ( ) HAS $\underline{NOT}$ ACCEPTED THE ABUTTING ROAD	OWAY FOR MAINTENANCE.
f not, it will be the responsibility ofoad.	to maintain, repair and improve the
his form completed by:  Michael D. Tidwell, Attorney 811 North Spring Street Pensacola, Florida 32501	
Alhercust Farles Date 8.29-19 Katherine F. Farber	
STATE OF KAUSOS COUNTY OF Sheridan	
the foregoing instrument was acknowledged before me this day of Anarried woman who are personally known to me of have produced a dri	
Iotary Public  A NOTARY PUBLIC - State of Kensas	

Recorded in Public Records 9/6/2019 9:26 AM OR Book 8159 Page 104, Instrument #2019077766, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$133.00

<u>Prepared by and return to:</u>
Emerald Coast Title, Inc. - Gulf Breeze Branch
83 Baybridge
Gulf Breeze, FL 32561
850-972-1100

File Number: 2019-2235

[Space Above This Line For Recording Data]

### **Warranty Deed**

This Warranty Deed made this 29th day of August, 2019 between Katherine F. Farber, a married woman whose post office address is Route 2, Box 14, Hoxie, KS 67740, grantor, and Doyle Caudell, III, a single man whose post office address is 9408 Link Circle, Pensacola, FL 32514, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Commencing at the Southwest corner of Section 15, Township 1 South, Range 30 West, thence South 74 degrees East along the South line of said Section a distance of 1934 feet, thence North 16 degrees East a distance of 1132.82 feet to the Point of Beginning; thence North 16 degrees 28 minutes East 125.36 feet, thence South 75 degrees 47 minutes East 124.04 feet, thence South 16 degrees 00 minutes West 129.22 feet, thence North 74 degrees West 125.00 feet to the Point of Beginning.

Parcel Identification Number: 151S302103001004

THIIS IS NOT THE HOMESTEAD OF SAID GRANTOR

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 grantee 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; that the grantor hereby fully 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, 2018.

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

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503 TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Scott Lunsford Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32591

Pensacola, FL 32591	
	CERTIFICATION: TITLE SEARCE FOR TDA
TAX DEED SALE DATE:	July 6, 2020
TAX ACCOUNT NO.:	02–1948–210
CERTIFICATE NO.:	2017–738
is a list of names a agencies having legal described property	Section 197.256, Florida Statutes, the following and addresses of those persons, firms and/or al interest in or claim against the above The above referenced tax sale certificate is proper notification of tax deed sale.
YES NO	
X Notify Cit	ty of Pensacola, P.O. Box 12910, 32521
X Notify Esc	cambia County, 190 Governmental Center, 32502
X Homestead	for tax year.
Doyle Caudell, III 9408 Link Circle Pensacola, FL 32514 Max Norman 2586 Gulf Breeze Ave. Pensacola, FL 32507	
	The state of the s
Certified and delive	ered to Escambia County Tax Collector,

this 7th day of April , 2020.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

# PROPERTY INFORMATION REPORT CONTINUATION PAGE

File No.: 15833 April 3, 2020

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

- 1. That certain mortgage executed by Doyle Caudell, III in favor of Max Norman dated 09/03/2019 and recorded 09/06/2019 in Official Records Book 8159, page 100 of the public records of Escambia County, Florida, in the original amount of \$30,000.00.
- 2. All Taxes Paid. The assessed value is \$89,263.00. Tax ID 02-1948-210.

### PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# PROPERTY INFORMATION REPORT LEGAL DESCRIPTION

File No.: 15833 April 3, 2020

### 151S302103001004 - Full Legal Description

BEG AT SW COR OF SEC S 74 DEG E ALG S LI 1934 FT N 16 DEG E 1132 82/100 FT FOR POB N 16 DEG 28 MIN E 125 36/100 FT S 75 DEG 47 MIN E 124 04/100 FT S 16 DEG 0 MIN W 129 22/100 FT N 74 DEG W 125 FT TO POB OR 8159 P 104

**Southern Guaranty Title Company** 

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437



### PROPERTY INFORMATION REPORT

File No.: 15833

April 3, 2020

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-03-2000, through 04-03-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Doyle Caudell, III

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By:

April 3, 2020

0.3. 1367 PASE 188 POTE 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENBACOLA: FLA.

## WARRANTY DEED

for and in consideration of One  the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto.  Jessie F. Hopkins and Maggáe A. Hopkins, husband and wife  THOS Link Curle Valageda, husband and wife  PHOS Link Curle Valageda, husband and wife  County of Becambia State of Flo  heirs, executors, administrators and assigns, forever, the following described real situate, lying and being in the  County of Becambia State of Flo  commencing at the Southwest corner of Section 15, Township-1-Sou  Range 30 West, thence South 74 deg East along the South line of  said section a distance of 1934 feet, thence North 16 deg East a  distance of 1132,82 feet to the Point of Beginning; thence North  16 deg 28 East 125.36 feet, thence South 75 deg 47 Bast 124.04  feet, thence South 16 deg 00 West 129.22 feet, thence North 74  West 125.00 feet to Point of Beginning.  County of East 125.36 feet, thence South 75 deg 47 Bast 124.04  feet, thence South 16 deg 00 West 129.22 feet, thence North 74  West 125.00 feet to Foint of Beginning.  County of East 125.36 feet, thence South 75 deg 47 Bast 124.04  feet, thence South 16 deg 00 West 129.22 feet, thence North 74  West 125.00 feet to Foint of Beginning.  County of East 124.04  FLORIDA  County of East 124.04  FLORIDA  FLORIDA	Know All Men by The Myrtle R. Patterson,	, husband and	wife				93 ida 7
And covenant that fee simple in the said property, and has a good right to convey the same; that it is free of lien and world you have from the said property, and has a good right to convey the same; that it is free of lien awayully claiming the same, shall and wilf of rever warrant and defend.  In WITNESS WHEREOF, We have here of sufficient and and corregoing instrument and acknowledged that they executed the same for the uses and purposes therein so Given under my hand and official seal this.  State of Jinguist Testaron 1 1924  State of Jinguist Testaron 1 1934  State of Jinguist Testaron 1 1934  State of Floor the subscriber personally appeared Minghand and wife and and official seal this.  My commission expires Appl. 1915  My commission exp	for and in consideration of	One					
Description and Maggle A. Hopkins, husband and wife  9 1408 Link Curls Valacia 70 32504  hers, executors, administrators and assigns, forever, the following described real situate, lying and being in the County of Escambia State of Flocowit:  Commencing at the Southwest corner of Section 15, Township-1-Sou Range 30 West, thence South 74 deg East along the South line of said section a distance of 1934 feet, thence North 16 deg East a distance of 1132.82 feet to the Point of Beginning; thence North 16 deg 28 East 125.36 feet, thence South 75 deg 47 East 124.04 feet, thence South 16 deg 00' West 129.22 feet, thence North 74 West 125.00 feet to Point of Beginning.  RCD Mar 66, 2606 1 Escambia County.  STAMP TAX  DOCUMENTARY  STAMP TAX  SUR  FLORIDA  Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywaining, free from all exemptions and right of homestead.  And covenant that well seized of an in state in fee simple in the said property, and ha a good right to convey the same; that it is free of lien or account of the said granter was a state of the said granter was state of the uses and purposes therein see G		-14					LARS
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state of Iluriba  Ernie Lee Magaha Escambia County  Ernie Lee Magaha Escambia County  Clerk of the Circuit Court INSTRUMENT CO-11817  Before the subscriber personally appeared Winston E. and Myrtle R. Patterson, Missband and wife  is wife, known to me, and known to me to be the individual day of August Given under my hand and official seal this  If R. Patterson  Fourth Aug.  My commission expires Letterson  Notary F  My commission expires Letterson  My commission expires Letterson  My commission expires Letterson  My commission expires Letterson			e F			-	-
State of Florida  Ernie Lee Magaha  Clerk of the Circuit Court  INSTRUMENT 90-711817  Before the subscriber personally appeared Winston E. and Myrtle R. Patterson, wishand and wife  is wife, known to me, and known to me to be the individual described by said name in and who expregoing instrument and acknowledged that they executed the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is wife, known to me, and known to me to be the individual described by said name in and who expregoing instrument and acknowledged that they executed the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is a seal of the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is a seal of the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is a seal of the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is a seal of the same for the uses and purposes therein see Given under my hand and official seal this   Winston E. and Myrtle R. Patterson, which is a seal of the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the uses and purposes therein see the same for the	xecutors, administrators and assign wfully claiming the same, shall a	gns, in the quiet and p and will forever warran	eaceable possession a t and defend.	and enjoyment	thereof, a	gainst all po	ersons
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ntington, W.VA. 25712	rtle R. Patterson		-	6			

STATE OF FLORIDA COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this day of March, 2000, by Jessie F. Hopkins, ( ) who is personally known to me or ( ) who produced as identification.

Notary Public, State of Florida

This instrument prepared by:
Jack Locklin, Jr., Attorney at Law
77 Jones Avenue
Milton, FL 32570
(850) 623-2500

UBLIC - STATE OF FLORIDA (ACK LOCKLIN, JR (ACKSISON # CC823562 (CARES 12/28/2001 (CARU ASA 1-865-NOTARY)

NOTARY PUBLIC - STATE OF FLORIDA JACK LOCKLIN, JR COMMISSION & COS02552 SUPRES 12/28/2001 BONDED THRU ABA 1-888-NOTARY Shi/

DEED DOC STANDS PD & ESC CD & 8.78 83/85/80 ERNIE LED MEGHA, CLERK By:

\_\_\_\_\_\_Reserved for Recording

### DEED RESERVING LIFE ESTATE

STATE OF FLORIDA COUNTY OF SANTA ROSA

Deed made the 2 day of March, 2000, by Jessie F. Hopkins, a single man, whose mailing address is 9408 Link Circle, Pensacola, Florida, 32504, Grantor, to Katherine F. Hopkins, a single woman, whose address is 9408 Link Circle, Pensacola, Florida 32504, Grantee, as to a remainder interest.

Grantor, in consideration of Ten Dollars (\$10.00) paid by Grantee, hereby grants to grantee that real property located in the County of Escambia, State of Florida more fully described as follows:

#### SEE ATTACHED EXHIBIT "A"

Subject to covenants, restrictions, and easements of record, however, not hereby reimposed.

Tax Parcel ID#

Social Security Number of Grantee(s)

Jessie F. Hopkins RESERVES TO HIMSELF THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE RENTS, ISSUES, AND PROFITS OF THE ABOVE-CRANTED PREMISES FOR AND DURING THE NATURAL LIFETIME OF Jessie F. Hopkins.

Grantor hereby fully warrantS the title to the land conveyed and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, grantors have executed this deed at Milton, Santa Rosa County, Florida, on the date first above written.

Signed, sealed and delivered in the presence of:

Muly E. Ofleusp

Witness: ON ROCKLINGS

essie F. Hopkins

Recorded in Public Records 9/6/2019 9:26 AM OR Book 8159 Page 103, Instrument #2019077765, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

STATE OF COUNTY OF

FLORIDA ESCAMBIA

RE: 2019-2235

### SAME NAME AFFIDAVIT

BEFORE ME, the undersigned authority, Katherine F. Farber deposed and affirmed:

- 1. My name is Katherine F. Farber.
- 2. I am one and the same as Katherine F. Hopkins.
- 3. This affidavit is being filed to clear up any title issues regarding the following legal description:

Commencing at the Southwest corner of Section 15, Township 1 South, Range 30 West, thence South 74 degrees East along the South line of said Section a distance of 1934 feet, thence North 16 degrees East a distance of 1132.82 feet to the Point of Beginning; thence North 16 degrees 28 minutes East 125.36 feet, thence South 75 degrees 47 minutes East 124.04 feet, thence South 16 degrees 00 minutes West 129.22 feet, thence North 74 degrees West 125.00 feet to the Point of Beginning.

Dated this 29 day of August, 2019.

Kalheune Hacker Katherine F. Farber

STATE OF Hungas COUNTY OF Shexidan

The foregoing instrument was acknowledged before me this 2 day of August, 2019, by Katherine F. Farber produced a driver's license as identification and who did not take an oath.

RUYARY PUBLIC - Einle of Kensas SUE E. KATT HEADER EXO. 1-26-2023

Notary Public

Prepared by and Return to: Emerald Coast Title, Inc. 83 Baybridge, Gulf Breeze, FL 32561