

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**

1900448

**Date of Tax Deed Application**

Apr 29, 2019

This is to certify that **HMF FL E, LLC**

**TESCO CUSTODIAN**, holder of **Tax Sale Certificate Number 2017 / 1008**, 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: **03-0374-600**

Cert Holder:

**HMF FL E, LLC**  
**TESCO CUSTODIAN**  
**PO BOX 30538**  
**TAMPA, FL 33630-3538**

Property Owner:

**PHILPOT JOHN L &**  
**GEORGIA MAE**  
**1221 LEPLEY RD**  
**PENSACOLA, FL 32534**  
 BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S  
 ALG W LI OF SEC 66 FT TO S R/W OF COUNTY (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
2017/1008	03-0374-600	06/01/2017	682.67	34.13	716.80

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
2018/1047	03-0374-600	06/01/2018	686.02	6.25	34.30	726.57

**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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,443.37

0.00

616.51

200.00

175.00

2,434.88

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

31,462.00

6.25

Done this the 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 1-6-2020

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 03-0374-600 2017

BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 &amp; W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF COUNTY ROAD 89 DEG 49 MIN

LEFT 286 FT TO POB CONT ELY ALG S R/W LI 60 FT 90 DEG RT 223 95/100 FT TO N LI OF MOUNT OLIVE S/D 89 DEG 29 MIN RT ALG  
N LI OF S/D 60 FT 90 DEG 31 MIN RT 224 22/100 FT TO POB S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 OR 316 P 473 LESS MINERAL  
RIGHTS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900448

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
HMF FL E, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-0374-600	2017/1008	06-01-2017	BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF COUNTY ROAD 89 DEG 49 MIN LEFT 286 FT TO POB CONT ELY ALG S R/W LI 60 FT 90 DEG RT 223 95/100 FT TO N LI OF MOUNT OLIVE S/D 89 DEG 29 MIN RT ALG N LI OF S/D 60 FT 90 DEG 31 MIN RT 224 22/100 FT TO POB S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 OR 316 P 473 LESS MINERAL RIGHTS

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  
HMF FL E, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538

04-29-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference  
➔

Printer Friendly Version

#### General Information

**Reference:** 221S304301007004  
**Account:** 030374600  
**Owners:** PHILPOT JOHN L &  
GEORGIA MAE  
**Mail:** 1221 LEPLEY RD  
PENSACOLA, FL 32534  
**Situs:** 1221 LEPLEY RD 32534  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

#### Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$5,890	\$70,009	\$75,899	\$62,924
2017	\$5,890	\$64,903	\$70,793	\$61,630
2016	\$5,890	\$62,858	\$68,748	\$60,363

[Disclaimer](#)

#### Tax Estimator

➤ [File for New Homestead Exemption Online](#)

#### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1966	316	473	\$100	WD	<a href="#">View Instr</a>

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

#### 2018 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### Legal Description

BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF COUNTY ROAD 89 DEG 49...

#### Extra Features

METAL BUILDING

#### Parcel Information

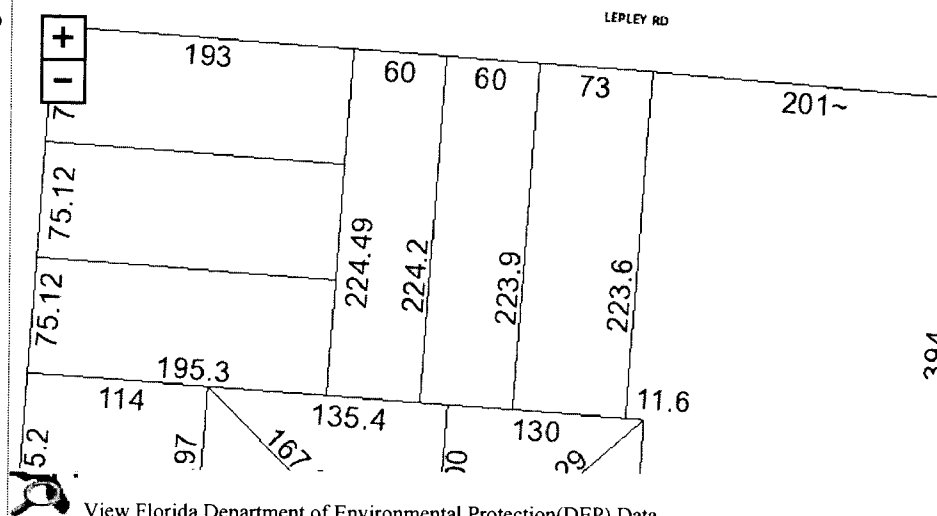
[Launch Interactive Map](#)

**Section Map Id:** 22-1S-30-2

**Approx. Acreage:** 0.3100

**Zoned:** HDMU

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



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

#### Buildings

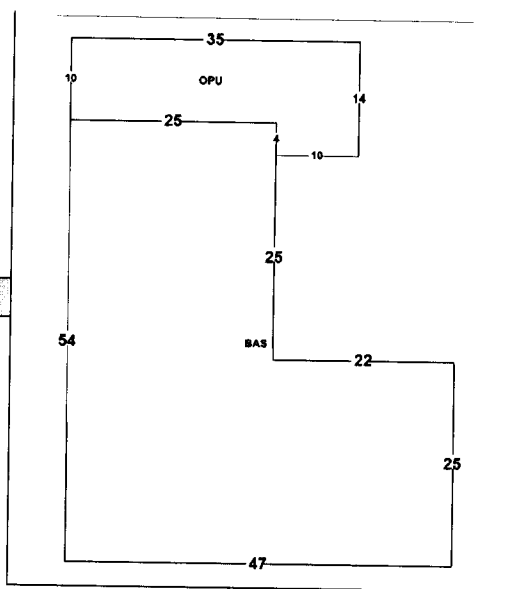
Address: 1221 LEPLEY RD, Year Built: 1967, Effective Year: 1967

#### Structural Elements

DECOR/HILTY WORK-AVERAGE  
DWELLING UNITS  
EXTERIOR WALL-BRICK-FAC-1/2 INCH  
FLOOR COVER-TIMBER  
FOUNDATION-ON GRADE  
HEAT/AIR-CEILING/HVAC  
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2290 Total SF  
BASE AREA - 1900  
OPEN PORCH UNF - 390



Images



7/17/14

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: 05/14/2019 (tc.4591)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL E LLC TESCO CUSTODIAN** holder of **Tax Certificate No. 01008**, 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 INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF COUNTY ROAD 89 DEG 49 MIN LEFT 286 FT TO POB CONT ELY ALG S R/W LI 60 FT 90 DEG RT 223 95/100 FT TO N LI OF MOUNT OLIVE S/D 89 DEG 29 MIN RT ALG N LI OF S/D 60 FT 90 DEG 31 MIN RT 224 22/100 FT TO POB S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 OR 316 P 473 LESS MINERAL RIGHTS**

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030374600 (20-038)**

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

**JOHN L PHILPOT and GEORGIA MAE PHILPOT**

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 January, which is the **6th day of January 2020**.

Dated this 23rd day of May 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.



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: 030374600 Certificate Number: 001008 of 2017**

**Payor: JOHN L PHILPOT AND GEORGIA MAE PHILPOT 1221 LEPLEY RD PENSACOLA, FL  
32534 Date 10/16/2019**

Clerk's Check #	1	Clerk's Total	\$530.95
Tax Collector Check #	1	Tax Collector's Total	\$2,769.84
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,416.89</del>

2849.30

**\$2866.30**

**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



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

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

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

**Case # 2017 TD 001008**

**Redeemed Date 10/16/2019**

**Name JOHN L PHILPOT AND GEORGIA MAE PHILPOT 1221 LEPLEY RD PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$530.05	2849.30
Due Tax Collector = TAXDEED	\$2,769.84	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

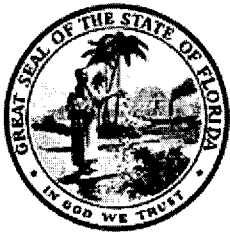
• For Office Use Only

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: 030374600 Certificate Number: 001008 of 2017**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/06/2020"/>	Redemption Date <input type="text" value="10/16/2019"/> 
Months	9	6
Tax Collector	<input type="text" value="\$2,434.88"/>	<input type="text" value="\$2,434.88"/>
Tax Collector Interest	\$328.71	\$219.14
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,769.84	<input type="text" value="\$2,660.27"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$63.05	\$42.03
Total Clerk	\$530.05	<input type="text" value="\$509.03"/> 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="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,416.89	\$3,186.30
	Repayment Overpayment Refund Amount	\$230.59
Book/Page	<input type="text" value="8100"/>	<input type="text" value="963"/>

Notes

## 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 8100, Page 963, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01008, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 030374600 (20-038)

### DESCRIPTION OF PROPERTY:

BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF COUNTY ROAD 89 DEG 49 MIN LEFT 286 FT TO POB CONT ELY ALG S R/W LI 60 FT 90 DEG RT 223 95/100 FT TO N LI OF MOUNT OLIVE S/D 89 DEG 29 MIN RT ALG N LI OF S/D 60 FT 90 DEG 31 MIN RT 224 22/100 FT TO POB S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 OR 316 P 473 LESS MINERAL RIGHTS

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOHN L PHILPOT and GEORGIA MAE PHILPOT

Dated this 16th day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-038

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15405

October 4, 2019

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 10-04-1999, through 10-04-2019, and said search reveals the following:

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

John L. Philpot and Georgia Mae Philpot, husband and wife

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

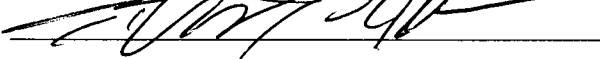
4. Taxes:

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: 

October 4, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15405

October 4, 2019

**221S304301007004 - Full Legal Description**

BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT TO S R/W OF  
COUNTY ROAD 89 DEG 49 MIN LEFT 286 FT TO POB CONT ELY ALG S R/W LI 60 FT 90 DEG RT 223 95/100 FT  
TO N LI OF MOUNT OLIVE S/D 89 DEG 29 MIN RT ALG N LI OF S/D 60 FT 90 DEG 31 MIN RT 224 22/100 FT TO  
POB S/D OF S 1/2 OF LT 4 PLAT DB 18 P 557 OR 316 P 473 LESS MINERAL RIGHTS

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15405

October 4, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$81,272.00. Tax ID 03-0374-600.

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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2020

TAX ACCOUNT NO.: 03-0374-600

CERTIFICATE NO.: 2017-1008✓

In compliance with Section 197.256, 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

    X Notify City of Pensacola, P.O. Box 12910, 32521

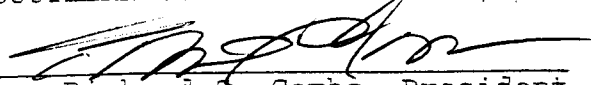
    X Notify Escambia County, 190 Governmental Center, 32502

X     Homestead for 2019 tax year.

John L. Philpot and  
Georgia Mae Philpot,  
if alive,  
or their Estates if deceased  
1221 Lepley Rd.  
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,  
this 7th day of October, 2019.

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.

State of Florida  
Escambia County

316 PAGE 473

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

## WARRANTY DEED

Knows All Men by These Presents: That we, LOGAN PHILPOT and MATTIE PHILPOT, husband and wife--

for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00)----- DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JOHN L. PHILPOT and GEORGIA MAE PHILPOT, husband and wife-----

--their-- heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to-wit:

Commencing at the intersection of the North line of the subdivision of the South one-half (S. 1/2) of Government Lot 4, Section 22, Township 1 South, Range 30 West, in Escambia County, Florida, as shown on plat of said subdivision recorded in Deed Book 18 at Page 557 of the records of said County (said North line of said subdivision being also the North line of Lot 4 of said subdivision), with the West line of said Section 22, run thence South along the West line of said Section 22 for 66 feet to the South line of the right-of-way of a County road; run thence 89 degrees 49 minutes left along said South right-of-way line of said County road 286 feet to the point of beginning of this description; continue thence easterly on the same course and along said South right-of-way line for 60 feet; run thence 90 degrees right for 223.95 feet to the North line of Mount Olive Subdivision as shown on plat thereof recorded in Plat Book 5 at Page 99 of said records; run thence 89 degrees 29 minutes right along the North line of the latter said subdivision for 60 feet; and run thence 90 degrees 31 minutes right 224.22 feet to the point of beginning.

Together with and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And WE covenant that WE, the said Logan Philpot and Mattie Philpot, well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that WE, our heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, WE have hereunto set our hands and seal this 2nd day of November, December A.D. 1966.

Signed, sealed and delivered in the presence of

*James R. Beck*  
James R. Beck

*Logan Philpot* (SEAL)  
Logan Philpot

*Mattie Philpot* (SEAL)  
Mattie Philpot

State of Florida  
Escambia County

ESCAMBIA  
COUNTY

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX

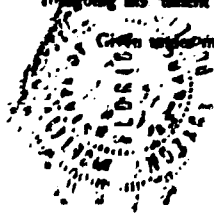
NOV 5 2 15 PM '66  
RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLORIDA

SEAL  
2844

Before the subscriber personally appeared Logan Philpot and Mattie Philpot

his wife, known to me, and known to me to be the individual so described by said name in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of November, December 1966.



*James R. Beck*  
Notary Public  
State of Florida at Large.  
My commission expires

Notary Public, State of Florida at Large  
My Commission Expires Nov. 23, 1968  
Bonded by American Fire & Casualty Co.



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-0374-600	06		221S304301007004

PROPERTY ADDRESS:

1221 LEPLY RD

EXEMPTIONS:

HOMESTEAD EXEMPTION

PHILPOT JOHN L &  
 GEORGIA MAE  
 1221 LEPLY RD  
 PENSACOLA, FL 32534

PRIOR YEAR(S) TAXES OUTSTANDING

20-038  
 Redeemed  
 17/1008

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	64,119	39,119	25,000	165.41
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	64,119	25,000	39,119	82.11
BY STATE LAW	3.9440	64,119	25,000	39,119	154.29
WATER MANAGEMENT	0.0327	64,119	39,119	25,000	0.82
SHERIFF	0.6850	64,119	39,119	25,000	17.13
M.S.T.U. LIBRARY	0.3590	64,119	39,119	25,000	8.98
<b>TOTAL MILLAGE</b>	<b>13.7362</b>			<b>AD VALOREM TAXES</b>	<b>\$428.74</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

BEG AT INTER OF N LI OF S 1/2 OF GOVT LT 4 & W LI OF SEC S ALG W LI OF SEC 66 FT See Additional Legal on Tax Roll	FP FIRE PROTECTION	125.33
	LK LINCOLN PARK STREET LIGHTING	42.82
	<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$168.15</b>

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$596.89

If Paid By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$573.01	\$578.98	\$584.95	\$590.92	\$596.89

RETAIN FOR YOUR RECORDS

## 2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	573.01
AMOUNT IF PAID BY	Dec 31, 2019
	578.98
AMOUNT IF PAID BY	Jan 31, 2020
	584.95
AMOUNT IF PAID BY	Feb 29, 2020
	590.92
AMOUNT IF PAID BY	Mar 31, 2020
	596.89

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
03-0374-600
PROPERTY ADDRESS
1221 LEPLY RD

PHILPOT JOHN L &  
 GEORGIA MAE  
 1221 LEPLY RD  
 PENSACOLA, FL 32534