

20-368

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900621

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 / 5475**, 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: **10-1357-071**

Cert Holder:

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

Property Owner:

HOCKENBERRY RONALD
9741 QUAIL HOLLOW BLVD
PENSACOLA, FL 32514
 LT 15 BLK A YORKSHIRE ESTATES UNIT NO 2 PB 8 P 85 OR 7340
 P 1091

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
2017/5475	10-1357-071	06/01/2017	1,235.18	61.76	1,296.94

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
2019/5286	10-1357-071	06/01/2019	1,293.38	6.25	64.67	1,364.30
2018/5487	10-1357-071	06/01/2018	1,232.75	6.25	61.64	1,300.64

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

3,961.88

0.00

0.00

200.00

175.00

4,336.88

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

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, if applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

6.25

Done this the 24th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 10-1357-071 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900621

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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
10-1357-071	2017/5475	06-01-2017	LT 15 BLK A YORKSHIRE ESTATES UNIT NO 2 PB 8 P 85 OR 7340 P 1091

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

08-29-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 362S311500015001
Account: 101357071
Owners: HOCKENBERRY RONALD
Mail: 9741 QUAIL HOLLOW BLVD
 PENSACOLA, FL 32514
Situs: 5751 SCOTLAND RD 32526
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
2019	\$14,500	\$62,350	\$76,850	\$76,850
2018	\$14,500	\$58,690	\$73,190	\$73,190
2017	\$14,150	\$53,612	\$67,762	\$67,762

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/05/2015	7340	1091	\$30,000	QC	View Instr
11/21/2014	7265	1768	\$100	QC	View Instr
08/2003	5223	1984	\$69,500	WD	View Instr
06/1999	4426	884	\$67,900	WD	View Instr
05/1998	4258	579	\$20,000	WD	View Instr
11/1994	3687	200	\$1,500	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

LT 15 BLK A YORKSHIRE ESTATES UNIT NO 2 PB 8 P 85 OR
 7340 P 1091

Extra Features

METAL BUILDING

Parcel Information

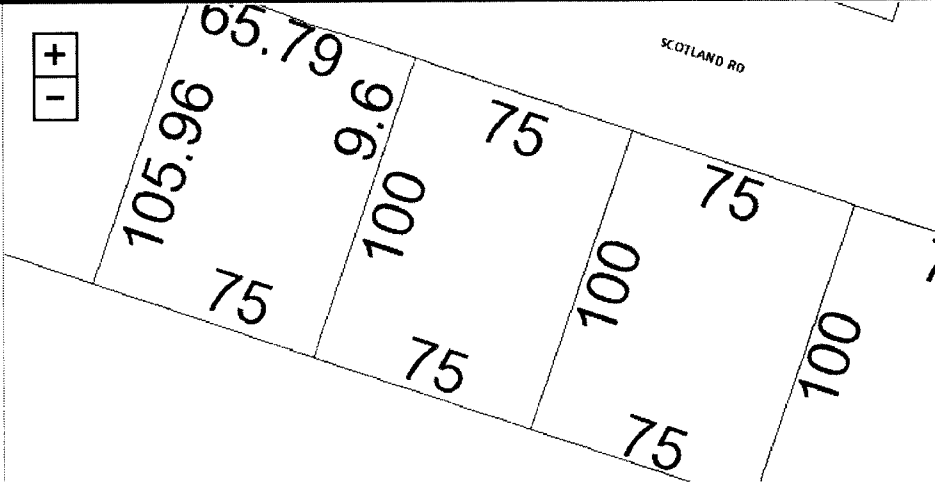
[Launch Interactive Map](#)

Section Map Id:
 36-2S-31-2

Approx. Acreage:
 0.1728

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection(DEP) Data

Buildings

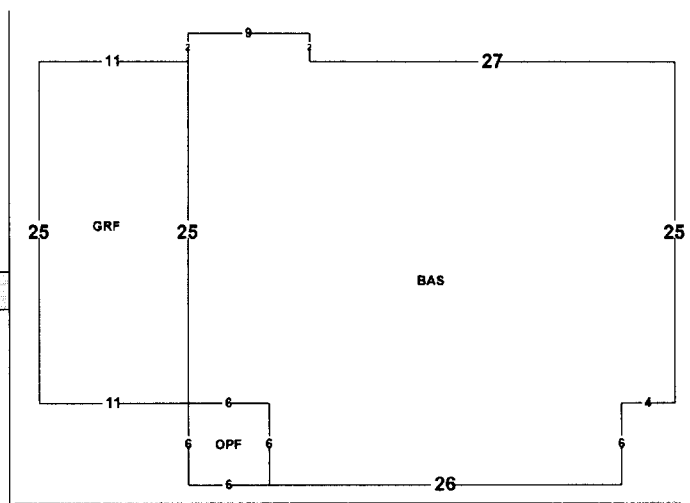
Address: 5751 SCOTLAND RD, Year Built: 1978, Effective Year: 1978

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1385 Total SF**
BASE AREA - 1074
GARAGE FIN - 275
OPEN PORCH FIN - 36



Images



9/24/02

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:09/26/2019 (tc.3023)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 05475**, 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:

LT 15 BLK A YORKSHIRE ESTATES UNIT NO 2 PB 8 P 85 OR 7340 P 1091

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101357071 (20-368)

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

RONALD HOCKENBERRY

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 August, which is the **3rd day of August 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.



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 8174, Page 1819, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05475, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 101357071 (20-368)

DESCRIPTION OF PROPERTY:

LT 15 BLK A YORKSHIRE ESTATES UNIT NO 2 PB 8 P 85 OR 7340 P 1091

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: RONALD HOCKENBERRY

Dated this 15th day of November 2019.



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

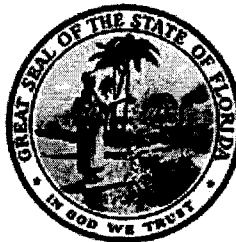
Tax Deed - Redemption Calculator

Account: 101357071 Certificate Number: 005475 of 2017

Redemption	No v	Application Date	08/29/2019	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	08/03/2020	Redemption Date	11/15/2019
Months		12		3	
Tax Collector		\$4,336.88		\$4,336.88	
Tax Collector Interest		\$780.64		\$195.16	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$5,123.77		\$4,538.29	T.C.
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		\$84.06		\$21.02	
Total Clerk		\$551.06		\$488.02	C.H.
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		\$5,791.83		\$5,043.31	
		Repayment Overpayment Refund Amount		\$748.52	
Book/Page		8174		1819	

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 101357071 Certificate Number: 005475 of 2017**

**Payor: LARA SABANOSH AND RONALD HOCKENBERRY 9741 QUAIL HOLLOW BLVD
 PENSACOLA, FL 32514 Date 11/15/2019**

Clerk's Check # 9307
 Tax Collector Check # 1

Clerk's Total	\$551.06
Tax Collector's Total	\$5,123.77
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<u>\$5,751.83</u>
	\$4,723.31

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

Whitney Cabbage

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 005475

Redeemed Date 11/15/2019

Name LARA SABANOSH AND RONALD HOCKENBERRY 9741 QUAIL HOLLOW BLVD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$551.06	7 \$4,706.31
Due Tax Collector = TAXDEED	\$5,123.77	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-368

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15935

May 5, 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 05-05-2000, through 05-05-2020, and said search reveals the following:

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

Ronald Hockenberry

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

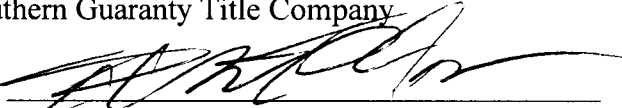
4. Taxes:

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: 

May 5, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15935

May 5, 2020

Lot 15, Block A, Yorkshire Estates Subdivision Unit 2, as per plat thereof, recorded in Plat Book 8, Page 85, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15935

May 5, 2020

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

1. Judgment filed by Discover Bank against Charlene D. Clayton (prior owner) in OR Book 6831, page 1225.
2. All Taxes Paid. The assessed value is \$76,850.00. Tax ID 10-1357-071.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: August 3, 2020

TAX ACCOUNT NO.: 10-1357-071

CERTIFICATE NO.: 2017-5475

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

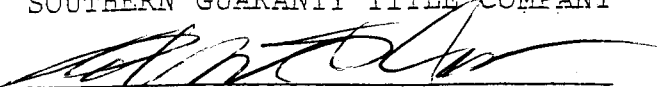
 X Homestead for tax year.

Ronald Hockenberry
9741 Quail Hollow Blvd.
Pensacola, FL 32514
and
5751 Scotland Rd.
Pensacola, FL 32526

Discover Bank
c/o 6500 New Albany Rd. E
New Albany, OH 43054

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 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.

Quitclaim Deed

RETURN TO: Wanda Nicholson

ADDRESS: 228 Hanover Place, Cary, NC 27511

THIS INSTRUMENT PREPARED BY: Wanda Nicholson of 228 Hanover Place, Cary, NC
27511

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED
IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER:
362S311500015001

THIS INDENTURE, Made this 5th day of May, 2015, by and
between Wanda Nicholson, married, of 228 Hanover Place, Cary, NC 27511, (the "Grantor"),
and Ronald Hockenberry, not married, of 7225 Eight Mile Creek Road, Pensacola, FL 32526,
(the "Grantee"), in the state of Florida.

WITNESSETH: That said Grantor, for and in consideration of the sum of 30,000.00 Dollars,
and other valuable considerations, lawful money of the United States of America, to the

Quitclaim Deed

Page 2 of 4

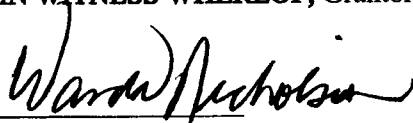
Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Escambia County, Florida, to-wit:

Lot 15, Block A, Yorkshire Estates Subdivision Unit 2, a subdivision of a portion of Section 36, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 8, Page 85, of the public records of said county.

Previously referenced as follows: Book/Volume 5223, Page 1984 of the Recorder of Escambia County.

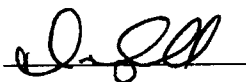
To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

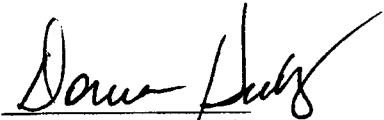


Wanda Nicholson

Signed, Sealed and Delivered
In the Presence of:

Sign: 

Name: Tina Goembel
witness

Sign: 

Name: Donna Harkay

Quitclaim Deed

Page 3 of 4

Spousal Acknowledgement

I, Edward M. Nicholson of 228 Hanover Place, Cary, NC 27511, spouse of Wanda Nicholson, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Edward M. Nicholson

STATE OF NORTH CAROLINA

COUNTY OF Wake

I Dina Goembel, a Notary Public of the aforesaid County and State, certify that Edward M. Nicholson, the Grantor's spouse, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of May, 2015.

My commission expires: 02/24/2018

Notary Public

[Signature]

DINA GOEMBEL Notary Public, North Carolina Wake County My Commission Expires February 24, 2018
--

Quitclaim Deed

Page 4 of 4

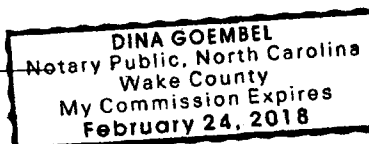
Grantor Acknowledgement

STATE OF ~~FLORIDA~~^{NC} ~~NORTH CAROLINA~~

COUNTY OF Wake

The foregoing instrument was acknowledged before me this 5th day of May, 2015, by Wanda Nicholson, who is personally known to me or who has produced a NC Drivers License as identification.

Notary Public Signature: [Signature]



Notary Public Name: Dina Goembel

^{Commission}
Serial Number: 201305900014

My commission expires: 02/24/2018

Recorded in Public Records 02/24/2012 at 09:56 AM OR Book 6823 Page 277,
Instrument #2012013956, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT FOR THE
1ST JUDICIAL CIRCUIT IN
AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2011 SC 002168

DISCOVER BANK
Plaintiff,
vs.

Charlene D Clayton
Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 FEB 22 P 2:19

COUNTY CIVIL DIVISION
FILED & RECORDED

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being otherwise
duly advised in the premises,

IT IS ADJUDGED that plaintiff, DISCOVER BANK, recover from the defendant(s), Charlene D Clayton, the
sum of \$1442.72 on principal, \$0.00 for interest, and \$225.00 for costs making a total of \$1667.72 that shall bear interest
at the rate of 4.75% for the remainder of this calendar year; thereafter interest shall accrue pursuant to Fla. Stat. §55.03,
for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the attached Florida Small
Claims Rules Form 7.343 (Fact Information Sheet) and return it to Zakheim & LaVrar, P.A., 1045 South University
Drive, Suite 202, Plantation, Florida 33324, within 45 days from the date of this final judgment, unless the final judgment
is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel
the defendant(s) to complete Form 7.343 and return it to Zakheim & LaVrar, P.A.

ORDERED in ESCAMBIA County, Florida, this 22nd day of February, 2012.

JUDGE

FJ3000441178

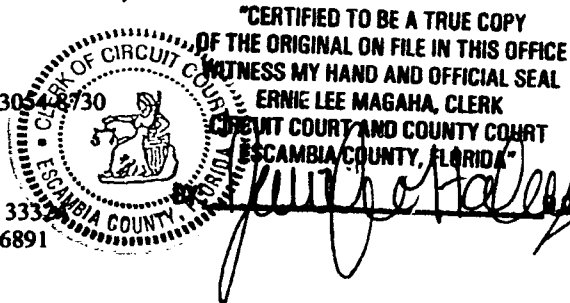
Plaintiff's Address:

DISCOVER BANK c/o 6500 NEW ALBANY RD E, NEW ALBANY OH 43054-2730
Account No: XXXXXXXXXXXXX2351

Copies furnished to:

- ✓ Zakheim & LaVrar, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324
- ✓ Charlene D Clayton, 5751 Scotland Rd, Pensacola FL 32526-3333, ***-**-6891

2-23-12 NW



Case: 2011 SC 002168

00006375051

Dkt: CC1033 Pg: 3

1-388
4060
PREPARED BY: Crystal B. Davis

RECORD & RETURN TO:

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32501

File No: PNS-03-02441

OR BK 5223 PG 1984
Escambia County, Florida
INSTRUMENT 2003-138922

DEED DOC STAMPS PD @ ESC CO \$ 486.50
08/26/03 EMILY LEE HERRIN, CLERK
By: *[Signature]*

This Warranty Deed

Made this 21st day of August, 2003

by **Gale Nocis, an unmarried woman**

hereinafter called the grantor, to

Charlene Clayton, an unmarried woman

whose post office address is: **5751 Scotland Rd., Pensacola, FL 32526**

hereinafter called the grantee:

(Whenever used herein the term "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 **\$10.00** 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, Florida**, viz:

- see attached Schedule "A" for legal description -

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 36-2S-31-1500-015-001

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, 2002**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign: *Margie Rowland*
Print Name: Margie Rowland

2nd Witness Sign: *Crystal Davis*
Print Name: Crystal B Davis

Gale Nocis
Gale Nocis

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me 21st day of August, 2003, by Gale Nocis, an unmarried woman who is personally known to me or who has produced driver license as identification

Notary Signature: *Crystal Davis*

Print Name: _____

My Commission Expires: _____

(SEAL)

Crystal B. Davis
State of Florida
My Comm. Exp. Sept. 12, 2005
Comm. # DD 032497

SCHEDULE "A"

✓ Lot 15, Block A, Yorkshire Estates Subdivision Unit 2, a subdivision of a portion of Section 36, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 8, Page 85, of the public records of said County.

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Prepared by: (WITHOUT
BENEFIT OF SURVEY OR
TITLE EXAMINATION)
Nicholas R. Medley
Medley Law Firm
222 W. Cervantes St.
Pensacola, FL 32501
(850) 607-7890

KNOW ALL PERSONS BY THESE PRESENTS: That CHARLENE R. CLAYTON, Grantor, a single woman, in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, remise, and quitclaim unto WANDA NICHOLSON, her heirs, executors, administrators and assigns, forever, any and all of the Grantor's right, title and interest in and to the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Legal Description: Lot 15, Block A, Yorkshire Estates Subdivision Unit 2, a subdivision of a portion of Section 36, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 8, Page 85, of the public records of said county.
Location: 5751 Scotland Road, Pensacola, FL 32526
Parcel I.D. No.: 362S311500015001
Mailing address of Grantee: 228 Hanover Place, Cary, NC 27511
SS No.: not available
This property is the homestead of Grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 11/21, 2014.

Signed, sealed and delivered in
the presence of:

Jennifer B. Medley
Name: Jennifer B. Medley
Nicholas R. Medley
Name: Nicholas R. Medley

Charlene R. Clayton
CHARLENE R. CLAYTON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11/21, 2014 by
CHARLENE R. CLAYTON, who is personally known to me or who has produced
FL 06 as identification.

Nicholas R. Medley
Notary Public, State of Florida

