

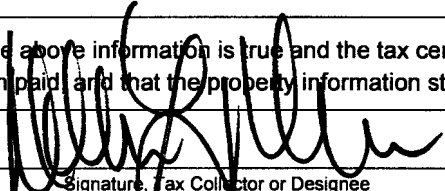


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0425.76

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	May 22, 2024		
Property description	MCDONALD NETTIE P EST OF 1575 MUSCOGEE RD CANTONMENT, FL 32533 1575 MUSCOGEE RD 11-4150-000  ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF PARCEL 2 DESCRIBED BELOW MEAN (Full legal attached.)	Certificate #	2017 / 6925		
		Date certificate issued	06/01/2017		
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)	
# 2017/6925	06/01/2017	147.55	185.91	333.46	
# 2018/7055	06/01/2018	145.84	80.94	226.78	
→Part 2: Total*				560.24	
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)
# 2023/6097	06/01/2023	157.16	6.25	23.57	186.98
# 2022/5975	06/01/2022	142.54	6.25	27.80	176.59
# 2021/5525	06/01/2021	170.45	6.25	66.48	243.18
# 2020/7025	06/01/2020	207.54	6.25	65.38	279.17
# 2019/6654	06/01/2019	143.72	6.25	105.99	255.96
Part 3: Total*					1,141.88
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)				1,702.12	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				136.84	
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)				2,213.96	
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: 			Escambia, Florida Date June 6th, 2024		

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

412.50

<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</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.

ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF PARCEL 2 DESCRIBED BELOW MEANDERING APPROX 1300 FT MORE OR LESS TO A POINT ON WLY BDRY LI PARCEL 1 OF THE FOLLOWING DESCRIBED BEG AT SE COR OF NE 1/4 OF SW 1/4 N 1 DEG 9 MIN W ALG E LI OF NE 1/4 OF SW 1/4 68 91/100 FT FOR POB N 86 DEG 18 MIN W 285 48/100 FT N 25 DEG 38 MIN W 1031 1/10 FT TO MUSCOGEE RD ELY ALG RD 276 65/100 FT N 88 DEG 43 MIN E 471 97/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 1 DEG 9 MIN E 1087 59/100 FT TO POB OR 2477 P 981

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400887

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
BUFFALO BILL LLC  
1401 HWY A1A SUITE 202  
VERO BEACH, FL 32963,

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
11-4150-000	2017/6925	06-01-2017	ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF PARCEL 2 DESCRIBED BELOW MEANDERING APPROX 1300 FT MORE OR LESS TO A POINT ON WLY BDRY LI PARCEL 1 OF THE FOLLOWING DESCRIBED BEG AT SE COR OF NE 1/4 OF SW 1/4 N 1 DEG 9 MIN W ALG E LI OF NE 1/4 OF SW 1/4 68 91/100 FT FOR POB N 86 DEG 18 MIN W 285 48/100 FT N 25 DEG 38 MIN W 1031 1/10 FT TO MUSCOGEE RD ELY ALG RD 276 65/100 FT N 88 DEG 43 MIN E 471 97/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 1 DEG 9 MIN E 1087 59/100 FT TO POB OR 2477 P 981

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  
BUFFALO BILL LLC  
1401 HWY A1A SUITE 202  
VERO BEACH, FL 32963

05-22-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	181N314230000000	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	114150000	2023	\$6,318	\$0	\$6,318	\$6,318
<b>Owners:</b>	MCDONALD NETTIE P EST OF	2022	\$6,318	\$0	\$6,318	\$6,318
<b>Mail:</b>	1575 MUSCOGEE RD CANTONMENT, FL 32533	2021	\$6,318	\$0	\$6,318	\$6,318
<b>Situs:</b>	1575 MUSCOGEE RD 32533	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔍	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2023 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book Page Value Type</b>	<b>None</b>	
<b>Official Records (New Window)</b>		<b>Legal Description</b>	
None		ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF PARCEL 2 DESCRIBED BELOW MEANDERING... 🔍	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		<b>Extra Features</b>	
		<b>None</b>	

**Parcel Information**

**Section Map Id:**  
18-1N-31

**Approx. Acreage:**  
1.3331

**Zoned:** 🔍  
LDR

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

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

**Launch Interactive Map**

**Buildings**

**Images**

**None**



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:06/10/2024 (tc.160915)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 06925**, 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:

**ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF PARCEL 2 DESCRIBED BELOW MEANDERING APPROX 1300 FT MORE OR LESS TO A POINT ON WLY BDRY LI PARCEL 1 OF THE FOLLOWING DESCRIBED BEG AT SE COR OF NE 1/4 OF SW 1/4 N 1 DEG 9 MIN W ALG E LI OF NE 1/4 OF SW 1/4 68 91/100 FT FOR POB N 86 DEG 18 MIN W 285 48/100 FT N 25 DEG 38 MIN W 1031 1/10 FT TO MUSCOGEE RD ELY ALG RD 276 65/100 FT N 88 DEG 43 MIN E 471 97/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 1 DEG 9 MIN E 1087 59/100 FT TO POB OR 2477 P 981**

**SECTION 18, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 114150000 (0425-76)**

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

**EST OF NETTIE P MCDONALD**

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 April, which is the **2nd** day of **April 2025**.

Dated this 10th day of June 2024.

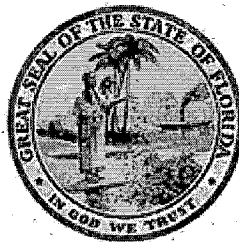
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

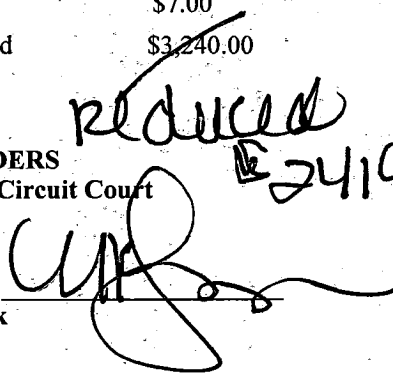
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 114150000 Certificate Number: 006925 of 2017**

**Payor: HARVESTERS CREDIT UNION 480 S HIGHWAY 29 CANTONMENT FL 32533      Date**  
**6/11/2024**

Clerk's Check #            4462341383  
 Tax Collector Check #    1

Clerk's Total	\$531.24
Tax Collector's Total	\$2,591.76
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,240.00

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

*Reduced*  
*\$2419.51*

**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>**

12.11.58

W. H. W.



**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 #: 11-4150-000 CERTIFICATE #: 2017-6925

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: December 17, 2024

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

December 17, 2024

Tax Account #: **11-4150-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NETTIE MCDONALD**

**By Virtue of Quiet Title Judgment recorded 11/13/1987 in OR 2477/981, Quit Claim Deed recorded 12/13/1965 in OR 264/366, Warranty Deed recorded 6/3/1957 in Deed Book 468/408, Warranty Deed recorded 12/17/1945 in Deed Book 217/547 and Warranty Deed recorded 12/17/1945 in Deed Book 217/549**

**ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR NETTIE MCDONALD RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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. **NONE**

4. Taxes:

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

**Tax Account #: 11-4150-000**

**Assessed Value: \$5,307.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 2, 2025

**TAX ACCOUNT #:** 11-4150-000

**CERTIFICATE #:** 2017-6925

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**ESTATE OF NETTIE P MCDONALD  
AND NETTIE MCDONALD  
1575 MUSCOGEE RD  
CANTONMENT, FL 32533**

**NETTIE P MCDONALD  
ROUTE 3 BOX 7  
CANTONMENT, FL 32533**

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December, 2024.**

**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**

**December 17, 2024**

**Tax Account #:11-4150-000**

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

**ALL THIS PORTION OF BEG MORE OR LESS AT THE MIDWAY LINE OF SLY BDRY OF  
PARCEL 2 DESCRIBED BELOW MEANDERING APPROX 1300 FT MORE OR LESS TO A POINT  
ON WLY BDRY LI PARCEL 1 OF THE FOLLOWING DESCRIBED BEG AT SE COR OF NE 1/4 OF  
SW 1/4 N 1 DEG 9 MIN W ALG E LI OF NE 1/4 OF SW 1/4 68 91/100 FT FOR POB N 86 DEG 18 MIN  
W 285 48/100 FT N 25 DEG 38 MIN W 1031 1/10 FT TO MUSCOGEE RD ELY ALG RD 276 65/100 FT  
N 88 DEG 43 MIN E 471 97/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 1 DEG 9 MIN E 1087 59/100 FT  
TO POB OR 2477 P 981**

**SECTION 18, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-4150-000(0425-76)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE NO ACCESS. WE ARE  
UNABLE TO LOCATE LANDS ON MAP WITH DESCRIPTIONS ON DEEDS OR TAX ROLL.**



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
NETTIE McDONALD,  
Plaintiff,

vs.

CASE NO. 85-3665-CA-01  
DIVISION "B"

OSSIE HOWARD GIVENS and  
DORIS LINNELL GIVENS,  
husband and wife,

Defendants.

FINAL JUDGMENT

On May 14, 1987, this Court entered a Final Judgment in this cause in favor of the Defendants. The Plaintiff filed an Appeal of the Decision of this Court and in an Opinion filed July 15, 1987, the District Court of Appeal, First District, State of Florida, the Judgment of this Court was reversed and remanded. A Mandate was issued in this cause on July 31, 1987, and it appearing that no further appellate proceedings are contemplated, it is therefore,

ORDERED AND ADJUDGED that:

1. The Plaintiff has established a boundary by acquiescence between her property and the property of the Defendants. Said boundary is as shown by the fence line set forth in the survey of J. W. Cook dated 1969 and admitted in evidence at the trial of this cause.
2. Title to said property enclosed by the fence is hereby quieted in the Plaintiff.
3. The Plaintiff further has the right to ejectment of any encroachments upon the property to which title was quieted in this action. The Clerk is ordered and directed to issue, upon Plaintiff's request, any and all documents as may be necessary to effect the ejectment ordered hereby.

FILED & RECORDED  
87 NOV -9 P 3:29  
SERIE LEE MAGANA, CLERK  
CIRCUIT COURT, 1st DISTRICT  
JANUARY 1988  
ESCAMBIA COUNTY, FLORIDA

OR603X2477PG 982

4. Costs are awarded to the Plaintiff in the amount of  
\$ 651.00.

ALL FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in Chambers at Pensacola, Escambia County,  
Florida, this 9<sup>th</sup> day of November, 1987.

*Virgil P. Lee*  
CIRCUIT COURT JUDGE

✓ Conformed copies to:  
✓ Kenneth R. Ridlehoover, Esquire  
✓ Barry Z. Rhodes, Esquire  
✗

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. 01  
NOV 13 12 13 PM '87  
IN BOOK & PAGE NOTED ABOVE  
JOE A. FLORES, CLERK  
ESCAMBIA COUNTY

591850

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

NETTIE R. McDONALD,

Plaintiff,

vs.

CASE NO. 83-3065-2  
DIVISION 1

OSSIE HOWARD GIVENS and  
DORIS LINNELL GIVENS, husband  
and wife,

Defendants.

NOTICE OF LIS PENDENS

TO: DEFENDANTS, OSSIE HOWARD GIVENS and DORIS LINNELL GIVENS, husband and wife, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you, seeking to quiet and confirm title, to recover possession of the real property and to establish a boundary line relative to the following described real property in Escambia County, Florida:

Real property in Escambia County, Florida, described generally as commencing more or less at the midway line of the Southerly boundary of the parcel described as Parcel 2 below, and thence meandering approximately 1300 feet, more or less, to a point located on the westerly boundary line of the parcel described as Parcel 1 below, all lying and being in Escambia County, Florida.

PARCEL 2

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; running South parallel to the West line of said Section 160 feet; thence West parallel with the South line of said Section to the East right-of-way line of the Muscogee-Cantonment Road being a State highway; thence Northeasterly along the east right-of-way line of said road to the intersection of the East right-of-way line of said road and the North quarter line of the Southwest  $\frac{1}{4}$  of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; thence East along said North quarter line to the point of beginning, being 1.1/10 acres, more or less.

PARCEL 1

The West 210' of the Northwest  $\frac{1}{4}$  of the

KENNETH R. RIDLEHOVER  
ATTORNEY AT LAW  
103 NORTH DEWILERS  
PENSACOLA, FLORIDA 32501  
(904) 432-1449

ORDER 211676 127

Southeast 1/4 of Section 18, Township 1 North,  
Range 31 West, Escambia County, Florida.

DATED this 11<sup>th</sup> day of September, 1985.

*Kenneth R. Ridlehoover*

KENNETH R. RIDLEHOOVER  
103 North DeVilliers Street  
Pensacola, FL 32501  
(904) 432-3492

396655

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON

SEP 16 8 32 AM '85

IN ROOM 8 PLACE UNDER JUDGE  
JOE A. FLEMING, CLERK OF COURT  
ESCAMBIA COUNTY

KENNETH R. RIDLEHOOVER  
ATTORNEY AT LAW  
103 NORTH DEVILLIERS  
PENSACOLA, FLORIDA 32501  
(904) 432-3492

300 R  
302  
300

264 PAGE 366

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That We, JOHN W. McDONALD and RUTH McDONALD, husband and wife, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto HETTIE McDONALD, divorced and single, her heirs, executors, administrators, and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

PARCEL "A" Beginning at the Northeast corner of the Southwest Quarter, of Section Eighteen (18), Township 1 North, Range 31 West, in Escambia County, Florida; running South parallel to the West line of said Section, One Hundred Sixty Feet (160); thence West parallel with the South line of said Section to the East right-of-way line of the Muscogee-Cantonment Road, being a State Highway, thence Northeasterly along the East right-of-way line of said Road to the intersection of the East right-of-way line of said Road and the North Quarter line of the Southwest Quarter of said Section 18, Township 1 North, Range 31 West, in Escambia County, Florida; thence East along said North Quarter line to the point of beginning, being one and one-tenth acres, more or less.

and

PARCEL "B" The West 210 feet of the Northwest Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West; Included with the above described property are such chattels, including the furniture implements, dishes, stoves, horse, cow, and such other animals that the grantors herein may own as of the date of this deed, but the said chattels are to be accepted as is, where is, at the date of delivery of this deed, the grantors herein not to be responsible for the final delivery.

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

ESCAMBIA  
COUNTY

STATE OF FLORIDA  
DOCUMENTS STAMP TAX  
OFFICE  
JAN 14 1965  
2030

264 PAGE 367

IN WITNESS WHEREOF, We have hereunto set our hands  
and seals this 21 day of November, 1965.

John W. McDonald (SEAL)  
JOHN W. McDONALD

Ruth McDonald (SEAL)  
RUTH McDONALD

Signed, sealed, and delivered in the presence of:

Paul H. ...  
Joyce E. Mesnick

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the undersigned, personally appeared JOHN  
W. McDONALD and RUTH McDONALD, husband and wife, known to me and  
well known to be the individuals described in and who executed  
the foregoing Deed of Conveyance, and acknowledged that they  
executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand  
and affixed my official seal this 21st day of November, 1965.

Paul H. ...  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 11/12/66



271495

FILED  
THE CLERK  
ESCAMBIA COUNTY

DEC 13 1 31 PM '65

IN PRESENCE OF  
JULIUS W. ...  
CIRCUIT COURT



1.7502

DEED 468 PAGE 408

State of Florida  
Escambia County

WARRANTY DEED

LANGLEY BELL  
CLERK OF CIRCUIT COURT  
PANAMA, FLORIDA CO., FLA.

Know All Men by These Presents: That MRS. G. E. Nicholson, widow,  
residing at 1221 North 15th Avenue, Panama, Florida,

for and in consideration of Seven Hundred Twenty-five (\$725.00) DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto John W. McDonald  
and Nettie B. McDonald, husband and wife, whose postoffice address is  
Route 3, Box 7, Cantonment, Florida,

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: Beginning at the Northeast corner of the Southwest Quarter, of  
Section Eighteen (18), Township 1 North, Range 31 West, in Escambia  
County, Florida; running South parallel to the West line of said  
Section One Hundred Sixty Feet (160'); thence West parallel with  
the South line of said Section to the East right of way line of  
the Muscogee-Cantonment Road, being a State Highway, thence North-  
easterly along the East right of way line of said Road to the  
intersection of the East right of way line of said Road and the  
North Quarter line of the Southwest Quarter of said Section 18,  
Township 1 North, Range 31 West, in Escambia County, Florida; thence

East along said North Quarter line to the point of beginning, being  
one and one-tenth acres, more or less.  
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any  
wise appertaining, free from all exemptions and right of homestead.

And I covenant that I am 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 encum-  
brance, and that my heirs, executors and administrators, the said grantees 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, I have hereunto set my hand and seal this 31st  
day of May, A. D. 1957.

Signed, sealed and delivered in the presence of

Gloria F. Mayne  
Jerry J. Sullivan

Mrs. G. E. Nicholson (SEAL)  
G. E. Nicholson (SEAL)

NO. 51410 FILED JUN 3 1957  
AT 1:30 P.M. RECORDED IN THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA IN THE  
BOOK AND PAGE LISTED ABOVE.  
LANGLEY BELL, CLERK OF CIRCUIT COURT  
Madeline Shelton  
DEPUTY CLERK

State of Florida  
Escambia County

Before the subscriber personally appeared MRS. G. E. Nicholson, widow,

(Ada W. Nicholson)  
known to me, and known to me to be the individual described by said name, in and who executed  
the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set  
forth.

Subscribed by hand and official seal this 31st day of MAY, 1957.



Jerry J. Sullivan  
Notary Public  
My commission expires JUNE 30, 1960

State of Florida,

BOOK 217 PAGE 547

ESCAMBIA County

DEED BY REALTY  
For Sale by  
Morse Title Company  
Escambia, Florida  
76612

Know All Men by These Presents, That we, T. E. Townley and Mary J. Townley husband and wife

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations the receipt whereof is hereby acknowledged, do bargain, sell and grant unto John McDonald and Nettie McDonald his wife of Muscogee, Florida

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: The West Two Hundred Ten (210) feet of the Northwest One-quarter (NW1/4) of the Southeast One-quarter (SE1/4) of Section Eighteen (18) Township One (1) North, Range Thirty-one (31) West, containing Six (6) acres more or less.

This deed is given subject to that certain Contract of Sale between the grantors Herbin and Edwin M. Pond and Lela M. Pond his wife, recorded in Deed Book 127 at page 406 of the public records of Escambia County, Florida, the said Contract of Sale being paid in full.



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, We have hereunto set our hand and seal this 14th day of December A.D. 1945

Signed, sealed and delivered in the presence of

John R. Tucker Jr.  
John R. Tucker

T. E. Townley  
Mary J. Townley



State of FLORIDA  
County of ESCAMBIA

BOOK 217 PAGE 548

Before the subscriber personally appeared T. E. Townley and Mary J. Townley his wife  
and  
XXXXXX known to me to be the individual 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, and the said Mary J. Townley wife of the said T. E. Townley on a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily, and without fear, apprehension, compulsion or constraint of or from her husband, and for the purpose of relinquishing, relinquishing and conveying all her right of whatsoever kind in and to the said property.

Given under my hand and official seal this 24 day of December 1945  
*[Signature]*  
My commission expires February 17, 1946

State of Florida  
County

DEED OF REALTY

RECEIVED the  
at  
and Recorded in Volume  
the day of  
Clerk Circuit Court  
D.C.  
Miss Thelma C. Pearson, Sec. 100

26206  
FILED DEC 17 1945  
RECORDED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE  
LANGLEY BELL, Clerk Circuit Court  
By *[Signature]*  
Deputy Clerk

State of Florida

ESCAMBIA

County

217 549

WARRANTY DEED

Know All Men by These Presents, That, Edwin M. Pond and Lois M. Pond his wife

for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars and other good

and valuable considerations us in hand paid by John McDonald and Nettie McDonald his wife of Murrenco, DOLLARS

Lois M. the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said John McDonald and Nettie McDonald his wife

their heirs and assigns forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to wit: The West 210 feet of the Northwest Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West,

included with the above described property are much chattels, including the furniture, implements, dishes, stoves, horses, cow and such other animals that the grantors herein pay on as of the date of this deed, but the said chattels are to be accepted as is, where is, at the date of delivery of this deed, the grantors herein not to be responsible for the final delivery.



Together with the improvements thereon, and the hereditaments and appurtenances thereto belonging or in any wise appertaining, TO HAVE AND TO HOLD the said above described premises unto the said John McDonald and Nettie McDonald his wife, their

heirs and assigns, forever, free from all exemption of homestead right or claim of us the said grantor if any such right or claim our heirs, do covenant with the said grantee, their heirs and assigns, that we are

well seized of the said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, except taxes for 1945 and as above noted, and that said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantee that heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

In Testimony Whereof, we have hereunto set our hand and seal, this 30th day of November 1945

Signed, sealed and delivered in the presence of Edna M. Pond (SEAL) Lois M. Pond (SEAL)



BOOK 217 PAGE 550

State of Florida  
Escambia County  
Day 11

This day, before the undersigned, personally appeared Erwin M. Pond and Lois M. Pond his wife  
well known to me and

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and  
acknowledged that Erwin M. Pond executed the same for the uses and purposes therein expressed, and the said

Lois M. Pond wife of the said Erwin M. Pond  
upon a private examination by me, held separate and apart from her said husband, acknowledged and declared that  
she executed the same freely and voluntarily, and without fear or apprehension, compulsion or constraint, of or  
from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatever  
kind in and to the said property.

In Testimony Whereof I have hereunto set my hand and affixed my official seal, this 20th  
day of November A.D. 1945

Notary Public for the State of Florida

My commission expires June 14, 1949



100 State

2-25-48

WARRANTY DEED

Witness to  
Erwin M. Pond  
Lois M. Pond

ESCAMBIA COUNTY, FLORIDA

FILED FOR RECORD

19

at which Erwin M. Pond and Lois M. Pond were present

Legal Book 127

Page 127

Notary Public

LANGLEY BELL

CLERK CIRCUIT COURT

Escambia County, Florida

Notary Public

NO. 26207

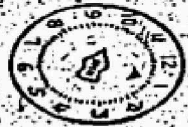
FILED DEC 17 1945

AT 10:00 O'CLOCK AM, RECORDED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE

LANGLEY BELL, Clerk Circuit Court

By Maxine Shaw Deputy Clerk

FILED FOR RECORD  
LANGLEY BELL  
CLERK CIRCUIT COURT  
ESCAMBIA COUNTY, FLA.



DEC 17 1945