

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900665

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
13-3203-000	2017/7986	06-01-2017	S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT OR 7376 P 1036 OR 7441 P 305 CA 66

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

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900665

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 / 7986**, 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: **13-3203-000**

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

Property Owner:
DICKERSON KRISTEN A
DICKERSON RON JR
500 E DESOTO ST
PENSACOLA, FL 32501
S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT OR
7376 P 1036 OR 7441 P 305 CA 66

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
2017/7986	13-3203-000	06/01/2017	656.22	32.81	689.03

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
/						

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)

689.03

0.00

0.00

200.00

175.00

1,064.03

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

39185.50

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.
13-3203-000 2017




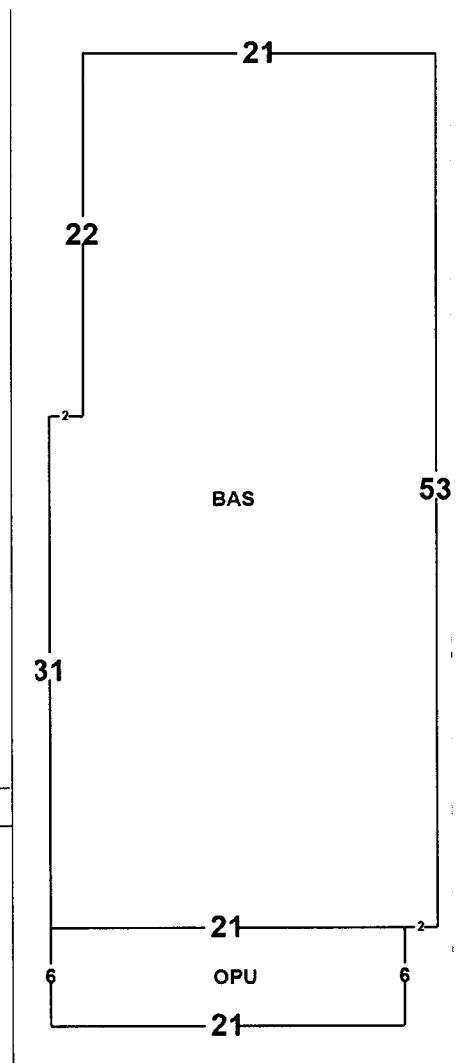
1/19/16

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:09/27/2019 (tc.1140)


DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
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

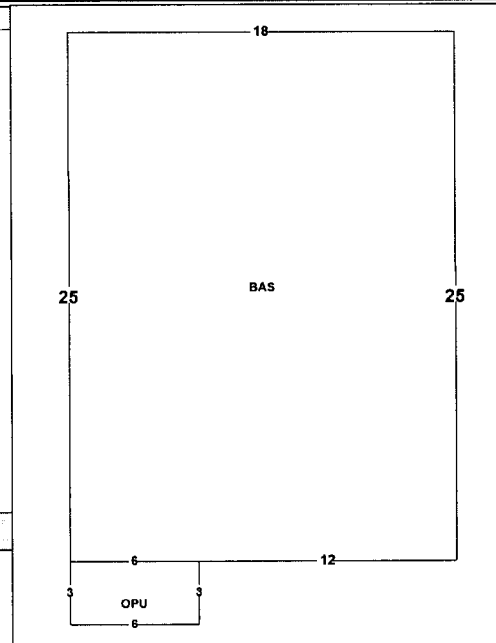
 Areas - 1301 Total SF
BASE AREA - 1175
OPEN PORCH UNF - 126



Address: 500 E DESOTO ST 1/2, Year Built: 1949, Effective Year: 1949

Structural Elements
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
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 - 468 Total SF
BASE AREA - 450
OPEN PORCH UNF - 18





Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ● Account ○ Reference →

Printer Friendly Version

General Information

Reference: 000S009020004046
Account: 133203000
Owners: DICKERSON KRISTEN A
 DICKERSON RON JR
 DICKERSON KENDREAH L
Mail: 500 E DESOTO ST
 PENSACOLA, FL 32501
Situs: 500 E DESOTO ST 32501
Use Code: SINGLE FAMILY RESID
Units: 2
Taxing Authority: PENSACOLA CITY LIMITS
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	\$27,376	\$51,003	\$78,379	\$58,538
2018	\$23,954	\$47,360	\$71,314	\$57,447
2017	\$13,004	\$43,262	\$56,266	\$56,266

Disclaimer

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/25/2015	7441	305	\$100	QC	View Instr
07/10/2015	7376	1036	\$28,500	WD	View Instr
06/2005	5666	1045	\$72,500	WD	View Instr
05/2005	5635	1522	\$47,800	WD	View Instr
04/2005	5635	1521	\$100	QC	View Instr
04/2005	5624	1080	\$38,000	WD	View Instr

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

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT
 OR 7376 P 1036 OR 7441 P 305 CA 66

Extra Features

None

Parcel Information

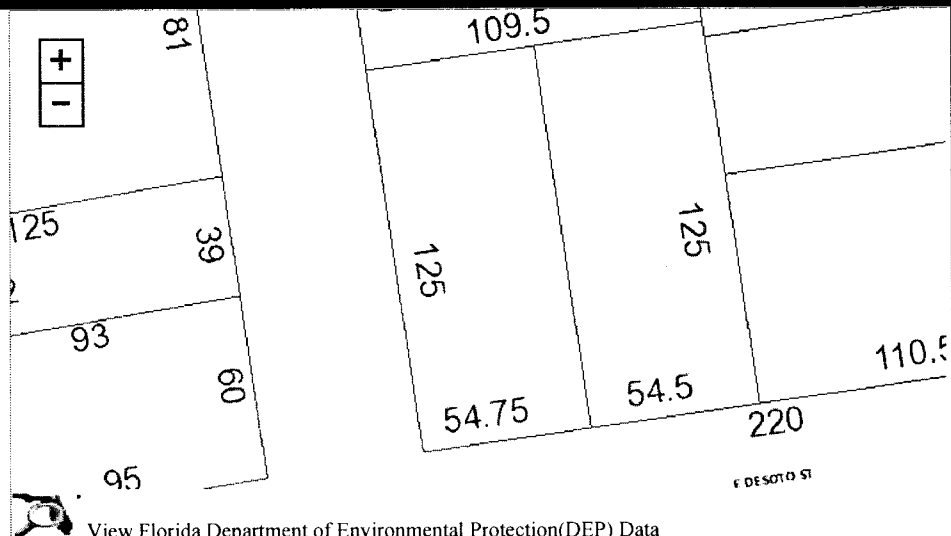
[Launch Interactive Map](#)

Section Map Id:
 CA066

Approx. Acreage:
 0.1571

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 500 E DESOTO ST, Year Built: 1928, Effective Year: 1945

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 07986**, 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:

S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT OR 7376 P 1036 OR 7441 P 305 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133203000 (20-378)

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

KRISTEN A DICKERSON and RON DICKERSON JR and KENDREAH L DICKERSON

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 2nd day of October 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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

October 2, 2019

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2017 TD 01140	\$80.00 - Sheriff Fee
2017 TD 01552	\$40.00 - Sheriff Fee
2017 TD 07088	\$40.00 - Sheriff Fee
2017 TD 07986	\$40.00 - Sheriff Fee

PLEASE REMIT \$200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 133203000 Certificate Number: 007986 of 2017

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/03/2020"/>	Redemption Date <input type="text" value="02/19/2020"/>
Months	12	6
Tax Collector	<input type="text" value="\$1,064.03"/>	<input type="text" value="\$1,064.03"/>
Tax Collector Interest	\$191.53	\$95.76
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,261.81	<input type="text" value="\$1,166.04"/> <i>IC</i>
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="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.26	\$45.63
Total Clerk	\$598.26	<input type="text" value="\$552.63"/> <i>CH</i>
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	\$1,977.07	\$1,735.67
	Repayment Overpayment Refund Amount	\$241.40
Book/Page	<input type="text" value="8175"/>	<input type="text" value="168"/>

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



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 007986

Redeemed Date 02/19/2020

Name RON DICKERSON JR 313 COBBLESTONE DR MADISON MS 39110

Clerk's Total = TAXDEED	\$598.26	# 1358.67
Due Tax Collector = TAXDEED	\$1,261.81	
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
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
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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

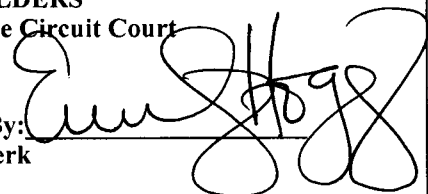
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 133203000 Certificate Number: 007986 of 2017**

Payor: RON DICKERSON JR 313 COBBLESTONE DR MADISON MS 39110 Date 02/19/2020

Clerk's Check #	1	Clerk's Total	\$598.26
Tax Collector Check #	1	Tax Collector's Total	\$1,261.81
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,977.07

\$1,375.67

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>

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 8175, Page 168, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07986, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 133203000 (20-378)

DESCRIPTION OF PROPERTY:

S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT OR 7376 P 1036 OR 7441 P 305
CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: KRISTEN A DICKERSON and RON DICKERSON JR and KENDREAH
L DICKERSON

Dated this 19th day of February 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

S 125 FT OF W 54 FT 9 IN OF LT 3 BLK 46 EAST KING TRACT OR 7376 P 1036 OR 7441 P 305 CA 66

Customer: KENDREAH DICKERSON

Account Number: 434948-25439

Amount of Lien: \$ 1,538.38, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

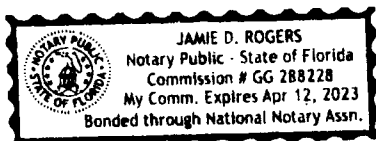
Dated: MARCH 24, 2020

EMERALD COAST UTILITIES AUTHORITY

BY: Robbie Dean

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24TH day of MARCH, 2020, by ROBBIE DEAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Spousal Acknowledgement

I, Kendreah L. Dickerson of 500 East Desoto St. Pensacola, FL 32501, spouse of Ron Dickerson, Jr., 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: Kendrea L. Dickerson
Kendrea L. Dickerson

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of November, 2015, by Kendreah L. Dickerson, who is personally known to me or who has produced US Passport as identification.

Notary Public Signature: Heather S. Mahoney

Notary Public Name: Heather S. Mahoney

Serial Number: FF 897970

My commission expires: 7/26/19



Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of November, 2015, by Ron Dickerson, Jr., who is personally known to me or who has produced MS DL as identification.

Notary Public Signature: Heather S. Mahoney

Notary Public Name: Heather S. Mahoney

Serial Number: FF 897970

My commission expires: 7/26/19



Quitclaim Deed

RETURN TO: Ron Dickerson, Jr., Kendreah L. Dickerson, and Kristen Dickerson

ADDRESS: 500 East Desoto St. Pensacola, FL 32501

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

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 00-0S-00-
9020-004-046

THIS INDENTURE, Made this 25TH day of November, 2015, by and between Ron Dickerson,
Jr., and Kendreah L. Dickerson, married, of 500 East Desoto St. Pensacola, FL 32501, (the
"Grantor"), and Ron Dickerson, Jr., married, of 500 East Desoto St. Pensacola, FL 32501,
Kendreah L. Dickerson, married, of 500 East Desoto St. Pensacola, FL 32501, and Kristen A.
Dickerson, not married, of 500 East Desoto St. Pensacola, FL 32501, as joint tenants with Rights
of Survivorship, (collectively the "Grantee"), in the state of Florida.

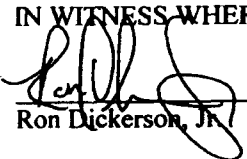
WITNESSETH: That said Grantor, for and in consideration of the sum of 10.00 Dollars, and
other valuable considerations, lawful money of the United States of America, to the Grantee in
hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and
quitclaimed to the Grantee, 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:

The South 125 feet of the West 54 feet 9 inches of Lot 3, Block 46, East King Tract, City of
Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C.
Watson in 1996.


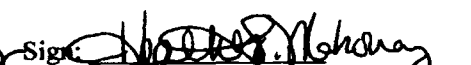
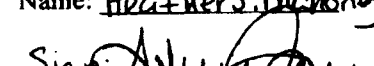
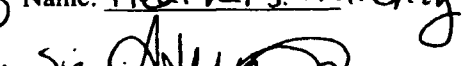
Previously referenced as follows: Book/Volume _____, Page
_____ of the Recorder of _____ County.

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.


Ron Dickerson, Jr.

Signed, Sealed and Delivered
In the Presence of:

As to Ron Dickerson Jr. As to Kendreah L. Dickerson
Sign:  Sign: 
Name: Heather S. Mahoney Name: Heather S. Mahoney
Sign:  Sign: 
Name: Ashley Danner Name: Ashley Danner

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of 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. 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 that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the 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.

NAME OF ROADWAY: 500 E. Desoto Street

LEGAL ADDRESS OF PROPERTY: 500 E. Desoto Street, Pensacola, Florida 32501

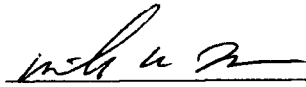
The County () has accepted (X) has not accepted the abutting roadway for maintenance.

This form completed by:

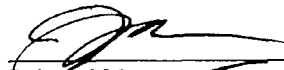
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
14758 Perdido Key Drive
Pensacola, FL 32507

AS TO SELLER(S):

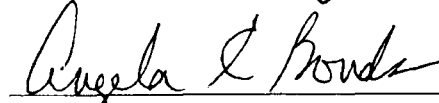
WITNESSES TO SELLER(S):



William W. Moore



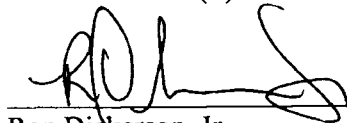
Printed Name: Tracy Nelson



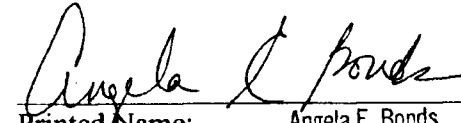
Printed Name: Angela E. Bonds

AS TO BUYER(S):

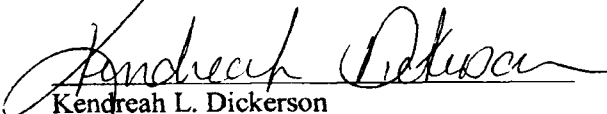
WITNESSES TO BUYER(S):



Ron Dickerson, Jr.



Printed Name: Angela E. Bonds



Kendra L. Dickerson



Printed Name: Tracy Nelson

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-49903

General Warranty Deed

Made this July 10, 2015 A.D. By **William W. Moore, a single man**, whose address is: 10335 Gulf Beach Hwy., #601, Pensacola, FL 32507, hereinafter called the grantor, to **Ron Dickerson, Jr. and Kendreah L. Dickerson, husband and wife**, whose post office address is: 2656 Woodley Rd., Montgomery, AL 36111, 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 Ten Dollars, (\$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:

The South 125 feet of the West 54 feet 9 inches of Lot 3, Block 46, East King Tract, City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel ID Number: 00-0S-00-9020-004-046


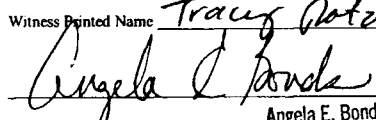
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

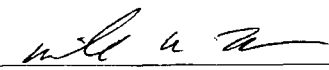
To Have and to Hold, the same in fee simple forever.

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, 2014.

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:


Witness Printed Name Tracy Ratzin

Witness Printed Name Angela E. Bonds




William W. Moore
Address: 10335 Gulf Beach Hwy., #601, Pensacola, FL 32507

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 10th day of July, 2015, by William W. Moore, who is/are personally known to me or who has produced FL DL identification.





Notary Public
Print Name: Tracy Ratzin
My Commission Expires: 4-11-18

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: August 3, 2020

TAX ACCOUNT NO.: 13-3203-000

CERTIFICATE NO.: 2017-7986

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

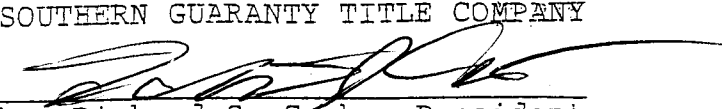
X Homestead for 2019 tax year.

Kristen A. Dickerson
Ron Dickerson, Jr.
Kendrea L. Dickerson
500 E. DeSoto St.
Pensacola, FL 32501

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15945

May 5, 2020

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

1. Utility Lien filed by ECUA in OR Book 8279, page 741,
2. All Taxes Paid. The assessed value is \$78,379.00. Tax ID 13-3203-000.

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.: 15945

May 5, 2020

The South 125 feet of the West 54 feet 9 inches of Lot 3, Block 46, East King Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-378

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15945

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:

Kristen A. Dickerson, Ron Dickerson, Jr. and Kendrea L. Dickerson

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