

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000721

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
02-1921-000	2018/750	06-01-2018	BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68 DEG E 1012 FT S 198 FT TO POB LESS W 630 FT OR 2546 P 415 OR 2660 P 929 OR 6178 P 279 OR 6330 P 331

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

09-25-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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. Total Paid (Lines 8-13)	
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>09-07-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

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.

BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68 DEG E 1012 FT S 198 FT TO POB LESS W 630 FT OR 2546 P 415 OR 2660 P 929 OR 6178 P 279 OR 6330 P 331



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

0921-46

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	WELLS JAMES R & WELLS EDWARD L & C/O MARY NEELY 1430 FINLEY DR PENSACOLA, FL 32514 2201 WARREN JERNIGAN PL 02-1921-000 BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68 DEG E 1012 FT S (Full legal attached.)	Certificate #	2018 / 750
		Date certificate issued	06/01/2018

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)
# 2018/750	06/01/2018	1,073.03	53.65	1,126.68
→Part 2: Total*				1,126.68

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)
# 2020/801	06/01/2020	1,456.67	6.25	72.83	1,535.75
# 2019/742	06/01/2019	1,412.37	6.25	70.62	1,489.24
Part 3: Total*					3,024.99

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)	4,151.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	4,526.67

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: *Ronald Mustain* Escambia, Florida
 Signature, Tax Collector or Designee Date October 5th, 2020

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



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)
[Printer Friendly Version](#)

General Information

Reference: 141S306301000000
Account: 021921000
Owners: WELLS JAMES R &
 WELLS EDWARD L &
 NEELY MARY HELEN EST OF &
 NEELY DAVID E
Mail: C/O BARBARA HICKS
 1430 FINLEY DR
 PENSACOLA, FL 32514
Situs: 2201 WARREN JERNIGAN PL 32514
Use Code: VACANT RESIDENTIAL
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
2020	\$58,128	\$0	\$58,128	\$42,165
2019	\$58,128	\$47,563	\$105,691	\$69,697
2018	\$58,128	\$44,166	\$102,294	\$63,361

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)
[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/10/2019	8093	1871	\$100	QC	View Instr
05/20/2008	6330	331	\$100	QC	View Instr
07/2007	6178	279	\$100	QC	View Instr
02/1989	2660	929	\$100	QC	View Instr
04/1988	2546	415	\$100	OT	View Instr

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

2020 Certified Roll Exemptions

None

Legal Description

BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL
 WITH S LI OF SEC 940 FT N 573 FT S 68 DEG E
 1012 FT S 198 FT TO POB...

Extra Features

None

Parcel Information

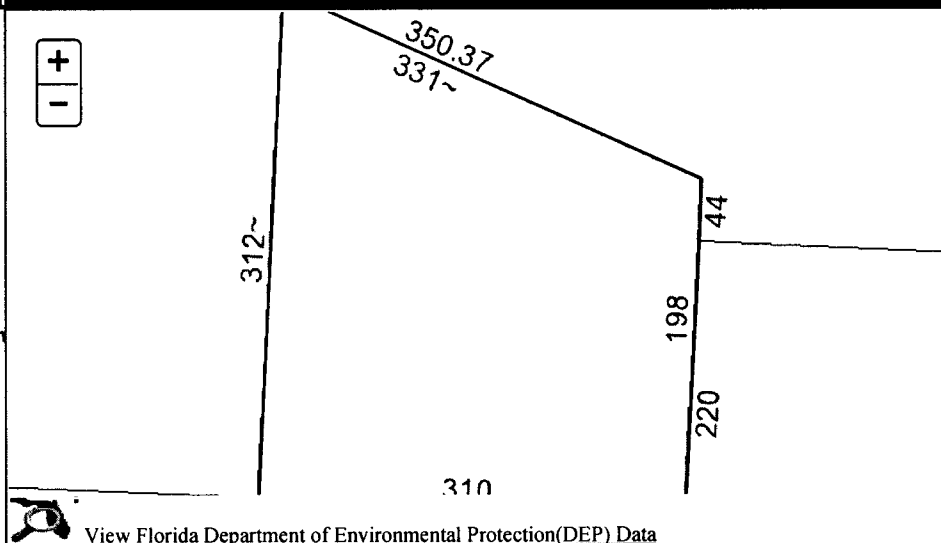
[Launch Interactive Map](#)

Section
Map Id:
 14-1S-30-1

Approx.
Acreage:
 1.7283

Zoned:
 HDMU

Evacuation & Flood
Information
[Open Report](#)



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

Buildings

Images



7/18/16

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: 10/14/2020 (tc.4904)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00750**, issued the **1st day of June, A.D., 2018** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68 DEG E 1012 FT S 198 FT TO POB LESS W 630 FT OR 2546 P 415 OR 2660 P 929 OR 6178 P 279 OR 6330 P 331

SECTION 14, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021921000 (0921-46)

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

JAMES R WELLS and EDWARD L WELLS and MARY HELEN NEELY EST OF and DAVID E NEELY

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 Tuesday** in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 2020.

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 •

November 6, 2020

MIKON FINANCIAL SERVICES INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI FL 33126

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.

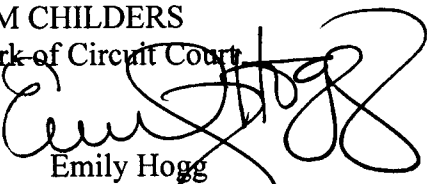
TAX CERT	ADDITIONAL FEES
2018 TD 00750	\$80.00 - Sheriff Fee
2018 TD 00542	\$240.00 - Sheriff Fee
2018 TD 08992	\$40.00 - Sheriff Fee
2018 TD 07002	\$40.00 - Sheriff Fee
2018 TD 03245	\$80.00 - Sheriff Fee

PLEASE REMIT \$480.00

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: 021921000 Certificate Number: 000750 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/07/2021"/>	Redemption Date <input type="text" value="04/08/2021"/> 
Months	12	7
Tax Collector	<input type="text" value="\$4,526.67"/>	<input type="text" value="\$4,526.67"/>
Tax Collector Interest	\$814.80	\$475.30
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,347.72	<input type="text" value="\$5,008.22"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.46	\$57.44
Total Clerk	\$645.46	<input type="text" value="\$604.44"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,070.18	\$5,629.66
	Repayment Overpayment Refund Amount	\$440.52
Book/Page	<input type="text" value="8388"/>	<input type="text" value="1462"/>

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 # 2018 TD 000750

Redeemed Date 04/08/2021

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$645.46	5212.66
Due Tax Collector = TAXDEED	\$5,347.72	
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
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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
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: 021921000 Certificate Number: 000750 of 2018**

**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504 Date
04/08/2021**

Clerk's Check #	10429	Clerk's Total	\$645.46
Tax Collector Check #	1	Tax Collector's Total	\$5,347.72
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,070.18

\$5,229.66

**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 8388, Page 1462, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00750, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 021921000 (0921-46)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68
DEG E 1012 FT S 198 FT TO POB LESS W 630 FT OR 2546 P 415 OR 2660 P 929 OR 6178 P 279 OR
6330 P 331

SECTION 14, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES R WELLS and EDWARD L WELLS and MARY HELEN
NEELY EST OF and DAVID E NEELY

Dated this 8th day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 10/24/2016 at 12:54 PM OR Book 7611 Page 1346,
Instrument #2016082187, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 47790102 E-Filed 10/18/2016 10:07:18 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

Plaintiff,

CASE NO: 2014-MM-006339A

vs

DIVISION: 1

Michael Wells
113 New Mexico Drive
Pensacola, FL 32505

Defendant,

CIVIL LIEN

THIS CAUSE comes before the Court for plea on October 10, 2016,
Upon the evidence presented, the Court assessed **\$660.00 Cost of Supervision, \$75.00 Hearing fee.**
Therefore the court determines that **\$735.00** is due to Department of Community Corrections.
Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

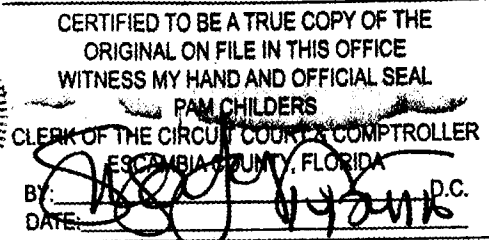
ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the
Department of Community Corrections, in the amount of **\$735.00** which shall accrue interest at a rate of
four and seventy five percent (4.91%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil
remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent
independent civil recovery. Any default in payment of the amount due hereunder may be collected by
any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,

Joyce H. Williams

cc: Community Corrections, Sue Mayo
cc: Defendant



lines, electrical lines, and telephone lines.

The easement granted herein shall be a nonexclusive easement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 24th day of November, 1982.

Signed, sealed and delivered
in the presence of:

Dorothy Stiffman
George Kennedy
As to Edna J. Jernigan

Edna J. Jernigan
EDNA J. JERNIGAN

George Kennedy
Edna J. Jernigan
Dorothy Stiffman
As to Alta Jones Westmark

Alta Jones Westmark
ALTA JONES WESTMARK

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
24th day of November, 1982, by EDNA J. JERNIGAN, a widow.

Dorothy Stiffman
Notary Public
My commission expires:
June 1, 1983

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
29th day of November, 1982, by ALTA JONES WESTMARK, a widow.

Dorothy Stiffman
Notary Public
My commission expires:
June 1, 1983

182406
FILED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA.
DEC 27 3 48 PM '82
HALL
NOTARY
METES & BOUNDS

1714-161
CHARLES C. JONES, JR.
S. F. D. 111, 112
V. D. 111, 112
FLESCA 111, 112

1714-161

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ACCESS EASEMENT

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that EDNA J. JERNIGAN, a widow, and ALTA JONES WESTMARK, a widow, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by WARREN H. JERNIGAN, a married man, and EDWARD L. WELLS and HELEN LOYD WELLS, husband and wife, and EDNA J. JERNIGAN, a widow, receipt of which is hereby acknowledged, do hereby grant and convey unto said WARREN H. JERNIGAN, a married man, EDWARD L. WELLS and HELEN LOYD WELLS, husband and wife, and EDNA J. JERNIGAN, a widow, their invitees, heirs and assigns, the perpetual right to use the following-described real property for the purpose of ingress and egress and for the purpose of utilities:

Commence at the Northeast corner of the South half of Government Lot 6, Section 14, Township 1 South, Range 30 West, Escambia County, Florida; thence go South 00 degrees 10 minutes 08 seconds East along the East line of Government Lot 6 a distance of 429.91 feet to the point of beginning of a 20 foot wide access easement; thence go North 89 degrees 07 minutes 52 seconds East a distance of 657.24 feet; thence go South 00 degrees 11 minutes 14 seconds East a distance of 20.00 feet to a point on the North line of the property described in Official Record Book 483 at page 501 of the public records of Escambia County, Florida; thence go South 89 degrees 07 minutes 52 seconds West along the aforesaid North line of the property described in Official Record Book 483 at page 501 a distance of 657.24 feet to the aforesaid East line of Government Lot 6; thence go North 00 degrees 10 minutes 08 seconds West along the aforesaid East line of Government Lot 6 a distance of 20.00 feet to the point of beginning. The above described 20-foot wide access easement is situated in Section 14, Township 1 South, Range 30 West, Escambia County, Florida and contains 0.302 acres.



The placement of any utilities shall be done in such a way that it does not obstruct ingress and egress over the property by motor vehicles. Utilities shall include, but not be limited to, water

lines, electrical lines, and telephone lines.

The easement granted herein shall be a nonexclusive easement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of November, 1982.

Signed, sealed and delivered in the presence of:

Wanda L. Bone
Ch. J. H. J.

Warren H. Jernigan
WARREN H. JERNIGAN
Helen Jernigan
HELEN JERNIGAN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of November, 1982 by WARREN H. JERNIGAN and HELEN JERNIGAN, husband and wife.

Notary Public
My commission expires: 2/24/85

FILED IN
THE PUBLIC RECORDS
OF ESCAMBIA COUNTY, FLORIDA
Dec 27 3 43 PM '82

182405

STATE OF FLORIDA
COUNTY OF ESCAMBIA
RECORDED IN 138

1714-159

ACCESS EASEMENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that WARREN H. JERNIGAN, joined by his wife HELEN JERNIGAN, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by EDNA J. JERNIGAN, a widow, ALTA JONES WESTMARK, a widow, and EDWARD L. WELLS and HELEN LOYD WELLS, husband and wife, receipt of which is hereby acknowledged, do hereby grant and convey unto said EDNA J. JERNIGAN, a widow, ALTA JONES WESTMARK, a widow, and EDWARD L. WELLS and HELEN LOYD WELLS, husband and wife, their invitees, heirs and assigns, the perpetual right to use the following-described real property for the purpose of ingress and egress and for the purpose of utilities:

Commence at the Northeast corner of the South half of Government Lot 6, Section 14, Township 1 South, Range 30 West, Escambia County, Florida; thence go South 00 degrees 10 minutes 08 seconds East along the East line of Government Lot 6 a distance of 429.91 feet; thence go North 89 degrees 07 minutes 52 seconds East a distance of 657.24 feet; thence go South 00 degrees 11 minutes 14 seconds East a distance of 20.00 feet to a point on the North line of the property described in Official Record Book 483 at page 501 of the public records of Escambia County, Florida and the point of beginning; thence continue South 00 degrees 11 minutes 14 seconds East a distance of 458.00 feet to a point on the curved Northwesterly right-of-way line of Davis Highway (S.R. #291, 80' R/W) being concave Northwesterly and having a radius of 7599.49 feet; thence go Southwesterly along the aforesaid curved Northwesterly right-of-way line an arc distance of 40.59 feet (CH=40.59', CH BRG=S 29°20'06" W); thence go North 00 degrees 11 minutes 14 seconds West a distance of 493.08 feet to a point on the aforesaid North line of the property described in Official Record Book 483 at page 501; thence go North 89 degrees 07 minutes 52 seconds East along the aforesaid North line a distance of 20.00 feet to the point of beginning.
The above described 20 foot wide access easement is situated in Section 14, Township 1 South, Range 30 West, Escambia County, Florida and contains 0.218 acres.



The placement of any utilities shall be done in such a way that it does not obstruct ingress and egress over the property by motor vehicles. Utilities shall include, but not be limited to, water

BK: 8515 PG: 1974 Last Page

SIGNATURE PAGE TO GENERAL WARRANTY DEED

Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

NEW CREATION INVESTMENTS, LLC,
a Florida limited liability company

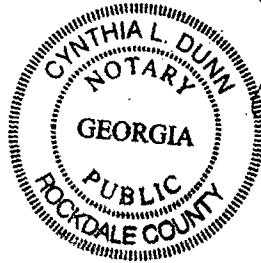
Katie Bell
Signature of Witness Katie Bell

By: Jeduthun P. Mills
Jeduthun P. Mills, Managing Member

Emily St. Romain
Signature of Witness Emily St. Romain

STATE OF GA)
COUNTY OF ROCKDALE)

The foregoing instrument was acknowledged before me this 23 day of April 2021 by Jeduthun P. Mills as Managing Member of New Creation Investments, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced FL DL as identification.



Cynthia L. Dunn
Notary Public Signature

CYNTHIA L. DUNN
(Name typed, printed or stamped)

My Commission Expires June 5, 2021

**Recorded in Public Records 4/26/2021 11:20 AM OR Book 8515 Page 1973,
Instrument #2021045023, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$560.00**

THIS DOCUMENT PREPARED BY:

Andrew P. Gulotta, Esq.
HCA Healthcare, Inc.
1100 Dr. Martin L. King, Jr. Blvd., Suite 500
Nashville, TN 37203

Parcel Identification Number:
14-1S-30-6301-000-000

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of April 23RD, 2021, by **NEW CREATION INVESTMENTS, LLC**, a Florida limited liability company, ("**Grantor**"), whose mailing address is 17 Pryor Road SE, Fort Walton Beach, FL 32548, to **WEST FLORIDA REGIONAL MEDICAL CENTER, INC.**, a Florida corporation, ("**Grantee**"), whose mailing address is One Park Plaza, Nashville, Tennessee 37203.

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, and sell unto Grantee the following real property situated in Escambia County, Florida:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, SECTION 14, TOWNSHIP 1S, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH FOR 726 FEET FOR POB; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 940 FEET; THENCE NORTH FOR 573 FEET; THENCE SOUTH 68 DEGREES EAST FOR 1012 FEET; THENCE SOUTH FOR 198 FEET TO POB, LESS THE WEST 630 FEET THEREOF.

TOGETHER WITH RIGHTS IN AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, FROM WARREN H. JERNIGAN, JOINED BY HIS WIFE HELEN JERNIGAN TO EDNA J. JERNIGAN, A WIDOW, ALTA JONES WESTMARK, A WIDOW, AND EDWARD L. WELLS AND HELEN LOYD WELLS, HUSBAND AND WIFE, RECORDED DECEMBER 27, 1982 IN OFFICIAL RECORDS BOOK 1714, PAGE 159, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TOGETHER WITH RIGHTS IN AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, FROM EDNA J. JERNIGAN, A WIDOW, AND ALTA JONES WESTMARK, A WIDOW TO WARREN H. JERNIGAN, A MARRIED MAN, EDWARD L. WELLS AND HELEN LOYD WELLS, HUSBAND AND WIFE, AND EDNA J. JERNIGAN, A WIDOW RECORDED DECEMBER 27, 1982 IN OFFICIAL RECORDS BOOK 1714, PAGE 161, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

To have and to hold such real property, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that Grantor has good right, full power, and lawful authority to grant, bargain, sell, and convey the same, and Grantor fully warrants title to said real property and will defend the same against the lawful claims of all persons whomsoever, subject to real estate taxes for 2021 and subsequent years which are not yet due or payable.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

BK: 8491 PG: 730 Last Page

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

Carolyn Merritt
Signature of Witness

Sheri Louise Odom
Sheri Louise Odom

Carolyn Merritt
Printed Name of Witness

Kathy Hicks
Signature of Witness

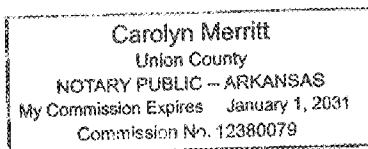
Kathy Hicks
Printed Name of Witness

State of Arkansas
County of Union

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of March 2021 by Sheri Louise Odom who ☐ is personally known or ☒ has produced driver licenses as identification.

[Seal]

Carolyn Merritt
Notary Public
Print Name: Carolyn Merritt
My Commission Expires: 1/1/31



BK: 8491 PG: 729

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

Tiffany Maybin
Signature of Witness

Tiffany Maybin
Printed Name of Witness

[Signature]
Signature of Witness

Meagan Smith
Printed Name of Witness

Barbara Jeanette Hicks
Barbara Jeanette Hicks

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of March 2021 by Barbara Jeanette Hicks who ☐ is personally known or ☒ has produced driver licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

BK: 8491 PG: 728

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

Mary Beth Mohr
Signature of Witness

William E. Wells
William E. Wells

Mary Beth Mohr
Printed Name of Witness

Pamela B. Wells
Signature of Witness

Pamela B. Wells
Printed Name of Witness

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March 2021 by William E. Wells who ☐ is personally known or ☒ has produced driver licenses as identification.

[Seal]

Mary Beth Mohr

Notary Public

Print Name: _____

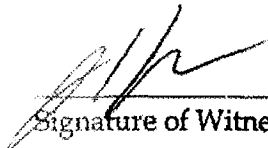
My Commission Expires: _____



BK: 8491 PG: 727

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:


Signature of Witness

Jesse Herringshaw
Printed Name of Witness


Signature of Witness

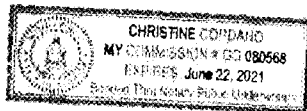
CHRISTINE CORDANO
Printed Name of Witness

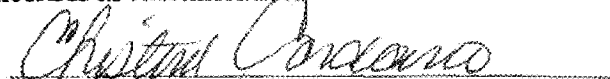

Michael L. Wells

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of March 2021 by Michael L. Wells who ☐ is personally known or ☒ has produced driver licenses as identification.

[Seal]




Notary Public
Print Name: CHRISTINE CORDANO
My Commission Expires: 6/22/2021


BK: 8491 PG: 726

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:


Signature of Witness

Max Ramos
Printed Name of Witness

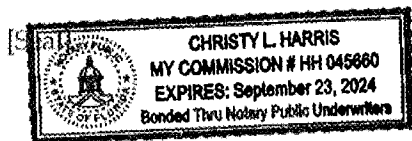

Signature of Witness


ANTHONY WATERS
Printed Name of Witness

Sandra W. Jones
Sandra W. Jones

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February 2021 Sandra W. Jones who ☐ is personally known or ☒ has produced driver licenses as identification.

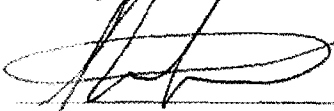



Notary Public
Print Name: Christy L. Harris
My Commission Expires: September 23, 2024

BK: 8491 PG: 725

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:



Signature of Witness



Printed Name of Witness



Mark Wells



Signature of Witness

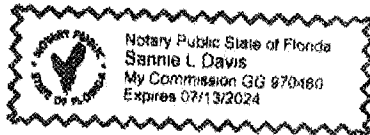


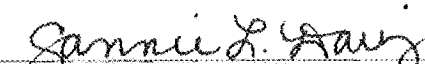
Printed Name of Witness

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of March, 2021 by Mark Wells who ☒ is personally known or ☐ has produced driver licenses as identification.

[Seal]




Notary Public
Print Name: Sannie L. Davis
My Commission Expires:

BK: 8491 PG: 724


forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:


Signature of Witness

Philip J. Pawlowski
Printed Name of Witness


Signature of Witness

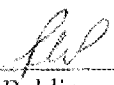
NATASHA YOUNG
Printed Name of Witness


James R. Wells

State of TX
County of Albany

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of March 2021 by James R. Wells who ☐ is personally known or ☒ has produced driver licenses as identification.

[Seal]


Notary Public
Print Name: Notary Public
My Commission Expires: 16 MAR 2024

Notary and
Under
Comm
27 JAN 2024

BK: 8491 PG: 723

Firefox

about:blank

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

Andrew Wilkins
Signature of Witness

David E. Noe
David E. Noe

Andrew Wilkins
Name of Witness

James H. Noe
Signature of Witness

James H. Noe
Printed Name of Witness

State of Alabama
County of Houston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 16 day of March, 2021 by David E. Noe, who ☐ is
personally known to me ☒ has produced driver license identification

Clonice Noe
Notary Public

Print Name

My Commission Expires: January 15, 2023

**Recorded in Public Records 3/24/2021 8:59 AM OR Book 8491 Page 722,
Instrument #2021031296, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$78.00 Deed Stamps \$175.00**

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, Florida 32504

WARRANTY DEED

THIS WARRANTY DEED made effective the March 23, 2021, by David E. Neely, a married man, James R. Wells, a married man, Mark Wells, Sandra W. Jones, Michael L. Wells, William E. Wells, Barbara Jeanette Hicks and Sheri Louise Odom, whose mailing address is 111 Aspen Circle, Dothan, AL 36303, (herein "Grantor") (whether singular or plural), to New Creations Investments, LLC, a Florida Limited Liability Company, whose mailing address is 17 Pryor Road SE, Fort Walton Beach, FL 32548, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Begin at the Southeast corner of Lot 6, Section 14, Township 1 South, Range 30 West, Escambia County, Florida; thence North for 726 feet for Point of Beginning; thence West parallel with the South line of said Section for 940 feet; thence North for 573 feet; thence South 68 degrees East for 1012 feet; thence South for 198 feet to Point of Beginning, Less the West 630 feet thereof.

Together with ingress, egress and utility easements recorded in Official Records Book 1714, Page 159, and Official Records Book 1714, Page 161, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 141S306301000000 (legal description of property)

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple

PROPERTY INFORMATION REPORT

June 10, 2021

Tax Account #: 02-1921-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF LT 6 N 726 FT FOR POB W PARL WITH S LI OF SEC 940 FT N 573 FT S 68
DEG E 1012 FT S 198 FT TO POB LESS W 630 FT OR 2546 P 415 OR 2660 P 929 OR 6178 P 279 OR
6330 P 331**

SECTION 14, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1921-000 (0921-46)

CONTINUED FROM PAGE 3

**DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" STREET
PENSACOLA, FL 32505**

**MICHAEL L. WELLS
3603 39TH STREET NORTH
ST. PETERSBURG, FL 33713**

**ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N. PALAFOX ST.
PENSACOLA, FL 32501**

**JAMES R. WELLS
6245 N. BLUE ANGEL PKWY.
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 10th day of June, 2021.

PERDIDO TITLE & ABSTRACT, INC.

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

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.

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: SEPT 8, 2021

TAX ACCOUNT #: 02-1921-000

CERTIFICATE #: 2018-750

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	
<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> X </u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2020</u> tax year.

DAVID E. NEELY, JAMES R. WELLS
MARK WELLS, SANDRA W. JONES
MICHAEL L. WELLS, WILLIAM E. WELLS
BARBARA JEANETTE HICKS
SHERI LOUISE ODOM
111 ASPEN CIRCLE
DOTHAN, AL 36303

BARBARA JEANETTE HICKS
1430 FINLEY DR.
PENSACOLA, FL

SHERRI LOUISE ODOM
655 N. MURPHY AVE.
EL DORADO, AK 71730

NEW CREATIONS, LLC
17 PRYOR ROAD SE,
FORT WALTON BEACH, FL 32548

WILLIAM E. WELLS
7162 PINON RC
KEYSTONE HEIGHTS, FL 32650

WEST FLORIDA REGIONAL
MEDICAL CENTER, INC.
ONE PARK PLAZA
NASHVILLE, TN 37203

MARK WELLS
3415 NW 19TH PLACE
GAINSVILLE, FL 32605

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32501

SANDRA W. JONES
1300 FOXFILE DR.
APOPKA, FL 32712

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 10, 2021

Tax Account #: 02-1921-000

1. The Grantee(s) of the last deed(s) of record is/are: **WEST FLORIDA REGIONAL MEDICAL CENTER, INC. A FLORIDA CORPORATION**

By Virtue of Warranty Deed recorded 4/26/2021 – OR 8515/1973

2. The land covered by this Report is: **See Attached Exhibit “A”**

ABTRACTOR’S NOTE: PROPERTY APPEARS TO HAVE ACCESS BY PRIVATE EASEMENTS AND WE HAVE INCLUDED A COPY OF THE EASEMENTS AS IDENTIFIED IN CURRENT WARRANTY DEED FOR YOUR REVIEW – OR 1714/159 AND OR 1714/161.

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Certificate of Delinquency recorded 3/16/2004 – OR 5364/1701**
 - b. **Certificate of Delinquency recorded 3/28/2007 – OR 6115/38**
 - c. **Civil Lien in favor of Escambia County Department of Community Corrections recorded 10/24/2016 – OR 7611/1346**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 02-1921-000

Assessed Value: \$42,165

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.



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 #: 02-1921-000 CERTIFICATE #: 2018-750

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: June 8, 2001 to and including June 8, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 10, 2021