



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

0222-42

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	COLEMAN KEITH O SR 1124 W HOPE DR PENSACOLA, FL 32534 1102 W HOPE DR 03-0396-100 BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S (Full legal attached.)	Certificate #	2019 / 1052
		Date certificate issued	06/01/2019

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)
# 2019/1052	06/01/2019	866.02	43.30	909.32
# 2020/1159	06/01/2020	900.12	45.01	945.13
→ Part 2: Total*				1,854.45

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)
# /					
Part 3: Total*					0.00

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)	1,854.45
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	872.18
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)	3,101.63

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

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

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>02/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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 FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100236

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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

Account Number	Certificate No.	Date	Legal Description
03-0396-100	2019/1052	06-01-2019	BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones

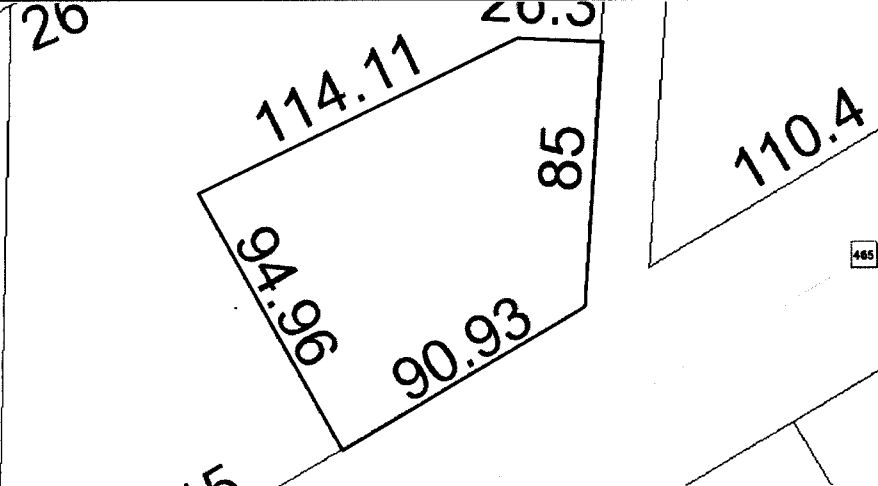

Escambia County Property Appraiser


[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

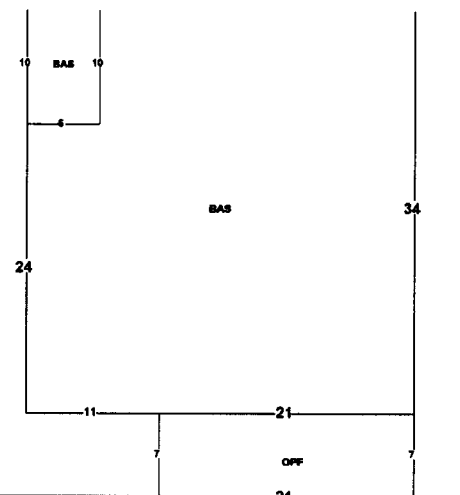
◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information							Assessments				
Reference: 221S305101122004							Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 030396100							2020	\$6,864	\$42,963	\$49,827	\$49,827
Owners: COLEMAN KEITH O SR							2019	\$3,420	\$42,070	\$45,490	\$45,490
Mail: 1124 W HOPE DR PENSACOLA, FL 32534							2018	\$3,420	\$39,065	\$42,485	\$42,485
Situs: 1102 W HOPE DR 32534							Disclaimer				
Use Code: SINGLE FAMILY RESID							Market Value Breakdown Letter				
Taxing Authority: COUNTY MSTU							Tax Estimator				
Tax Inquiry: <u>Open Tax Inquiry Window</u>							File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<u>Report Storm Damage</u>				
Sales Data							2020 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)		None				
11/2006	6035	1827	\$100	WD			Legal Description				
01/2004	5330	1213	\$100	WD			BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374...				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features				
							None				

Parcel Information		Launch Interactive Map	
Section Map Id: 22-1S-30-2			
Approx. Acreage: 0.2399			
Zoned:  HDMU			
Evacuation & Flood Information		View Florida Department of Environmental Protection(DEP) Data	
Open Report			
Buildings			
Address: 1102 W HOPE DR, Year Built: 1958, Effective Year: 1958, PA Building ID#: 54967			

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 1235 Total SF
BASE AREA - 1088
OPEN PORCH FIN - 147



Images



10/31/19

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01052**, issued the **1st day of June, A.D., 2019** 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 FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030396100 (0222-42)

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

KEITH O COLEMAN SR

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 February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 030396100 Certificate Number: 001052 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="05/26/2021"/>
Months	10	1
Tax Collector	<input type="text" value="\$3,101.63"/>	<input type="text" value="\$3,101.63"/>
Tax Collector Interest	\$465.24	\$46.52
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,579.37	<input type="text" value="\$3,160.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$70.05	\$7.01
Total Clerk	\$537.05	<input type="text" value="\$474.01"/> 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	\$4,193.42	\$3,651.66
	Repayment Overpayment Refund Amount	\$541.76
Book/Page	<input type="text" value="8531"/>	<input type="text" value="510"/>

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 # 2019 TD 001052
 Redeemed Date 05/26/2021**

Name MEMBERS FIRST CREDIT UNION OF FLORIDA PO BOX 12983 PENSACOLA FL 32591

Clerk's Total = TAXDEED	\$537.05	# 3314.66
Due Tax Collector = TAXDEED	\$3,579.37	
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

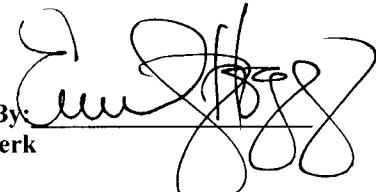
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 030396100 Certificate Number: 001052 of 2019**

**Payor: MEMBERS FIRST CREDIT UNION OF FLORIDA PO BOX 12983 PENSACOLA FL 32591
Date 05/26/2021**

Clerk's Check #	286947	Clerk's Total	\$37.05 3,314.66
Tax Collector Check #	1	Tax Collector's Total	\$3,579.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,193.42

\$3,331.66

**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 8531, Page 510, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01052, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 030396100 (0222-42)

DESCRIPTION OF PROPERTY:

BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374
FT TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO
NLY R/W LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08
MIN 53 SEC W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E
26 30/100 FT TO POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KEITH O COLEMAN SR

Dated this 26th day of May 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 11/22/2006 at 02:02 PM OR Book 6035 Page 1827,
Instrument #2006117060, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument was prepared by:
David L. Dees
Attorney at Law
3300 North Pace Boulevard
Pensacola, FL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, husband and wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1102 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:

Commencing at the Frisco Railroad Company's West right of way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94 at Page 14 of the Public Records of Escambia County, Florida; thence go North 90 degrees 00 minutes 00 seconds West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot dirt road; thence go South 00 degrees 00 minutes 00 seconds East a distance of 374.72 feet for the Point of Beginning; thence continue South 00 degrees 00 minutes 00 seconds East a distance of 85 feet to the Northerly right of way line of Hope Drive (66' R/W); thence go South 56 degrees 10 minutes 19 seconds West along the Northerly right of way of Hope Drive (66' R/W) for a distance of 90.93 feet; thence departing said Northerly right of way of Hope Drive (66' R/W) go North 32 degrees 08 minutes 53 seconds West for a distance of 94.96 feet; thence go North 60 degrees 57 minutes 19 seconds East for a distance of 114.11 feet; thence go North 89 degrees 37 minutes 01 seconds East for a distance of 26.30 feet to the Point of Beginning. The above described parcel is situated in Sec. 22, T-1-S, R- 30-W, Escambia County, Florida and containing 0.24 acres.

This deed is to correct the legal description contained in that certain warranty deed executed on January 21, 2004, and recorded in O. R. Book 5330, at Page 1213 of the Public Records of Escambia County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES
AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

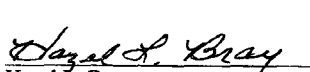
And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of November, 2006.

Signed, sealed and delivered
in the presence of:


Edward Bruce Flannigan,
Witness


LeRoy Coleman,
Grantor


Hazel L. Bray,
Witness


Jeanette M. Coleman,
Grantor

BK: 8618 PG: 1716

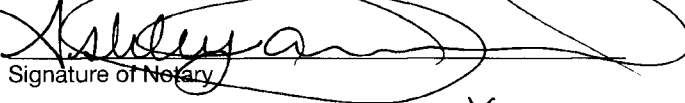
NOTARY ACKNOWLEDGMENT

State of FloridaCounty of Escambia

On 9/16/2021, before me, Ashley Danner, a notary
public in and for said state, personally appeared, Keith Orvin
Coleman *Physically Present

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Signature of NotaryAffiant Known _____ Produced ID XType of ID NC DL

Ashley Danner
Comm. #HH075772
Expires: Dec. 29, 2024
Bonded Thru Aaron Notary

(Seal)

BK: 8618 PG: 1715

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Keith D. Coleman Sr
Signature of Grantor

Keith D. Coleman Sr
Print Name of Grantor

[Signature]
Signature of First Witness to Grantor(s)

Ashley Danner
Print Name of First Witness to Grantor(s)

Keith D. Coleman Sr
Signature of Second Grantor (if applicable)

Keith D. Coleman Sr
Print Name of Second Grantor (if applicable)

[Signature]
Signature of Second Witness to Grantor(s)

Antony Styron
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Leloy Coleman Jr
Signature of Grantee

Leloy Coleman Jr.
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Recorded in Public Records 9/16/2021 2:22 PM OR Book 8618 Page 1714,
Instrument #2021102121, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Quitclaim Deed

RECORDING REQUESTED BY LeRoy Coleman Jr.
AND WHEN RECORDED MAIL TO:

LeRoy Coleman Jr., Grantee(s)
1124 W. Hope Dr.
Pensacola, FL 32534

Consideration: \$ No Consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared
this Deed.

Signature of Preparer _____

Date of Preparation _____

Printed Name of Preparer _____

THIS QUITCLAIM DEED, executed on 9-16-2021 in the County of
Escambia, State of Florida

by Grantor(s), Keith Coleman Sr,
whose post office address is 12518 Walkers Down Ct Charlotte NC 28273,
to Grantee(s), LeRoy Coleman Jr.,
whose post office address is 1124 W. Hope Dr. Pensacola, FL 32534,

WITNESSETH, that the said Grantor(s), Keith Coleman Sr,
for good consideration and for the sum of Zero Dollars
(\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

* See attached

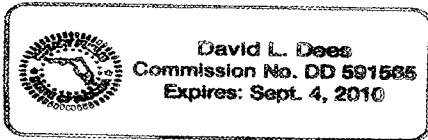
© SmartLegalForms

LF298 Quitclaim Deed 12-20, Pg. 1 of 4

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 18th day of November, 2006, by LeRoy Coleman and Jeanette M. Coleman, husband and wife, both of whom are personally known to me, and who did not take an oath.



David L. Dees
David L. Dees,

Notary Public

ACKNOWLEDGMENT

COMES NOW Grantee, Keith Orvin Coleman, Sr., and acknowledges that the legal description contained in that certain warranty deed executed on January 21, 2004, and recorded in O. R. Book 5330, at Page 1213 of the Public Records of Escambia County, Florida, was erroneous and further acknowledges that the legal description contained in this corrective warranty deed accurately depicts the parcel of real property conveyed to him by the Grantors.

Dated this 22 day of November, 2006.

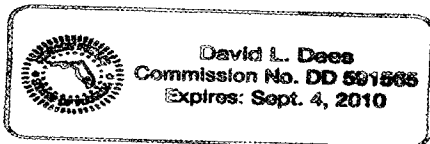
Keith O. Coleman Sr.
Keith Orvin Coleman, Sr.,

Grantee

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 22 day of November, 2006, by Keith Orvin Coleman, Sr., who is personally known to me, and who did not take an oath.



David L. Dees
David L. Dees,

Notary Public

Recorded in Public Records 11/22/2006 at 02:02 PM OR Book 6035 Page 1827,
Instrument #2006117060, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument was prepared by:
David L. Dees
Attorney at Law
3300 North Pace Boulevard
Pensacola, FL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, husband and wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1102 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:

Commencing at the Frisco Railroad Company's West right of way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94 at Page 14 of the Public Records of Escambia County, Florida; thence go North 90 degrees 00 minutes 00 seconds West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot dirt road; thence go South 00 degrees 00 minutes 00 seconds East a distance of 374.72 feet for the Point of Beginning; thence continue South 00 degrees 00 minutes 00 seconds East a distance of 85 feet to the Northerly right of way line of Hope Drive (66' R/W); thence go South 56 degrees 10 minutes 19 seconds West along the Northerly right of way of Hope Drive (66' R/W) for a distance of 90.93 feet; thence departing said Northerly right of way of Hope Drive (66' R/W) go North 32 degrees 08 minutes 53 seconds West for a distance of 94.96 feet; thence go North 60 degrees 57 minutes 19 seconds East for a distance of 114.11 feet; thence go North 89 degrees 37 minutes 01 seconds East for a distance of 26.30 feet to the Point of Beginning. The above described parcel is situated in Sec. 22, T-1-S, R- 30-W, Escambia County, Florida and containing 0.24 acres.

This deed is to correct the legal description contained in that certain warranty deed executed on January 21, 2004, and recorded in O. R. Book 5330, at Page 1213 of the Public Records of Escambia County, Florida.

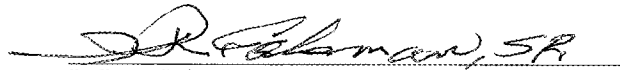
SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES
AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

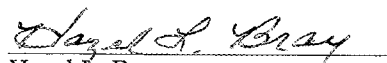
And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of November, 2006.

Signed, sealed and delivered
in the presence of:


Edward Bruce Flannigan,
Witness


LeRoy Coleman,
Grantor


Hazel L. Bray,
Witness


Jeanette M. Coleman,
Grantor

OR BK 5330 PG1214
Escambia County, Florida
INSTRUMENT 2004-197508

RCD Jan 22, 2004 02:35 pm
Escambia County, Florida

STATE OF FLORIDA

COUNTY OF ESCAMBIA

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-197508

The foregoing document was acknowledged before me this 21 day of January, 2004,
by LeRoy Coleman and Jeanette M. Coleman, Husband and Wife, who are personally known to
me, or who furnished FDL and FDL, respectively, as
identification, and who did not take an oath.

Glenda Harrison
Glenda Harrison



OR BK 5330 PG 1213
Escambia County, Florida
INSTRUMENT 2004-197508

DEED DOC STAMPS PD @ ESC CO \$ 0.70
01/22/04 ERNIE LEE NABHAN, CLERK

10-28
11-10
This instrument was prepared by:
David L. Dees
Attorney at Law
3300 North Pace Boulevard
Pensacola, FL 32505

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That LeRoy Coleman and Jeanette M. Coleman, Husband and Wife, of 1124 W. Hope Drive, Pensacola, FL 32534, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Keith Orvin Coleman, Sr., of 1124 W. Hope Drive, Pensacola, FL 32534, his heirs and assigns forever, the following described real property situate and lying in Escambia County, Florida, to-wit:

COMMENCING AT THE FRISCO RAILROAD COMPANY'S WEST RIGHT-OF-WAY ON THE NORTHEAST CORNER OF LOT 4 OF THE SUBDIVISION OF THE SOUTH 1/2 OF GOVERNMENT LOT 5, SECTION 22, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 94 AT PAGE 14 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 1374.00 FEET TO THE WEST LINE OF A 20 FOOT ROAD; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 278.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 180.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HOPE DRIVE; THENCE DEFLECT 55 DEGREES 47 MINUTES 20 SECONDS RIGHT AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 87.10 FEET; THENCE DEFLECT 124 DEGREES 12 MINUTES 40 SECONDS RIGHT A DISTANCE OF 171.99 FEET; THENCE DEFLECT RIGHT A DISTANCE OF 21.06 FEET; THENCE DEFLECT 41 DEGREES RIGHT A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of January, 2004.

Signed, sealed and delivered
in the presence of:

David L. Dees
David L. Dees,
Witness

LeRoy Coleman
LeRoy Coleman,
Grantor

Hazel L. Bray
Hazel L. Bray,
Witness

Jeanette M. Coleman
Jeanette M. Coleman,
Grantor

PROPERTY INFORMATION REPORT

November 5, 2021

Tax Account #:03-0396-100

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT FRISCO R/R CO W R/W ON NE COR LT 4 OF S1/2 OF GOVT LT 5 W ALG N LI 1374 FT
TO W LI 20 FT RD S 00 DEG E 374 72/100 FT FOR POB CONT SAME COURSE 85 FT TO NLY R/W
LI HOPE DR S 56 DEG 10 MIN 19 SEC W ALG NLY R/W LI 90 93/100 FT N 32 DEG 08 MIN 53 SEC
W 94 96/100 FT N 60 DEG 57 MIN 19 SEC E 114 11/100 FT 89 DEG 37 MIN 01 SEC E 26 30/100 FT TO
POB S/D OF S1/4 OF GOVT LT 5 PLAT DB 94 P 14 OR 6035 P 1827**

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0396-100(0222-42)

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: FEB 7, 2022

TAX ACCOUNT #: 03-0396-100

CERTIFICATE #: 2019-1052

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>2020</u> tax year.

KEITH ORWIN COLEMAN, SR.
1124 W. HOPE DR.
PENSACOLA, FL 32534

KEITH ORWIN COLEMAN, SR.
1102 W. HOPE DR.
PENSACOLA, FL 32534

LEROY COLEMAN, JR.
1124 W. HOPE DR.
PENSACOLA, FL 32534

KEITH O. COLEMAN, SR.
12518 WALKERS DOWN CT.
CHARLOTTE, NC 28273

Certified and delivered to Escambia County Tax Collector, this 5th day of November, 2021.

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
CONTINUATION PAGE

November 5, 2021

Tax Account #: **03-0396-100**

1. The Grantee(s) of the last deed(s) of record is/are: **LEROY COLEMAN, JR.**

By Virtue of Quitclaim Deed recorded 9/16/2021 in OR 8618/1714 copies included of deeds into prior owner on notice - Warranty Deed OR5330/1213 and Corrective Warranty Deed OR 6035/1827

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 #: 03-0396-100

Assessed Value: \$49,827.00

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.



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 #: 03-0396-100 CERTIFICATE #: 2019-1052

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: November 4, 2001 to and including November 4, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 5, 2021