

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100161

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
03-1593-200	2019/1291	06-01-2019	S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SEC 25 SEC 2/27 T 1S R 30 PLAT DB 89 P 226 OR 1636 P 22 OR 5263 P 1780

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-07-2021  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2021</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

##### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SEC 25 SEC 2/27  
T 1 S R 30 PLAT DB 89 P 226 OR 1636 P 22 OR 5263 P 1780



# 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

1221-11

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2021
Property description	BROWN GERTRUDE 2405 N GUILLEMARD ST PENSACOLA, FL 32502 680 SLOAN CIR 03-1593-200 S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SE (Full legal attached.)	Certificate #	2019 / 1291
		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)
# 2019/1291	06/01/2019	1,240.82	62.04	1,302.86
→ Part 2: Total*				1,302.86

## 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)
# 2020/1400	06/01/2020	1,289.50	6.25	64.48	1,360.23
Part 3: Total*					1,360.23

## 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)	2,663.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,225.95
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)	4,264.04

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. \$4,264.04

Sign here: Jennifer Cassidy Escambia, Florida  
Signature, Tax Collector or Designee Date April 22nd, 2021

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](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	271S303101008012	Year	Land	Imprv	Total	Cap Val
Account:	031593200	2020	\$9,078	\$69,111	\$78,189	\$78,189
Owners:	BROWN GERTRUDE	2019	\$9,078	\$65,364	\$74,442	\$74,442
Mail:	2405 N GUILLEMARD ST PENSACOLA, FL 32502	2018	\$9,078	\$60,695	\$69,773	\$69,773
Situs:	680 SLOAN CIR 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
12/2003	5311	1779	\$100	QC		<b>Legal Description</b> S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SEC 25 SEC 2/27 T...	
10/2003	5263	1780	\$100	QC			
04/1982	1636	22	\$1,200	WD			
01/1976	968	645	\$100	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

**Parcel Information**

Section Map Id:  
27-1S-30-2

Approx. Acreage:  
0.3023

Zoned:   
HC/LI

Evacuation & Flood Information  
[Open Report](#)

[Launch Interactive Map](#)

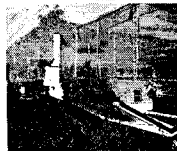
[View Florida Department of Environmental Protection\(DEP\) Data](#)

**Buildings**

## Structural Elements

BASE AREA - 1248  
BASE SEMI FIN - 286  
SCRN PORCH FIN - 80

## Images



2/26/19

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.

Last Updated:04/28/2021 (tc.5453)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01291**, 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:

**S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SEC 25 SEC 2/27 T 1S R 30 PLAT DB 89 P 226 OR 1636 P 22 OR 5263 P 1780**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 031593200 (1221-11)**

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

**GERTRUDE BROWN**

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 December, which is the **6th day of December 2021**.

Dated this 12th 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: 031593200 Certificate Number: 001291 of 2019**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/06/2021"/>	Redemption Date <input type="text" value="06/07/2021"/> 
Months	8	2
Tax Collector	<input type="text" value="\$4,264.04"/>	<input type="text" value="\$4,264.04"/>
Tax Collector Interest	\$511.68	\$127.92
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,781.97	<input type="text" value="\$4,398.21"/> <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="\$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	\$56.04	\$14.01
Total Clerk	\$523.04	<input type="text" value="\$481.01"/> <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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,382.01	\$4,896.22
	Repayment Overpayment Refund Amount	\$485.79
Book/Page	<input type="text" value="8528"/>	<input type="text" value="1940"/>

**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 001291**

**Redeemed Date 05/26/2021**

**Name NATHAN BROWN 2405 N GUILLEMARD ST PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$523.04	4559.22
Due Tax Collector = TAXDEED	\$4,761.97	
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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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

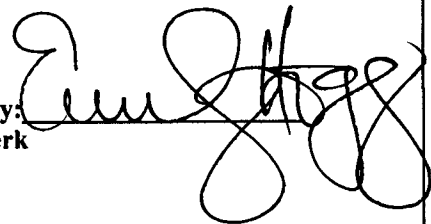
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 031593200 Certificate Number: 001291 of 2019**

**Payor: NATHAN BROWN 2405 N GUILLEMARD ST PENSACOLA, FL 32503      Date 05/26/2021**

Clerk's Check #	1	Clerk's Total	<del>\$123.04</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$4,781.97</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,382.01</del>

**\$4576.22**

**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 8528, Page 1940, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01291, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 031593200 (1221-11)

### DESCRIPTION OF PROPERTY:

S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27 AND LTS 2 SEC 25 SEC 2/27 T 1S R 30 PLAT DB 89 P 226 OR 1636 P 22 OR 5263 P 1780

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: GERTRUDE BROWN

Dated this 4th day of June 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

DR BK 5086 PG0271  
Escambia County, Florida  
INSTRUMENT 2003-068486

## IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO.: 02-24862-MM

vs.

Ronnell Dewayne Brown

DIVISION: FIVE

RCD Mar 11, 2003 09:51 am  
Escambia County, Florida

Defendant.

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-068486**CIVIL RESTITUTION LIEN ORDER  
IN FAVOR OF ESCAMBIA COUNTY, FLORIDA**

Pursuant to the provisions of the Florida Civil Restitution Lien and Crime Victims'  
Remedy Act of 1994,

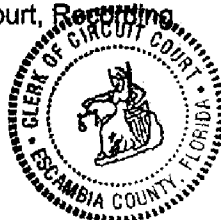
**IT IS ORDERED THAT** a civil restitution lien is hereby entered against the above-named  
defendant in favor of Escambia County, Florida in the amount of \$ 1,050.00 that  
shall bear interest at the rate set forth in §55.03, Florida Statutes, for which let execution issue.

**ORDERED** at Pensacola, Escambia County, Florida, the 21<sup>st</sup> day of February,  
2003.

  
PATRICIA A. KINSEY, COUNTY JUDGE

Conformed Copy: Ronnell Dewayne Brown, Defendant  
DOB: 4-10-74

Certified Copy: Clerk of Court, Receiving



"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: A. L. B. H. D.C.

## QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: **CLYDE TRIPP, JR.**Address: **P. O. BOX 12205****PENSACOLA, FLORIDA 32506**

Property Appraiser's Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s):

OR BK 5311 PG1779  
Escambia County, Florida  
INSTRUMENT 2003-186386DEED DOC STAMPS PD @ ESC CO \$ 0.70  
12/19/03 ERNIE LEE MAGAHA, CLERKRCD Dec 19, 2003 02:58 pm  
Escambia County, FloridaERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-186386

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit Claim Deed, Executed the 10th day of DECEMBER, 2003**, by  
**Gertrude Brown Freeman, A.K.A. Gretrude Brown, and Nathan C. Brown**,  
**Wayne G. Brown, and Ronald D. Brown**  
 first party, to **Gertrude Brown**  
 whose post office address is **2405 N. Guillemard St., Pensacola, Florida 32502**  
 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the first party, for and in consideration of the sum of \$ **10.00**  
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,  
 and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first  
 party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of  
**Escambia**, State of **Florida**, to-wit:

The South 76 1/4 Feet of The West 132 Feet of The North 1/2  
 of Lot 12, A Subdivision of Section 25 and 27, Township 1  
 South, Range 30 West, Escambia County, Florida according to  
 Plat Recorded in Deed Book 89, Page 226 By National Land  
 Sales Company of The Public Records of said County. The above  
 Described Property lies entirely in Section 25, Township  
 1 South, Range 30 West, Escambia County, Florida.

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging  
 or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said  
 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

**Gwendolyn Tripp**  
 Witness Signature (as to first Grantor)  
**Gwendolyn Tripp**  
 Printed Name

**Michael Myers**  
 Witness Signature (as to Co-Grantor)  
**Michael Myers**  
 Printed Name

**Gwendolyn Tripp**  
 Witness Signature (as to Co-Grantor, if any)  
**Gwendolyn Tripp**  
 Printed Name

**Michael Myers**  
 Witness Signature (as to Co-Grantor, if any)  
**Michael Myers**  
 Printed Name

**Gertrude Brown Freeman & Nathan C. Brown**  
 Grantor Signature  
**Gertrude Brown Freeman & Nathan C. Brown**  
 Printed Name

**2405 N. Guillemard & 2405 N. Guillemard**  
 Post Office Address  
**Pensacola, FL 32501 & Pensacola, FL 32501**

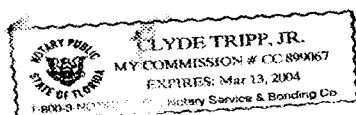
**Wayne G. Brown & Ronald D. Brown**  
 Co-Grantor Signature, (if any)  
**Wayne G. Brown & Ronald D. Brown**  
 Printed Name

**2405 N. Guillemard & 2405 N. Guillemard**  
 Post Office Address  
**Pensacola, FL 32501 & Pensacola, FL 32501**

STATE OF **Florida**COUNTY OF **Escambia****Gertrude Brown, Nathan C. Brown, Wayne G. Brown and Ronald D. Brown**

known to me to be the person **S** described in and who executed the foregoing instrument, who acknowledged before me that **they**  
 executed the same, and an oath was not taken. (Check one.) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the  
 following type of identification: **FDL'S: (NB)B650-620-59-415-0, (WB)B650-887-57-307-0**  
**(RB)B650-724-58-378-01**

NOTARY RUBBER STAMP SEAL



I hereby Certify that on this day, before me, an officer duly authorized  
 to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid  
 this **10th** day of **December, 2003** Date

Notary Signature

Printed Name

**CLYDE TRIPP JR**

Form Design: Similek Paper &amp; Printing Co., Inc., 1994

11  
12  
95

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

OR BK 5263 PG 1780.5  
Escambia County, Florida  
INSTRUMENT 2003-159683

**To Have and to Hold** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Lynora C. Hance  
Witness Signature (as to Grantor)

Lynora C. Hance  
Printed Name

Lisa English  
Witness Signature (as to Grantor)

Lisa English  
Printed Name

Gertrude Brown Freeman  
Grantor Signature Gertrude Brown Freeman

Gertrude Brown Freeman  
Printed Name

2405 N. Guillemard Street, Pensacola, FL 32503  
Post Office Address

RCD Oct 14, 2003 02:21 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-159683

State of Florida)  
County of Escambia)

On October 14, 2003 before me, Lisa English, personally appeared Gertrude Brown Freeman personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lisa English

Affiant Known Produced ID

Type of ID Florida Drivers License

(SEAL)



Lisa English  
Commission #DD221236  
Expires: Jul 11, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

670

OR BK 5263 PG1780  
Escambia County, Florida  
INSTRUMENT 2003-159683

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
10/14/03 EMMIE LEE NUGENT, CLERK  
By: \_\_\_\_\_

This Instrument Prepared by:

Name: Lisa English C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street  
Pensacola, Florida 32501  
850-434-2365

Property Appraisers Parcel Identification Also Known As 680 Sloan Circle, Pensacola

Folio Number(s):

Grantee(s) S.S. # (s)

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## QUIT CLAIM DEED

***This Quit Claim Deed***, Executed the 14<sup>TH</sup> day of October 2003, by Gertrude Brown also known as Gertrude Brown Freeman and Joe Brown (deceased) whose post office address is 2405 N. Guillemard Street, Pensacola, Florida 32503 first party,

to Gertrude Brown Freeman, Nathan C. Brown, Wayne G. Brown and Ronald D. Brown as joint tenants with rights of survivorship, whose post office address is 2405 N. Guillemard Street, Pensacola, Florida 32503, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

***Witnesseth***, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

THE SOUTH 76 1/4 FEET OF THE WEST 132 FEET OF THE NORTH 1/2 OF LOT 12, A SUBDIVISION OF SECTION 25 AND 27, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN DEED BOOK 89, PAGE 226 BY NATIONAL LAND SALES COMPANY OF THE PUBLIC RECORDS OF SAID COUNTY. THE ABOVE DESCRIBED PROPERTY LIES ENTIRELY IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

4.00 REC. FEE  
5.40 ST. STP.  
FED. STP.  
7.40 TOTAL

1636 PAGE 22  
This instrument was prepared by  
WILLIAM F. JEFFMAN, Attorney  
at Law  
101 N. Duval Street, Pensacola, Fla.

# WARRANTY DEED

State of Florida }  
Escambia County }

GRANTEES' ADDRESS

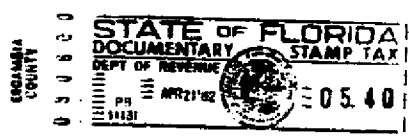
Know All Men by These Presents: That I, Mary L. Davis, a divorced and  
unmarried woman

for and in consideration of One Dollar and other good and valuable consideration

the receipt whereof is hereby acknowledged, do hereby sell, convey and grant unto Mrs. Brown and Gertrude  
Brown, as joint tenants with right of survivorship,

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the City of Pensacola County of Escambia  
State of Florida to wit:

The South 76 1/2 feet of the West 132 feet of the North  
1/4 of Lot 12, a subdivision of Section 25 and 27, Town-  
ship 1 South, Range 30 West, Escambia County, Florida  
according to plat recorded in Deed Book 89, Page 226  
by National Land Sales Company of the public records  
of said County. The above described property lies  
entirely in Section 25, Township 1 South, Range 30  
West, Escambia County, Florida.



To have and to hold, unto the said grantee, their heirs and assigns, forever.  
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And I, Mary L. Davis, well seized of an indefeasible estate in fee  
simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance,  
and that my heirs, executors and administrators, the said  
grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession  
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20<sup>th</sup>  
day of April A.D. 19 82

Signed, sealed and delivered in the presence of  
Rev. James Peter Brown  
William Jeffman

Mary L. Davis  
MARY L. DAVIS (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida }  
Escambia County }

Before the subscriber personally appeared Mary L. Davis

known to me to be the individual described by said name in and  
who executed the foregoing instrument and acknowledged that she executed  
the same for the uses and purposes therein set forth.  
Given under my hand and official seal this 20<sup>th</sup> day of April, 19 82

William F. Jeffman  
Notary Public  
My Commission expires 11-17-84

CLERK FILE NO.  
138283  
APR 20 1982  
NOTARY PUBLIC  
WILLIAM F. JEFFMAN

**PROPERTY INFORMATION REPORT**

**September 9, 2021**

**Tax Account #:03-1593-200**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 76 1/4 FT OF W 132 FT OF N 1/2 OF LT 12 S/D OF LT 2 W OF HWY AND ALL LTS 3 & 4 SEC 27  
AND LTS 2 SEC 25 SEC 2/27 T 1S R 30 PLAT DB 89 P 226 OR 1636 P 22 OR 5263 P 1780**

**SECTION 27, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-1593-200(1221-11)**



**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:** DEC 6, 2021  
**TAX ACCOUNT #:** 03-1593-200  
**CERTIFICATE #:** 2019-1291

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**GERTRUDE BROWN**  
**2405 N. GUILLEMARD ST.**  
**PENSACOLA, FL 32502**

**GERTRUDE BROWN**  
**680 SLOAN CIR**  
**PENSACOLA, FL 32505**

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

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

Certified and delivered to Escambia County Tax Collector, this 9<sup>th</sup> day of August, 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**

September 9, 2021  
Tax Account #: **03-1593-200**

1. The Grantee(s) of the last deed(s) of record is/are: **GERTRUDE BROWN AKA GERTRUDE BROWN FREEMAN**

**By Virtue of Warranty Deed recorded 4/20/1982 in OR 1636/22 and Quit Claim Deed recorded 10/14/2003 - OR 5263/1780 and Quit Claim Deed recorded 12/19/2003 - Or 5311/1779.**

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. **Certificate of Delinquency recorded 6/19/2003 – OR 5164/1710**
  - b. **Civil Restitution Lien recorded 3/11/2003 – OR 5086/271**

4. Taxes:

**Taxes for the year(s) 2018-2020 are delinquent.**  
**Tax Account #: 03-1593-200**  
**Assessed Value: \$86,007.00**  
**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 #: 03-1593-200 CERTIFICATE #: 2019-1291

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

BY

Michael A. Campbell,  
As President  
Dated: September 9, 2021