

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100445

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021

723 OVERBROOK DRIVE

FORT WALTON BEACH, FL 32547,

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
07-0573-600	2019/3301	06-01-2019	BEG AT SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB CONT N 71 9/10 FT N 78 DEG 30 MIN E 123 48/100 FT S 96 52/100 FT W 121 FT TO POB OR 4513 P 1904 PLAT DB 128 P 575 CA 174

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

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-

TRUSTEES OF THE EDDIE J BLACKWELL TRUST

DATED APRIL 15, 2021

723 OVERBROOK DRIVE

FORT WALTON BEACH, FL 32547

04-23-2021

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>7 February 2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS
PLUS \$ 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 SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB CONT N 71 9/10 FT N 78 DEG 30 MIN E 123 48/100 FT S 96 52/100 FT W 121 FT TO POB OR 4513 P 1904 PLAT DB 128 P 575 CA 174



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

0222-67

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	Apr 23, 2021
Property description	WOOD SARAH J WOOD CLIFFORD A C/O VANESSA L TESTONE 5499 HWY 164 WALNUT HILL, FL 32568 1155 BOND ST 07-0573-600 BEG AT SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB CONT N 71 9/10 FT N (Full legal attached.)	Certificate #	2019 / 3301
		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)
# 2019/3301	06/01/2019	371.20	55.14	426.34
# 2020/3580	06/01/2020	369.16	32.15	401.31
→Part 2: Total*				827.65

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)	827.65
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	313.38
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)	1,516.03

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: Shirley Dick, CFCF Escambia, Florida
 Signature Tax Collector or Designee Deputy Tax Collector Date May 3rd, 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

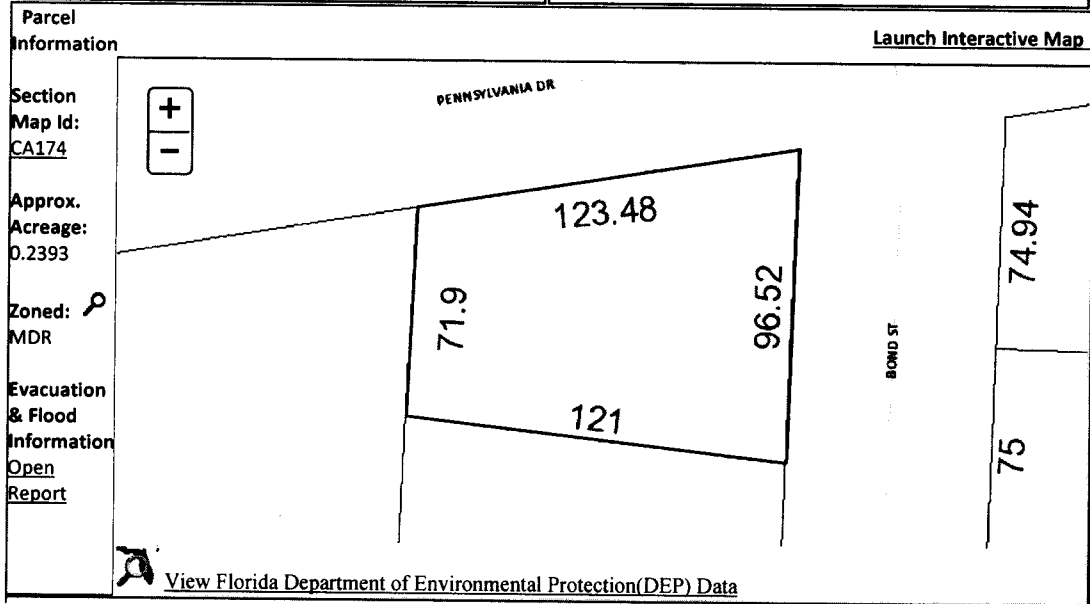
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode ☒ Account ☐ Reference [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	342S300300030030	Year	Land	Imprv	Total	Cap Val
Account:	070573600	2020	\$7,957	\$5,180	\$13,137	\$13,137
Owners:	WOOD SARAH J WOOD CLIFFORD A	2019	\$8,514	\$4,865	\$13,379	\$13,379
Mail:	C/O VANESSA L TESTONE 5499 HWY 164 WALNUT HILL, FL 32568	2018	\$8,514	\$4,727	\$13,241	\$13,241
Situs:	1155 BOND ST 32506	Disclaimer				
Use Code:	MOBILE HOME	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	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	
01/31/2017	7661	963	\$100	QC		Legal Description BEG AT SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB CONT N 71 9/10 FT N 78 DEG 30 MIN E...	
01/2000	4513	1904	\$28,000	WD			
05/1991	3002	220	\$21,000	WD			
01/1988	2502	343	\$13,500	WD			
08/1981	1566	343	\$13,480	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						CARPORT FRAME BUILDING METAL BUILDING	



Buildings

Address: 1155 BOND ST, Year Built: 1971, Effective Year: 1971, PA Building ID#: 127780

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

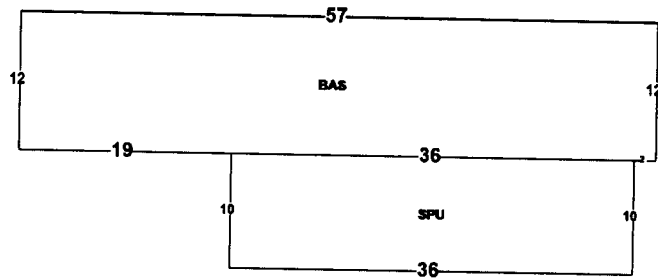
NO. STORIES-1

STORY HEIGHT-0

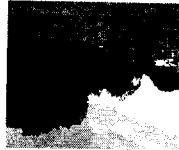
Areas - 1044 Total SF

BASE AREA - 684

SCRN PORCH UNF - 360



Images



11/9/18

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 **EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of **Tax Certificate No. 03301**, 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 SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB
CONT N 71 9/10 FT N 78 DEG 30 MIN E 123 48/100 FT S 96 52/100 FT W 121 FT TO POB OR 4513
P 1904 PLAT DB 128 P 575 CA 174**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070573600 (0222-67)

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

SARAH J WOOD and CLIFFORD A WOOD

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: 070573600 Certificate Number: 003301 of 2019

Redemption

Yes ▼

Application Date

04/23/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/07/2022	Redemption Date 06/10/2021 
Months	10	2
Tax Collector	\$1,516.03	\$1,516.03
Tax Collector Interest	\$227.40	\$45.48
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$1,755.93	\$1,574.01 IC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$14.01
Total Clerk	\$537.05	\$481.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,369.98	\$2,072.02
	Repayment Overpayment Refund Amount	\$297.96
Book/Page	8531	924

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 003301

Redeemed Date 06/10/2021

Name VANESSA L TESTONE 5499 HWY 164 WALNUT HILL, FL 32568

Clerk's Total = TAXDEED	\$537.05	1735.02
Due Tax Collector = TAXDEED	\$1,755.93	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**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: 070573600 Certificate Number: 003301 of 2019**

Payor: VANESSA L TESTONE 5499 HWY 164 WALNUT HILL, FL 32568 Date 06/10/2021

Clerk's Check #	1	Clerk's Total	\$37.05 \$1735.02
Tax Collector Check #	1	Tax Collector's Total	\$1,755.93
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,369.98

\$1752.02

**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 924, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03301, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 070573600 (0222-67)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB
CONT N 71 9/10 FT N 78 DEG 30 MIN E 123 48/100 FT S 96 52/100 FT W 121 FT TO POB OR 4513
P 1904 PLAT DB 128 P 575 CA 174

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SARAH J WOOD and CLIFFORD A WOOD

Dated this 10th day of June 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 2/2/2017 12:02 PM OR Book 7661 Page 964,
Instrument #2017007919, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

SARAH J WOOD
CLIFFORD A WOOD (DECEASED 5.8.2011)
1155 BOND STREET
PENSACOLA, FL 32506

JANUARY 31ST, 2017

I Sarah J Wood sign over my house, and all items that are at 1155 Bond Street to
Vanessa L. Testone who is my daughter and caretaker since 2012.

Vanessa has paid taxes on my home and house insurance since 2012.

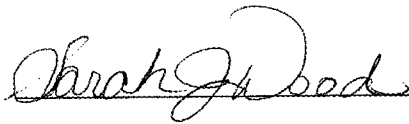
Vanessa will also keep the guitars and guns until at said time 2 guns will go to her
brother Michael Testone.

Vanessa will make sure that all items given to me from my other children will be
returned to them should they want.

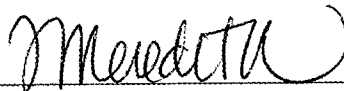
Vanessa will cremate me and keep me next to my husband Clifford Wood (Billy
Joe); who has been deceased since 2011.

Michael A. Gueniat and Vanessa Testone also has the 1993 Red Chevy pickup
truck that we haven given to them due to they have been the ones taking care of us
since they moved here in 2005.

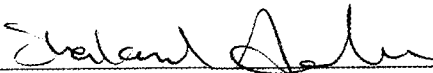
Sarah J. Wood



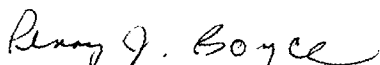
Tiffany Meredith Witness Name



Shalanda Anderson Name



PENNY J. BOYCE
Notary Public State of Florida
Comm. Exp. Dec. 29, 2020
Comm. No. GG52944



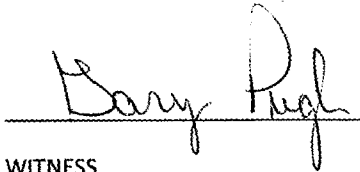
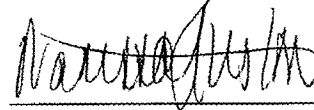
BK: 7661 PG: 962 Last Page

DATED on this 28th day of May 2014.

Sarah Jeanette Wood



Vanessa Louise Testone



WITNESS

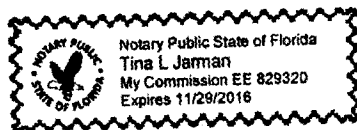


WITNESS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an office duly qualified to take acknowledgments, personally appeared, **SARAH JEANETTE WOOD** known to be the person described in and who executed the foregoing instrument and acknowledged before me the execution of the same and who has produced FLDL # W300-790-35-7010 as identification.

WITNESS my hand and official seal in the County and State last aforesaid Dated on this 28th day of May 2014.


TINA JARMANNOTARY PUBLIC, STATE OF FLORIDA
Affiant Known Unknown
ID Produced _____
(Seal)

BK: 7661 PG: 961

G: I grant to my attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite necessary, and proper to be done in the exercise of any of the rights and powers herein granted, as full to all intents and purposes as I might or could do, if personally present, hereby ratifying and confirming all that my attorney in fact shall lawfully do or cause to be done by virtue of the power of authority and the rights and powers herein granted.

H: Said attorney in fact is my **DAUGHTER**.

I: This durable power of attorney shall not be affected by my disability except as provided by §709.08, Florida Statutes. The power conferred on said attorney in fact by this instrument shall be exercisable from the date specified in this instrument, notwithstanding a later disability or incapacity on my part, unless otherwise provided by statutes of the State of Florida;

J: I grant to my attorney in fact full power and authority to individually make all health care decisions on my behalf, including, but not limited to, those set forth in Chapter 765.

K: All acts done by said attorney in fact pursuant to the power conferred during any period of disability or incompetence shall have the same effect and inure to the benefit of and bind, or my heirs, devisees, and personal representatives, as if I was competent and not disabled.

L: Execute any tax return or other government filing and act for me in any proceeding relating to taxes, including authority to file and prosecute refund claims, and enter into any settlement.

M: This durable power of attorney shall not be delegated and shall be valid until such time as I die, revoke this power, or be judge incompetent.

N: To prepare, execute and file all tax returns to be made by me, to pay the taxes due, to collect and refunds, to sign waivers extending the period for the assessments of deficiencies and acceptance of proposed over assessments, to execute closing agreements, to engage and appoint attorneys to represent me and to receive confidential information and to make written or oral presentations of fact or argument on my behalf in connection with any matters arising before my federal, state or local taxing agency.

Recorded in Public Records 2/2/2017 12:02 PM OR Book 7661 Page 960,
Instrument #2017007917, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

DURABLE POWER OF ATTORNEY

I, **SARAH JEANETTE WOOD** do hereby appoint my **DAUGHTER, VANESSA L. TESTONE** as my true and lawful attorney in fact for me and in my name, place, and stead, and for us and benefit:

A: To exercise, do, or perform any act, right, power, duty, or obligation whatsoever that I now have or may acquire the legal right, power, or capacity to exercise, do, or perform in connection with, arising out of, or relating to any person, item, thing, transaction, business property, real or personal, tangible or intangible, or matter whatsoever, whether it effects my property (estate) or person;

B: To ask, demand, sue for, recover, collect, receive and hold and possess all such sums of money, debts, dues, bonds, notes, checks, drafts, accounts, deposits, legacies, bequests, devises, interests, dividends, stock certificates, certificates of deposits, annuities, pension and retirement benefits, insurance benefits and proceeds, documents of title, chooses in action, personal and real property, intangible and tangible property rights, and demands whatsoever, liquidate or unliquidated, as are now, or shall hereafter become due, owing, payable, owned, or belonging to me or in which I have or may acquire an interest, and have to, use, and take all lawful ways and means and legal and equitable remedies, procedures, and writs in my name for the collection and recovery thereof, and to compromise, settle, and agree for the same, and to make, execute, and deliver for me and in my name, all endorsements, acquittances, releases, receipts, or other sufficient dischargers for the same;

C: To lease, purchase, exchange, and acquire, and to bargain, contract, and agree for the lease, purchase, exchange and acquisition of, and to take, receive, and possess any real or personal property whatsoever, intangible or tangible, or interest therein, on such terms and conditions, and under such covenants, as such attorney in fact shall deem proper.

D: To improve, repair, maintain, manage, insure, rent, lease, sell, release, convey, subject to liens, mortgage, and hypothecate, and in any way or manner deal with all or any part of any real or personal property, intangible and tangible, whatsoever, or any interest therein, which I now own or may hereafter acquire, for me and in my name, and under such terms and conditions, and under such covenants as such attorneys shall deem proper;

E: To engage in and transact any and all lawful business of whatever nature or kind for me and in my name; and

F: To sign, endorse, execute, acknowledge, deliver, receive and possess such applications, contracts, agreements, options, covenants, deeds, conveyances, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bill of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, judgments, liens, security agreements, and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

Recorded in Public Records 2/2/2017 12:02 PM OR Book 7661 Page 963,
Instrument #2017007918, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

Quitclaim Deed

RETURN TO: Vanessa L. Testone

ADDRESS: 5499 Hwy. 164, Walnut Hill, FL 32568

THIS INSTRUMENT PREPARED BY: Vanessa L. Testone of 5499 Hwy 164, Walnut Hill, Florida 32568

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

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 342S3003000030030

THIS INDENTURE, Made this 31st day of January, 2017, by and between Sarah J. Wood, not married, of 1155 Bond St., Pensacola, FL 32506, (the "Grantor"), and Vanessa L. Testone, not married, of 5499 Hwy. 164, Walnut Hill, FL 32568 (the "Grantee"), in the state of Florida.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$0.00 dollars, and other valuable considerations, lawful money of the United State of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and the following described land in Escambia County, Florida, to-wit:

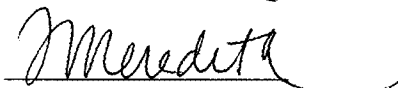
BEGIN AT SW COR OF LT 30 E ALG S LI OF LT
306 8/100 FT N AT RT AN

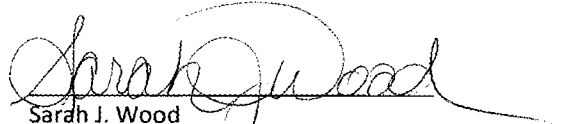
Previously referenced as follows: Book/Volume _____, Page
_____ of the Recorder of _____ County.

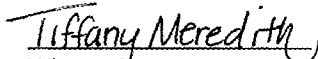
To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

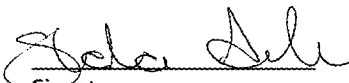
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:


Signature


Sarah J. Wood

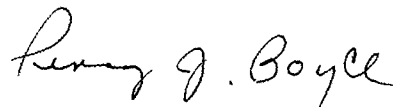

Witness Name


Signature


Witness Name



PENNY J. BOYCE
Notary Public State of Florida
Comm. Exp. Dec. 29, 2020
Comm. No. GG52944



OR BK 4513 PG1905
Escambia County, Florida
INSTRUMENT 00-698456

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway : BOND STREET

Legal Address of Property: 1155 BOND STREET

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

This form completed by: SHERRI COEN
Name

6105 FAIRVIEW DRIVE
Address

Pensacola FL 32505
City, State, Zip Code

AS TO SELLER(S):

Sherris Coen
Seller's Name: SHERRI COEN

Donnie R. White
Witness' Name: DONNIE R. WHITE

Robin F. White
WITNESS NAME: ROBIN F. WHITE

AS TO BUYER(S):

Clifford A. Wood
Buyer's Name: CLIFFORD A. WOOD

Donnie R. White
Witness Name: DONNIE R. WHITE

Robin F. White
Witness Name: ROBIN F. WHITE

Sarah J. Wood
Buyer's Name: SARAH J. WOOD

Donnie R. White
Witness Name: DONNIE R. WHITE

Robin F. White
Witness Name: ROBIN F. WHITE

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RCD Jan 14, 2000 03:57 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-698456

10/28/00
Escambia

WARANTY DEED

State of Florida
County of Escambia,OR BK 4513 PG1904
Escambia County, Florida
INSTRUMENT 00-698456DEED DOC STAMPS PD @ ESC CO \$ 196.00
01/14/00 ERNIE LEE MAGANA, CLERKBy: 

KNOW ALL MEN BY THESE PRESENTS, THAT BARBARA A. SCANTLAN, SHERRI COEN, CHRISTINA REYES AND JOLENE HARRIS, SISTERS, WHOSE ADDRESS IS 6105 FAIRVIEW DRIVE, PENSACOLA, FL 32505 and in consideration of \$1 and other valuables the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto CLIFFORD A. WOOD AND SARAH J. WOOD, HUSBAND AND WIFE, WHOSE ADDRESS IS 6364 RAMBLER DRIVE, LOT 7, PENSACOLA, FL 32505 THEIR heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-wit:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO TAX ASSESSOR'S PLAT RECORDED IN DEED BOOK 128 AT PAGE 575 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 30 A DISTANCE OF 306.08'; THENCE NORTH AT RIGHT ANGLES 423' TO POINT OF BEGINNING; THENCE CONTINUE NORTH 71.9'; THENCE NORTH 78° 30' EAST 123.48'; THENCE SOUTH 96.25'; THENCE WEST 121' TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 34-2S-30-0300-030-030

THIS IS HOMESTEAD PROPERTY. ADDRESS OF 1155 BOND STREET, PENSACOLA, FL 32506

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

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals this 14TH day of JANUARY A. D. 2000

Signed, sealed and delivered in the presence of

Donnie R. White
(WITNESS) DONNIE R. WHITE
Robin F. White
(WITNESS) ROBIN F. WHITE

Donnie R. White
(WITNESS) DONNIE R. WHITE
Robin F. White
(WITNESS) ROBIN F. WHITE

Donnie R. White
(WITNESS) DONNIE R. WHITE
Robin F. White
(WITNESS) ROBIN F. WHITE

Donnie R. White
(WITNESS) DONNIE R. WHITE
Robin F. White
(WITNESS) ROBIN F. WHITE

Barbara A. Scantlan (SEAL)
BARBARA A. SCANTLAN BY SHERRI COEN POA
Sherrri Coen
SHERRI COEN (SEAL)

Christina Reyes by POA (SEAL)
CHRISTINA REYES BY SHERRI COEN POA
Sherrri Coen

Jolene Harris by POA (SEAL)
JOLENE HARRIS BY SHERRI COEN POA
Sherrri Coen

State of Florida County of Escambia,

This day, before the undersigned Notary Public, personally appeared SHERRI COEN to me well known to be the individual described in and who executed the foregoing QuitClaim Deed, and acknowledged that SHE executed the same for HERSELF AND BARBARA A. SCANTLAN, CHRISTINA REYES AND JOLENE HARRIS BY POA for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14th day of JANUARY, 2000

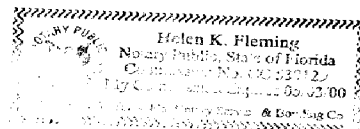
Helen K. Fleming
Notary

My commission expires: 5-3-00

This instrument was prepared by

DONNIE R. WHITE
3140 PINE FOREST ROAD
CANTONMENT, FL 32533

Donnie R. White
DONNIE R. WHITE



OR BK 4513 PG1903
Escambia County, Florida
INSTRUMENT 00-698455

RCD Jan 14, 2000 03:57 pm
Escambia County, Florida

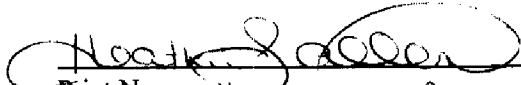
Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-698455

8-27-00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of

August, 1999.

WITNESSES:


Print Name: Heather L. Allen


JOLENE HARRIS


Print Name: Fredreckia Bendert

STATE OF Texas
COUNTY OF Bell

The foregoing instrument was acknowledged before me this 27 day of
August, 1999, by Jolene Harris, who personally appeared before me and who is personally
known to me or who has produced Military Identification as identification.




NOTARY PUBLIC

(SEAL)

FAUSERS\TLSJ32401\limited poa-3.wpd

DR BK 4513 PG1902
Escambia County, Florida
INSTRUMENT 00-698455

10-3
STATE OF FLORIDA

COUNTY OF ESCAMBIA

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **JOLENE HARRIS**, have made, constituted and appointed, and by these presents do make, constitute and appoint **SHERRI COEN**, of Pensacola, Florida, as my lawful attorney for me in my name, place and stead, giving and granting unto the said **SHERRI COEN**, the specific power and authority to sell that certain 1984 Ford Van VIN 1FTDE14Y0EHA88985, and to execute any necessary documents incident to the sale and transfer of said Ford Van.

I, further, empower, **SHERRI COEN**, as my lawful attorney to sell and review, approve, and execute on my behalf any and all sales contracts, closing statements, and any other necessary documents incident to the sale and transfer of the following described real property and the 1971 Mobile Home Identification Number 2768G located thereon (including, but not limited to, the sales contract, note, mortgage, deed, closing statements, certificate of title, and any amendments thereto):

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO TAX ASSESSOR'S PLAT RECORDED IN DEED BOOK 128 AT PAGE 575 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 30 A DISTANCE OF 306.08 FEET; THENCE NORTH AT RIGHT ANGLES 423 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 71.9 FEET; THENCE NORTH 78°30' EAST 123.48 FEET; THENCE SOUTH 96.25 FEET; THENCE WEST 121 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 34-2S-30-0300-030-030

Unless sooner revoked by written instrument, this Limited Power of Attorney shall expire on

DR BK 4513 PG1901
Escambia County, Florida
INSTRUMENT 00-698454

RCD Jan 14, 2000 03:57 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-698454

8-27-00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of

AUGUST, 1999.

WITNESSES:

Sarah K. Grogan
Print Name: SARAH K. Grogan

Christina Reyes
CHRISTINA REYES

Sandra Derry
Print Name: Sandra Derry

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of

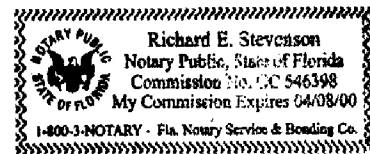
AUGUST, 1999, by Christina Reyes, who personally appeared before me and who is
personally known to me or who has produced _____ as
identification.

Richard E. Stevenson
NOTARY PUBLIC

RICHARD E STEVENSON

(SEAL)

FAUSERSVILSU32401\limited poa-2.wpd



OR BK 4513 PG 1900
Escambia County, Florida
INSTRUMENT 00-698454

PS
STATE OF FLORIDA

COUNTY OF ESCAMBIA

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **CHRISTINA REYES**, have made, constituted and appointed, and by these presents do make, constitute and appoint **SHERRI COEN**, of Pensacola, Florida, as my lawful attorney for me in my name, place and stead, giving and granting unto the said **SHERRI COEN**, the specific power and authority to sell that certain 1984 Ford Van VIN 1FTDE14Y0EHA88985, and to execute any necessary documents incident to the sale and transfer of said Ford Van.

I, further, empower, **SHERRI COEN**, as my lawful attorney to sell and review, approve, and execute on my behalf any and all sales contracts, closing statements, and any other necessary documents incident to the sale and transfer of the following described real property and the 1971 Mobile Home Identification Number 2768G located thereon (including, but not limited to, the sales contract, note, mortgage, deed, closing statements, certificate of title, and any amendments thereto):

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO TAX ASSESSOR'S PLAT RECORDED IN DEED BOOK 128 AT PAGE 575 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 30 A DISTANCE OF 306.08 FEET; THENCE NORTH AT RIGHT ANGLES 423 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 71.9 FEET; THENCE NORTH 78°30' EAST 123.48 FEET; THENCE SOUTH 96.25 FEET; THENCE WEST 121 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 34-2S-30-0300-030-030

Unless sooner revoked by written instrument, this Limited Power of Attorney shall expire on

DR BK 4513 PG1899
Escambia County, Florida
INSTRUMENT 00-698453

RCD Jan 14, 2000 03:57 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-698453

8-27-00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of

AUGUST, 1999.

WITNESSES:

Sylvia Castellon Caluache
Print Name: Sylvia Castellon Caluache

Barbara A. Scantlan
BARBARA A. SCANTLAN

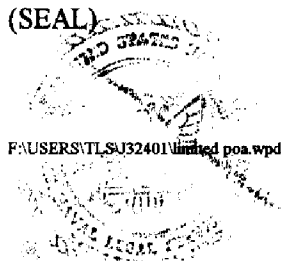
Jeffrey L. Nottle
Print Name: Jeffrey L. Nottle

STATE OF WITH THE UNITED STATES ARMED
FORCES AT YOKOSUKA, JAPAN) SS.:
COUNTY OF _____

The foregoing instrument was acknowledged before me this 27th day of August, 1999, by Barbara A. Scantlan, who personally appeared before me and who is personally known to me or who has produced military identification card as identification.

R S Snyder
NOTARY PUBLIC

(SEAL)



LT R. S. SNYDER
LT, JAGC, USNR
10 USC 936
10 USC 1044a

OR BK 4513 PG 1898
Escambia County, Florida
INSTRUMENT 00-698453

10-30
STATE OF FLORIDA

COUNTY OF ESCAMBIA

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **BARBABRA A. SCANTLAN**, have made, constituted and appointed, and by these presents do make, constitute and appoint **SHERRI COEN**, of Pensacola, Florida, as my lawful attorney for me in my name, place and stead, giving and granting unto the said **SHERRI COEN**, the specific power and authority to sell that certain 1984 Ford Van VIN 1FTDE14Y0EHA88985, and to execute any necessary documents incident to the sale and transfer of said Ford Van.

I, further, empower, **SHERRI COEN**, as my lawful attorney to sell and review, approve, and execute on my behalf any and all sales contracts, closing statements, and any other necessary documents incident to the sale and transfer of the following described real property and the 1971 Mobile Home Identification Number 2768G located thereon (including, but not limited to, the sales contract, note, mortgage, deed, closing statements, certificate of title, and any amendments thereto):

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Parcel Identification Number: 34-2S-30-0300-030-030

Unless sooner revoked by written instrument, this Limited Power of Attorney shall expire on

PROPERTY INFORMATION REPORT

November 19, 2021

Tax Account #:07-0573-600

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF LT 30 E ALG S LI OF LT 306 8/100 FT N AT RT ANG 423 FT FOR POB CONT
N 71 9/10 FT N 78 DEG 30 MIN E 123 48/100 FT S 96 52/100 FT W 121 FT TO POB OR 4513 P 1904
PLAT DB 128 P 575 CA 174**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0573-600(0222-67)

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 #: 07-0573-600

CERTIFICATE #: 2019-3301

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

**CLIFFORD A. WOOD AND
SARAH J. WOOD
6364 RAMBLER DR. LOT 7
PENSACOLA, FL 32505**

**CLIFFORD A. WOOD
AND SARAH J. WOOD
AND VANESSA L. TESTONE
AND MICHAEL A. GUENIAT
5499 HWY 164
WALNUT HILL, FL 32568**

**CLIFFORD A. WOOD AND
SARAH J. WOOD AND
VANESSA L. TESTONE
MICHAEL TESTONE AND
MICHAEL A. GUENIAT
1155 BOND ST.
PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 19th 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 19, 2021

Tax Account #: **07-0573-600**

1. The Grantee(s) of the last deed(s) of record is/are: **CLIFFORD A. WOOD AND SARAH J. WOOD**

By Virtue of Warranty Deed recorded 1/14/2000 in OR 4513/1904 together with Power of Attorneys for this deed recorded 1/14/2000 - OR 4513/1898. 1900 & 1902

ABTRACTOR'S NOTE: WE FIND QUIT CLAIM DEED RECORDED 2/2/2017 - OR 4661/963 WHICH INCLUDES ONLY A PARTIAL LEGAL. IT ALSO APPEARS THE QUIT CLAIM DEED MAY HAVE BEEN SIGNED BY AN ATTORNEY IN FACT PURSUANT TO POA RECORDED 2/2/2017 - OR 7661/960 AND AFFIDAVIT RECORDED 2/2/2017 - OR 7661/964. WE ARE UNSURE IF QUIT CLAIM DEED OR AFFIDAVIT ARE SUFFICIENT TO PASS TITLE BUT WE HAVE INCLUDED VANESSA L. TESTONE AND MICHAEL TESTONE AND MICHAEL A. GUENIAT NAMED IN AFFIDAVIT FOR NOTICE.

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 #: 07-0573-600

Assessed Value: \$13,137.00

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 #: 07-0573-600 CERTIFICATE #: 2019-3301

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 17, 2001 to and including November 17, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 19, 2021