



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

0422-15

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	REED JOHN R & DOROTHY LIFE ESTATE 407 BELMONT AVE CANTONMENT, FL 32533 407 BELMONT ST 11-2941-000 LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P 1563	Certificate #	2019 / 6456
		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)
# 2019/6456	06/01/2019	298.46	14.92	313.38
→Part 2: Total*				313.38

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)	313.38
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	268.43
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)	956.81

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.	17,466.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/04/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100234

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
11-2941-000	2019/6456	06-01-2019	LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P 1563

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](#)

<p>General Information</p> <p>Reference: 101N314101031003</p> <p>Account: 112941000</p> <p>Owners: REED JOHN R & DOROTHY LIFE ESTATE COLBERT SHARON S</p> <p>Mail: 407 BELMONT AVE CANTONMENT, FL 32533</p> <p>Situs: 407 BELMONT ST 32533</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$12,825</td> <td>\$40,694</td> <td>\$53,519</td> <td>\$34,933</td> </tr> <tr> <td>2019</td> <td>\$12,825</td> <td>\$37,981</td> <td>\$50,806</td> <td>\$34,148</td> </tr> <tr> <td>2018</td> <td>\$12,825</td> <td>\$37,094</td> <td>\$49,919</td> <td>\$33,512</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p> <p>Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$12,825	\$40,694	\$53,519	\$34,933	2019	\$12,825	\$37,981	\$50,806	\$34,148	2018	\$12,825	\$37,094	\$49,919	\$33,512
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2002</td> <td>5016</td> <td>1563</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1989</td> <td>2736</td> <td>482</td> <td>\$16,600</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1983</td> <td>1773</td> <td>351</td> <td>\$100</td> <td>SC</td> <td></td> </tr> <tr> <td>08/1982</td> <td>1672</td> <td>5</td> <td>\$17,200</td> <td>OT</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2002	5016	1563	\$100	WD		08/1989	2736	482	\$16,600	WD		06/1983	1773	351	\$100	SC		08/1982	1672	5	\$17,200	OT		<p>2020 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <p>Legal Description</p> <p>LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P 1563</p> <p>Extra Features</p> <p>METAL SHED</p>
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Parcel Information [Launch Interactive Map](#)

Section

Map Id:
10-1N-31-1

Approx. Acreage:
0.2060

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

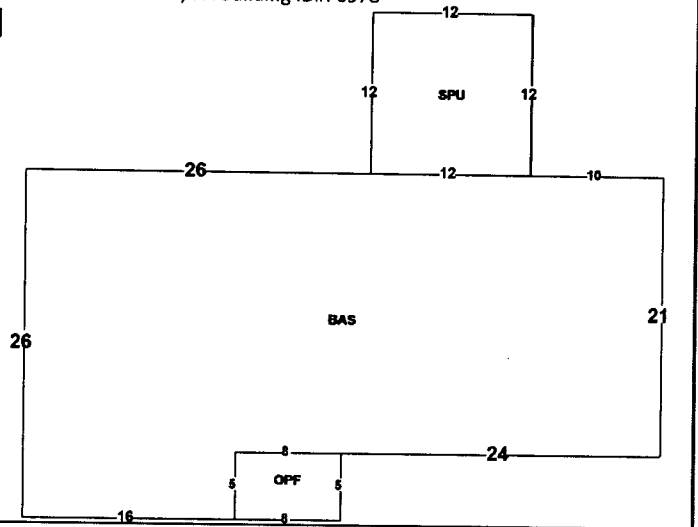
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 407 BELMONT ST, Year Built: 1952, Effective Year: 1952, PA Building ID#: 6978

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1272 Total SF
BASE AREA - 1088
OPEN PORCH FIN - 40
SCRN PORCH UNF - 144



Images



2/3/21

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057227 5/25/2021 10:27 AM
OFF REC BK: 8537 PG: 1052 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 06456**, 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:

LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P 1563

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112941000 (0422-15)

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

JOHN R REED LIFE ESTATE and DOROTHY REED LIFE ESTATE and SHARON S COLBERT

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 April, which is the **4th** day of April 2022.

Dated this 25th 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 and Comptroller, Escambia County

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

June 11, 2021

CITRUS CAPITAL HOLDINGS LLC
PO BOX 54226
NEW ORLEANS LA 70154-4226

Dear Certificate Holder:

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

TAX CERT	ADDITIONAL FEES
2019 TD 02933	\$40.00 - Sheriff Fee
2019 TD 03549	\$40.00 - Sheriff Fee
2019 TD 07625	\$120.00 - Sheriff Fee
2019 TD 07447	\$80.00 - Sheriff Fee
2019 TD 07339	\$40.00 - Sheriff Fee
2019 TD 06938	\$320.00 - Sheriff Fee
2019 TD 06846	\$40.00 - Sheriff Fee
2019 TD 06801	\$160.00 - Sheriff Fee
2019 TD 06456	\$40.00 - Sheriff Fee
2019 TD 06703	\$40.00 - Sheriff Fee
2019 TD 01694	\$40.00 - Sheriff Fee
2019 TD 01668	\$160.00 - Sheriff Fee
2019 TD 01554	\$40.00 - Sheriff Fee
2019 TD 01174	\$40.00 - Sheriff Fee

PLEASE REMIT \$1200.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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 8537, Page 1052, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06456, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 112941000 (0422-15)

DESCRIPTION OF PROPERTY:

**LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P
1563**

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN R REED LIFE ESTATE and DOROTHY REED LIFE ESTATE
and SHARON S COLBERT

Dated this 29th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 112941000 Certificate Number: 006456 of 2019**

Payor: SHARON COLBERT 407 BELMONT AVE CANTONMENT, FL 32533 Date 11/29/2021

Clerk's Check #	1	Clerk's Total	\$598.26
Tax Collector Check #	1	Tax Collector's Total	\$1,135.29
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,810.55

Redeemed to \$1,280.77

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk



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 #: 11-2941-000 CERTIFICATE #: 2019-6456

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: January 18, 2002 to and including January 18, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: January 28, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 28, 2022

Tax Account #: **11-2941-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FEE SIMPLE INTEREST IN SHARON S. COLBERT, WITH LIFE ESTATE INTEREST IN JOHN R. REED AND DOROTHY REED**

By Virtue of Warranty Deed recorded 11/22/2002 in OR 5016/1563

ABTRACTOR'S NOTE: PROPERTY APPRAISER APPEARS TO HAVE SITUS ADDRESS AS BELMONT ST BUT MAP SHOWS AS BELMONT AVE

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. **Judgment in favor of Capital One Bank (USA), N.A. recorded 5/30/2019 – OR 8103/391**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-2941-000

Assessed Value: \$34,933.00

Exemptions: HOMESTEAD EXEMPTION

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.

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: APR 4, 2022
TAX ACCOUNT #: 11-2941-000
CERTIFICATE #: 2019-6456

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

**SHARON S. COLBERT AND
JOHN R. REED AND DOROTHY REED
407 BELMONT AVE
CANTONMENT, FL 32533**

**SHARON S. COLBERT AND
JOHN R. REED AND DOROTHY REED
3360 PINE FOREST RD
CANTONMENT, FL 32533**

**DOROTHY REED
7558 NORTHPOINTE BLVD
PENSACOLA, FL 32514**

**CAPITAL ONE BANK (USA), N.A.
15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

Certified and delivered to Escambia County Tax Collector, this 28th day of January, 2022.

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

January 28, 2022

Tax Account #:11-2941-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 3 BLK C 1ST HARVESTERS HOMES ADDN UNIT 4 PB 3 P 31 OR 2736 P 482 OR 5016 P 1563

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2941-000(0422-15)

WARRANTY DEED
INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Sherry Holland
Address: 4991 Hwy 95A N
Molino, Fla 32577

Property Appraisers Parcel Identification

Folio Number(s):

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

OR BK 5016 PG 1563
Escambia County, Florida
INSTRUMENT 2002-031171

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/22/02 ERNIE LEE MAGAHA, CLERK
By: [Signature]

RCD Nov 22, 2002 09:55 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-031171

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 16th day of July, 2002, by John R. Reed and Dorothy Reed, husband and wife hereinafter called the Grantor, to Sharon S. Colbert whose post office address is 3360 Pineforest Road, Cantonment, Fla. 32533 hereinafter called the Grantee.

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

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Escambia County, State of Florida, viz:

407 Belmont Street, Cantonment, Florida 32533

Lot 3, Block "C" in FIRST HARVESTERS HOMES ADDITION, Unit #4, according to plat recorded in Plat Book 3, at page 31, of the Public Records of Escambia County, Florida.

GRANTOR HEREBY RETAINS LIFE ESTATE ON ABOVE PROPERTY

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (as to first Grantor)
Kapstal Hembry
Printed Name

[Signature]
Witness Signature (as to first Grantor)
Therese Vignola
Printed Name

[Signature]
Witness Signature (as to Co-Grantor, if any)
Kapstal Hembry
Printed Name

[Signature]
Witness Signature (as to Co-Grantor, if any)
Therese Vignola
Printed Name

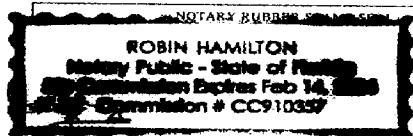
STATE OF Fla
COUNTY OF Escambia

[Signature]
Grantor Signature
John R. Reed
Printed Name
407 Belmont Street, Cantonment, Fla.
Post Office Address

[Signature]
Co-Grantor Signature (if any)
Dorothy Reed
Printed Name
407 Belmont Street, Cantonment, Fl.
Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John R. Reed and Dorothy Reed, husband and wife

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one) Said person(s) are personally known to me. Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid this 16th day of November, 2002.
[Signature]
Notary Signature
Robin Hamilton
Printed Name

08
10
95
©2000 Design, Semipaper & Printing Co., Inc., 1994

Filing # 90196808 E-Filed 05/28/2019 04:58:34 PM

CAPITAL ONE BANK (USA), N.A
15000 Capital One Drive Richmond, VA
23238

IN THE COUNTY COURT OF THE 1ST JUDICIAL
CIRCUIT IN AND FOR ESCAMBIA COUNTY,
FLORIDA

Plaintiff

vs.

DOROTHY REED
7558 NORTHPOINTE BLVD
PENSACOLA FL 32514-6638,

CASE NO: 2018 SC 005053

Defendant.

_____ /

FINAL JUDGMENT

At a Small Claims Pretrial Conference on January 9, 2019, the plaintiff appeared, but the defendant did not after being properly served. Therefore the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that pursuant to Fla. Sm. Cl. R: 7.170(a) and (b), Plaintiff, (who's address is 15000 CAPITAL ONE DRIVE RICHMOND VA, 23238) shall recover from Defendant, DOROTHY REED, the sum of \$4671.90 on principal, costs in the sum of \$355.00, for a total due of \$5026.90, for which let execution issue.

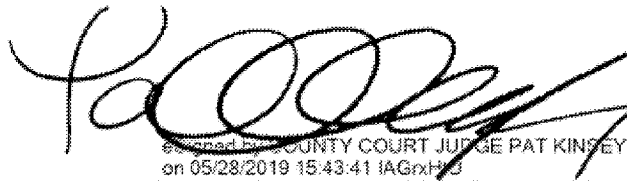
DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.

Copies furnished to:

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DOROTHY REED
7558 NORTHPOINTE BLVD
PENSACOLA, FL 32514-6638

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1515 S Federal Hwy #105 Boca Raton, FL 33432
(877) 212-6920
GM Law Firm LLC


Escambia COUNTY COURT JUDGE PAT KINSEY
on 05/28/2019 15:43:41 IAGxHJ

MATTER NO. 201904987