

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100345

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
12-0192-000	2019/6801	06-01-2019	2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800

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

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>04/04/2022</u>	

INSTRUCTIONS + 12.50

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

0422-24

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	DAVIS SANDRA CHANCE & CHANCE BRANDY DANAE & 2971 CHANCE RD MOLINO, FL 32577 5599 CHESTNUT RD 12-0192-000 2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800	Certificate #	2019 / 6801
		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)
# 2019/6801	06/01/2019	612.24	30.61	642.85
# 2020/7177	06/01/2020	630.67	31.53	662.20
→Part 2: Total*				1,305.05

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,305.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	586.82
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)	2,266.87

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 deus
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



Chris Jones

Escambia County Property Appraiser

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

◀ [Nav. Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

General Information Reference: 082N313101000000 Account: 120192000 Owners: DAVIS SANDRA CHANCE & CHANCE BRANDY DANAE & CHANCE JAMES C & MANDELL SUSAN CHANCE &... Mail: 2971 CHANCE RD MOLINO, FL 32577 Situs: 5599 CHESTNUT RD 32577 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$20,900</td> <td>\$11,731</td> <td>\$32,631</td> <td>\$32,631</td> </tr> <tr> <td>2019</td> <td>\$20,900</td> <td>\$10,950</td> <td>\$31,850</td> <td>\$29,848</td> </tr> <tr> <td>2018</td> <td>\$20,900</td> <td>\$10,168</td> <td>\$31,068</td> <td>\$27,135</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage	Year	Land	Imprv	Total	<u>Cap Val</u>	2020	\$20,900	\$11,731	\$32,631	\$32,631	2019	\$20,900	\$10,950	\$31,850	\$29,848	2018	\$20,900	\$10,168	\$31,068	\$27,135										
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Sales Data <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>11/2006</td> <td>6037</td> <td>1800</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/1989</td> <td>2823</td> <td>74</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1977</td> <td>1082</td> <td>755</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1969</td> <td>471</td> <td>631</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/2006	6037	1800	\$100	CJ		04/1989	2823	74	\$100	WD		01/1977	1082	755	\$100	WD		01/1969	471	631	\$100	WD		2020 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																											
11/2006	6037	1800	\$100	CJ																												
04/1989	2823	74	\$100	WD																												
01/1977	1082	755	\$100	WD																												
01/1969	471	631	\$100	WD																												
		Legal Description 2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800																														
		Extra Features None																														
Parcel Information Section Map Id: 08-2N-31 Approx. Acreage: 1.7588 Zoned: RR Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection (DEP) Data																														

Buildings

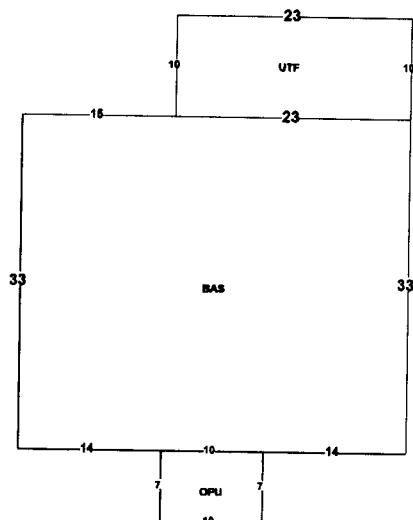
Address: 5599 CHESTNUT RD, Year Built: 1908, Effective Year: 1908, PA Building ID#: 12108

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1554 Total SF

BASE AREA - 1254
OPEN PORCH UNF - 70
UTILITY FIN - 230



Images



8/26/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/30/2021 (tc.3441)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057235 5/25/2021 10:30 AM
OFF REC BK: 8537 PG: 1061 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **06801**, 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:

2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037 P 1800

SECTION 08, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120192000 (0422-24)

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

SANDRA CHANCE DAVIS and BRANDY DANAE CHANCE and JAMES C CHANCE and SUSAN CHANCE MANDELL and JOHNNY R CHANCE and ALBERT R CHANCE

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:

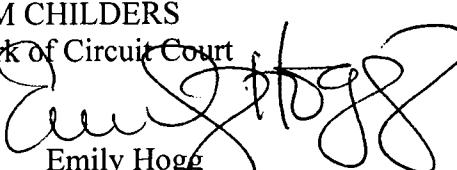
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

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

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Sold To](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 120192000 Certificate Number: 006801 of 2019

Redemption

No

Application Date

04/16/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/04/2022	Redemption Date 12/16/2021 
Months	12	8
Tax Collector	\$2,266.87	\$2,266.87
Tax Collector Interest	\$408.04	\$272.02
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,687.41	\$2,551.39
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$280.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$112.86	\$56.04
Total Clerk	\$739.86	\$523.04
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	\$3,504.27	\$3,091.43
	Repayment Overpayment Refund Amount	\$412.84
Book/Page	8537	1061

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

Case # 2019 TD 006801

Redeemed Date 12/16/2021

Name SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$789.86	\$ 2754.43
Due Tax Collector = TAXDEED	\$2,687.41	
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
FINANCIAL SUMMARY					
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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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120192000 Certificate Number: 006801 of 2019

Payor: SANDRA D DAVIS 2971 CHANCE RD MOLINO, FL 32577 Date 12/16/2021

Clerk's Check #	293230	Clerk's Total	\$739.86 <i>\$2754.43</i>
Tax Collector Check #	1	Tax Collector's Total	\$2,687.41
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<i>-\$3,504.27</i>

\$2711.43

PAM CHILDERS
Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers", is written over the signature line.

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 1061, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06801, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **120192000 (0422-24)**

DESCRIPTION OF PROPERTY:

**2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR
6037 P 1800**

SECTION 08, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: SANDRA CHANCE DAVIS and BRANDY DANAE CHANCE and
JAMES C CHANCE and SUSAN CHANCE MANDELL and JOHNNY R CHANCE and ALBERT R
CHANCE

Dated this 16th day of December 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 05/03/2006 at 08:43 AM OR Book 5896 Page 304,
 Instrument #2006043957, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00

Recorded in Public Records 04/24/2006 at 09:44 AM OR Book 5889 Page 934,
 Instrument #2006040550, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL

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

CITIFINANCIAL SERVICES INC
 5007 N DAVIS HWY STE 17
 PENSACOLA FL 32503

Plaintiff,
 VS.

JOHNNY RAY CHANCE
 5595 CHESTNUT ROAD
 MOLINO FL 32577

Defendant.

Case No. 2006 SC 001181

Division: V

**FINAL JUDGMENT AGAINST
 JOHNNY RAY CHANCE**

 THIS CAUSE having come before the Court, and the Court being fully advised in the premises,
 it is therefore

ORDERED AND ADJUDGED that the Plaintiff CITIFINANCIAL SERVICES INC hereby
 recovers from the Defendant JOHNNY RAY CHANCE the sum of \$5000.00, plus prejudgment
 interest of \$373.83 and costs of \$275.00 for a total of \$5648.83 that shall bear interest at the rate of
 9% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this
19 day of April, 2006.

ad a
 County Judge

Copies to:

CITIFINANCIAL SERVICES INC

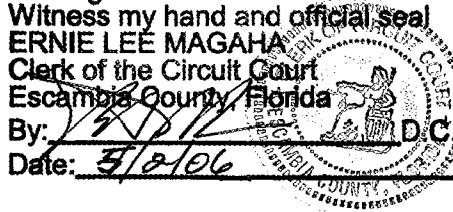
JOHNNY RAY CHANCE

Certified to be a true copy of
 the original on file in this office
 Witness my hand and official seal

ERNIE LEE MAGAH
 Clerk of the Circuit Court
 Escambia County, Florida

By:

Date: 5/2/06



Case: 2006 SC 001181

00032155786

Dkt: CC1033 Pg#: 1

Recorded in Public Records 01/08/2010 at 02:03 PM OR Book 6548 Page 810,
Instrument #2010001272, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 12/23/2009 at 02:57 PM OR Book 6543 Page 1865,
Instrument #2009087729, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAH

HARVESTERS FEDERAL CREDIT UNION
PO BOX 5
CANTONMENT FL 32533

12/23/2009 02:57:10

COUNTY CIVIL DIVISION

Plaintiff,
VS.

JOHNNY RAY CHANCE SSN [REDACTED]
2958 CHANCE ROAD
MOLINO FL 32577

Defendant.

Case No. 2009 SC 002757

Division: V

FINAL JUDGMENT AGAINST
JOHNNY RAY CHANCE

THIS CAUSE having come before the Court upon default in a mediated/stipulated agreement,
and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff shall recover from the Defendant the sum of
\$3,264.15, that shall bear interest at the rate of 8% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida
this 24 day of December, 2009.


County Judge

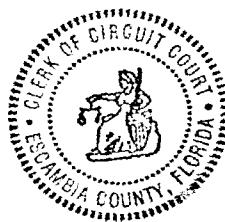
Copies to:

HARVESTERS FEDERAL CREDIT UNION

JOHNNY RAY CHANCE

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAH
CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: Ernie Lee Magaha D.C.



Case: 2009 SC 002757
00055306843
Dkt: CC1033 Pg#: 1

OR BK 5151 PG0761
 Escambia County, Florida
 INSTRUMENT 2003-103296

RCD Jun 02, 2003 04:24 pm
 Escambia County, Florida

ERNIE LEE MAGAHA
 Clerk of the Circuit Court
 INSTRUMENT 2003-103296

OR BK 5164 PG1023
 Escambia County, Florida
 INSTRUMENT 2003-109852

RCD Jun 18, 2003 03:35 pm
 Escambia County, Florida

ERNIE LEE MAGAHA
 Clerk of the Circuit Court
 INSTRUMENT 2003-109852

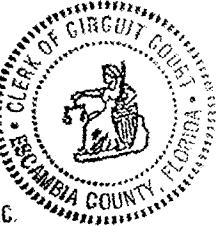
Prepared by:

Sally Carney Bussell, Esquire
 Emmanuel, Sheppard & Condon
 30 South Spring Street
 Pensacola, FL 32501

S:\TLC\Davis\FINAL JUDGMENT PACKAGE\Final Judgment.doc

"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: Wendie L. D.C.



IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

OP BK 5151 PG0760
Escambia County, Florida
INSTRUMENT 2003-103296

DR BK 5164 PG1082
Escambia County, Florida
INSTRUMENT 2003-109852

TLC CAREGIVERS INC.,
d/b/a TLC CAREGIVERS
4400 Bayou Boulevard, #9
Pensacola, FL 32503

Plaintiff,

v.

CASE NO.: 2002-SC-005694

SANDY DAVIS a/k/a SANDRA CLARK
DAVIDSON,

Defendant.

FINAL JUDGMENT

THIS MATTER having come on to be heard on Plaintiff's Motion for Summary
Judgment, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, TLC CAREGIVERS, INC. d/b/a TLC
CAREGIVERS, recover from Defendant, SANDY DAVIS a/k/a SANDRA CLARK
DAVIDSON, the sum of \$1,282.43 on principal and interest through the date of this Final
Judgment, \$740.00 for attorneys' fees, which the Court hereby finds are reasonable fees,
with costs in the sum of \$94.50, making a total of \$2,116.93, that shall bear interest at the
rate of 6%, for which let execution issue.

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

30th day of May, 2003.

Billie P. May
COUNTY JUDGE

Conformed copies to:
Sally Carney Bussell, Esquire
Sandy Davis - 1404 Via Deluna, Pensacola Beach, FL 32561
Jeffery Reynolds, Esquire - 924 North Palafox Street, Pensacola, FL 32501

RENEE LEE MAGANA
COUNTY COURT CLERK
ESCAMBIA COUNTY, FL
MAY 30 A 9:13
COURT CIVIL DIVISION
RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY, FL

OR BK 4469 PG 1270
 Escambia County, Florida
 INSTRUMENT 99-662769

RCD Sep 17, 1999 08:05 am
 Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
 Clerk of the Circuit Court
 INSTRUMENT 99-662769

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CHANCE ALTON R
 5599 CHESTNUT RD
 MOLINO FL 32577

ACCT. NO. 12 0192 000 000
 AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

2A SQ IN NE COR OF NE 1/4
 OF SW 1/4
 OR 2823 P 74

PROP. NO. 08 2N 31 3101 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
 Clerk of the Circuit Court
 by: *Wanda M. McBrearty*
 Wanda M. McBrearty
 Deputy Finance Director

Ernie Lee Magaha
 Clerk of the Circuit Court

by: *Deanne B. Donnelly*
 Deanne B. Donnelly
 Deputy Clerk

OR BK 4321 PG 1157
 Escambia County, Florida
 INSTRUMENT 98-540173

RCD Oct 08, 1998 07:57 am
 Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

Ernie Lee Magaha
 Clerk of the Circuit Court
 INSTRUMENT 98-540173

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: CHANCE ALTON RAYMOND
 5599 CHESTNUT RD
 MOLINO FL 32577

ACCT. NO. 12 0192 000 000
 AMOUNT \$7.00

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

NE1/4 OF SW1/4
 OR 1082 P 755

PROP. NO. 08 2N 31 3101 000 000

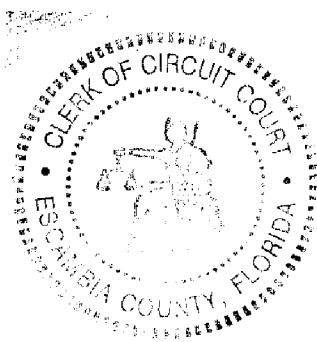
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
 Clerk of the Circuit Court
 by: *Glennanne B. Daniels*
 Deputy Clerk

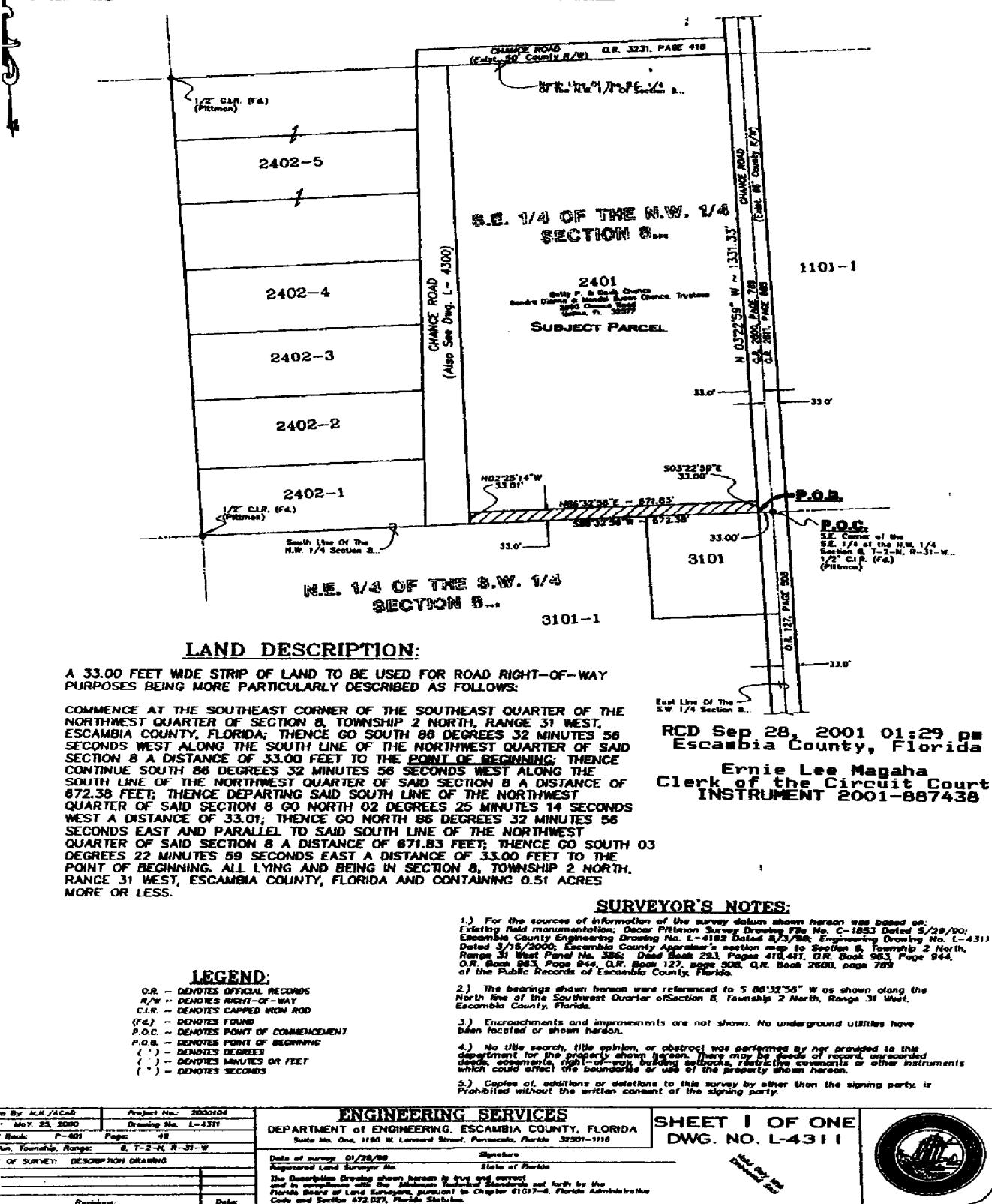
Ernie Lee Magaha
 Clerk of the Circuit Court
 by: *M. McNearty*
 Deputy Finance Director



OR BK 4776 PG 1249
Escambia County, Florida
INSTRUMENT 2001-887438

'Legal Description continued:

SCALE: 1" = 300'

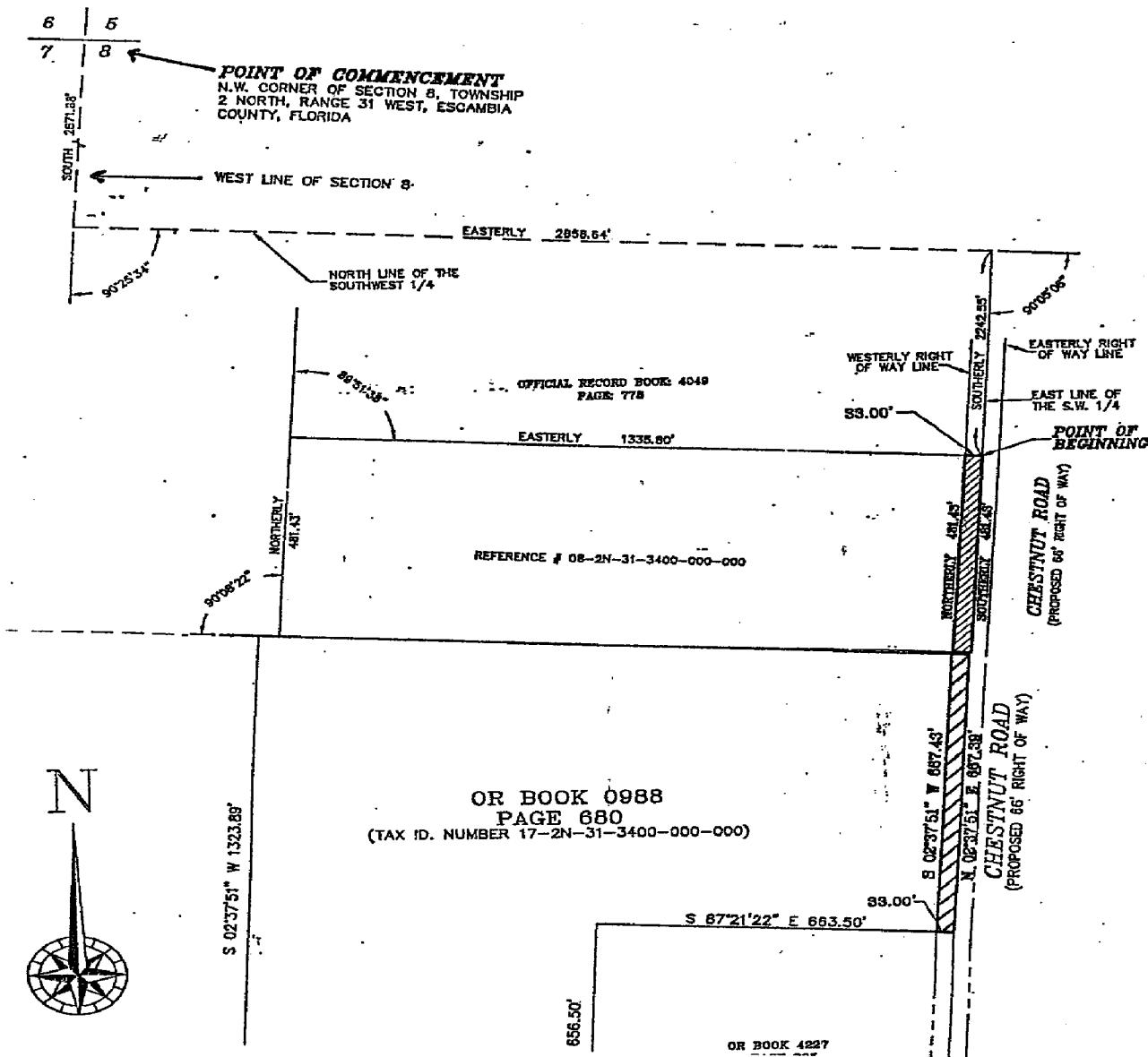
DESCRIPTION DRAWING

OR BK 4776 PG 1248
Escambia County, Florida
INSTRUMENT 2001-887438

Legal Description continued:

THE EAST 33.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY FOR ROAD RIGHT OF WAY.
COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31
WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SECTION
8 FOR A DISTANCE OF 2671.88 FEET; THENCE EASTERLY DEFLECTING 90 DEGREES 25 MINUTES
34 SECONDS LEFT FOR A DISTANCE OF 2658.64 FEET; THENCE GO SOUTHERLY DEFLECTING 90
DEGREES 05 MINUTES 06 SECONDS RIGHT FOR A DISTANCE OF 2242.55 FEET FOR THE POINT OF
BEGINNING. THENCE CONTINUE SOUTHERLY ALONG AN EXTENSION OF THE LINE LAST DESCRIBED
FOR A DISTANCE OF 481.43 FEET; THENCE GO WESTERLY DEFLECTING 90 DEGREES 01 MINUTES
53 SECONDS RIGHT FOR A DISTANCE OF 1336.00 FEET; THENCE GO NORTHERLY DEFLECTING 90
DEGREES 08 MINUTES 22 SECONDS RIGHT FOR A DISTANCE OF 481.43 FEET; THENCE GO EASTERLY
DEFLECTING 89 DEGREES 51 MINUTES 38 SECONDS RIGHT FOR A DISTANCE OF 1335.80 FEET TO
THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 31
WEST, ESCAMBIA COUNTY, FLORIDA.

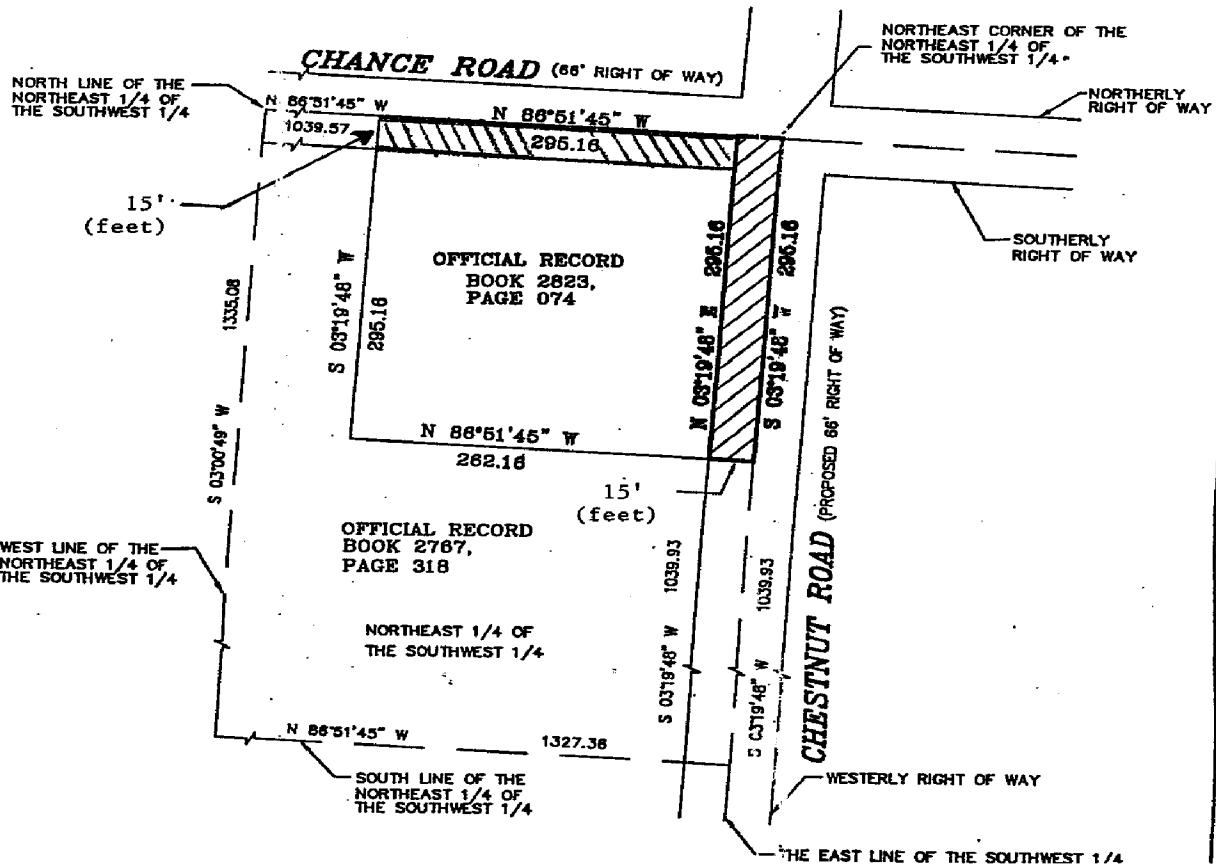
AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS AND EXCEPT THE SOUTH 656.5 FT. OF THE EAST 683.5 FT. THEREOF, SECTION 17, TOWNSHIP 2 NORTH, RANGE 31 WEST.
(CONTAINING 70 ACRES, MORE OR LESS.)



Legal Description for Quit Claim Deed
 .. A Portion of Parcel 08-2N-31-3101-000-000,
 08-2N-31-3400-000-000 and 08-2N-31-2401-000-000

OR BK 4776 PG 1247
 Escambia County, Florida
 INSTRUMENT 2001-887438

EXHIBIT "A"



DESCRIPTION:

The East 15.0 feet and the North 15.0 feet of the following described property for road right-of-way. Was reduced from 33 feet to avoid trees in the northeast corner.

(AS FURNISHED OFFICIAL RECORD BOOK 2823, PAGE 74)
 TWO ACRES SQUARE IN THE NORTHEAST CORNER OF THE NE1/4 OF SW1/4 OF SECTION 8,
 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 BEING S 03°19'48" W AS PER GLOBAL POSITIONING SYSTEM (G.P.S) DATUM NGVD 83.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SKETCH SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ACCORDING TO STATE OF FLORIDA RULE 81G17-8 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS

NOT VALID WITHOUT
 THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF
 A FLORIDA LICENSED
 SURVEYOR AND MAPPER

CHARLES E. MARTIN
 PROFESSIONAL LAND SURVEYORS
 AND MAPPERS NUMBER 3483

CORP. NO. 5802

REQUESTED BY:	
JEHLE ENGINEERING, INC.	
SCALE: 1" = 200'	DRAWN BY: JBC
A DESCRIPTION SKETCH OF A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA.	
FIELD BOOK: -----	PAGE: -----
FIELD DATE: -----	DRAWING NUMBER: 99-045C21

OR BK 4776 PG1246
 Escambia County, Florida
 INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
 in the presence of:

Sandra D. Davis
 Witness
 Sandra D. Davis

Print or Type Witness Name

Bernie W. Manning
 Witness
 Bernie W. Manning

Print or Type Witness Name

STATE OF Florida
 COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by BETTY LOU PHIPPS ANDERSON, who did not take an oath and who is personally known to me, (X) produced current Florida driver's license as identification, () produced current as identification.

Commission Expires:



Commission

"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-01
 Name of Notary Printed
 Commission # CC 746812

Signature of Notary Public

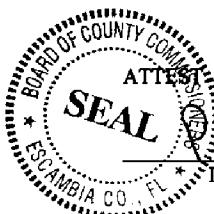
Bernie W. Manning

ACCEPTANCE

September, 2001, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on April 22, 1999 and January 20, 2000.

BOARD OF COUNTY COMMISSIONERS
 ESCAMBIA COUNTY, FLORIDA

W. D. Childers
 W. D. Childers, Chairman



ERNIE LEE MAGAHA
 CLERK OF THE CIRCUIT COURT

Tracie M. Cotten
 Deputy Clerk

This deed was prepared by Land Acquisition Division
 of the Escambia County Engineering Department
 1190 West Leonard Street, Pensacola, FL 32501
 under the supervision of the County Attorney's Office

Return original Document after
 Recording to County Engineering
 1190 West Leonard Street
 Pensacola, FL 32501

OR BK 4776 PG 1245
 Escambia County, Florida
 INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
 in the presence of:

Witness

Ray Chance

Print or Type Witness Name

Witness

Bernie W Manning

Print or Type Witness Name

STATE OF Florida
 COUNTY OF Escambia

GRANTOR:

Johnny Ray Chance

JOHNNY RAY CHANCE

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by JOHNNY RAY CHANCE, who did/did not take an oath and who(____) is personally known to me, () produced current Florida driver's license as identification, (____) produced current _____ as identification.

Commission Expires:



Commission

Signature of Notary Public

"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02 Name of Notary Printed
 Commission # CC 746812

Bernie W Manning

Bernie W Manning

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
 in the presence of:

Witness

Bernie W Manning

Print or Type Witness Name

Witness

David England

Print or Type Witness Name

STATE OF Florida
 COUNTY OF Escambia

GRANTOR:

Jamie Chance

JAMIE CHANCE

Jamie C. Chance

JAMES C. CHANCE

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by JAMIE CHANCE, who did/did not take an oath and who(____) is personally known to me, () produced current Florida driver's license as identification, (____) produced current _____ as identification.

Commission Expires:



Commission

Signature of Notary Public

"OFFICIAL SEAL"

Bernie W. Manning

My Commission Expires 5-31-02
 Commission # CC 746812

Name of Notary Printed

Bernie W Manning

Bernie W Manning

OR BK 4776 PG1244
Escambia County, Florida
INSTRUMENT 2001-887438

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
in the presence of:

Ray Chance
Witness
Print or Type Witness Name

Bernie W Manning
Witness
Print or Type Witness Name

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by SUSAN CHANCE MANDEL, who did not take an oath and who () is personally known to me, () produced current Florida driver's license as identification, () produced current Florida as identification.

GRANTOR:

Susan Chance Mandel
SUSAN CHANCE MANDEL

Commission Expires:

Commission Number:



"OFFICIAL SEAL" Signature of Notary Public
Bernie W. Manning Bernie W Manning
My Commission Expires 5-31-02 Name of Notary Printed
Commission # CG 746812

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
in the presence of:

Johnny Ray Chance
Witness
Print or Type Witness Name

Bernie W Manning
Witness
Print or Type Witness Name

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24 day of September, 2001 by RAY CHANCE, who did not take an oath and who () is personally known to me, () produced current Florida driver's license as identification, () produced current Florida as identification.

GRANTOR:

Ray Chance
RAY CHANCE

Commission Expires:

Commission Number:



"OFFICIAL SEAL"
Bernie W. Manning
My Commission Expires 5-31-02
Commission # CG 746812

Signature of Notary Public

Bernie W Manning
Bernie W Manning

Name of Notary Printed

LESS OUT ROAD RIGHT OF WAY

Chance Road and Chestnut Road
08-2N-31-3101-000-000, 08-2N-31-2401-000-000
and 08-2N-31-3400-000-000

OR BK 4776 PG 1243
Escambia County, Florida
INSTRUMENT 2001-887438

DEED NOC STAMPS PD & ESC CD \$ 0.70
09/28/01 ERNIE LEE MCGOWAN, CLERK
By: *Ernie Lee McGowan*

QUIT CLAIM DEED

THIS INDENTURE made this 24 day of September, 2001, between SANDRA DIANNE DAVIS, a married woman, whose mailing address is 2971 Chance Road, Molino, FL 32577, SUSAN CHANCE MANDEL, a married woman, whose mailing address is 3525 Chief Mate, Pensacola, FL 32506, RAY CHANCE, a single man, whose mailing address is 2950 Chance Road, Molino, FL 32577, JOHNNY RAY CHANCE, a single man, whose mailing address is 5595 Chestnut Road, Molino, FL 32577, JAMIE CHANCE, a single man, whose mailing address is 2960 Chance Road, Molino, FL 32577, and BETTY LOU PHIPPS ANDERSON (formerly Betty Lou Phipps Chance) as Grantors and the Board of County Commissioners of ESCAMBIA COUNTY, FLORIDA, as Grantee.

WITNESSETH, Grantors for and in consideration of Grantor's intent to donate and dedicate the land described on the attached EXHIBIT 'A' for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantors has in and to the following described land, situated, lying and located in Escambia County, Florida:

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantors in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantors hereby waives any right to compensation for the real property other than as provided herein.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
in the presence of:

Betty Lou Anderson
Witness
Betty Lou Anderson
Print or Type Witness Name
Bernie W. Manning
Witness
Bernie W. Manning
Print or Type Witness Name

GRANTOR:

Sandra Dianne Davis
SANDRA DIANNE DAVIS

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of September, 2001 by SANDRA DIANNE DAVIS, who did not take an oath and who () is personally known to me, (X) produced current Florida driver's license as identification, () produced current

Bernie W. Manning
Signature of Notary Public
Bernie W. Manning
Name of Notary Printed

Commission Expires:

Bernie W. Manning

Commission Number:

Bernie W. Manning



"OFFICIAL SEAL"
Bernie W. Manning
My Commission Expires 6-31-02
Commission # CC 746812

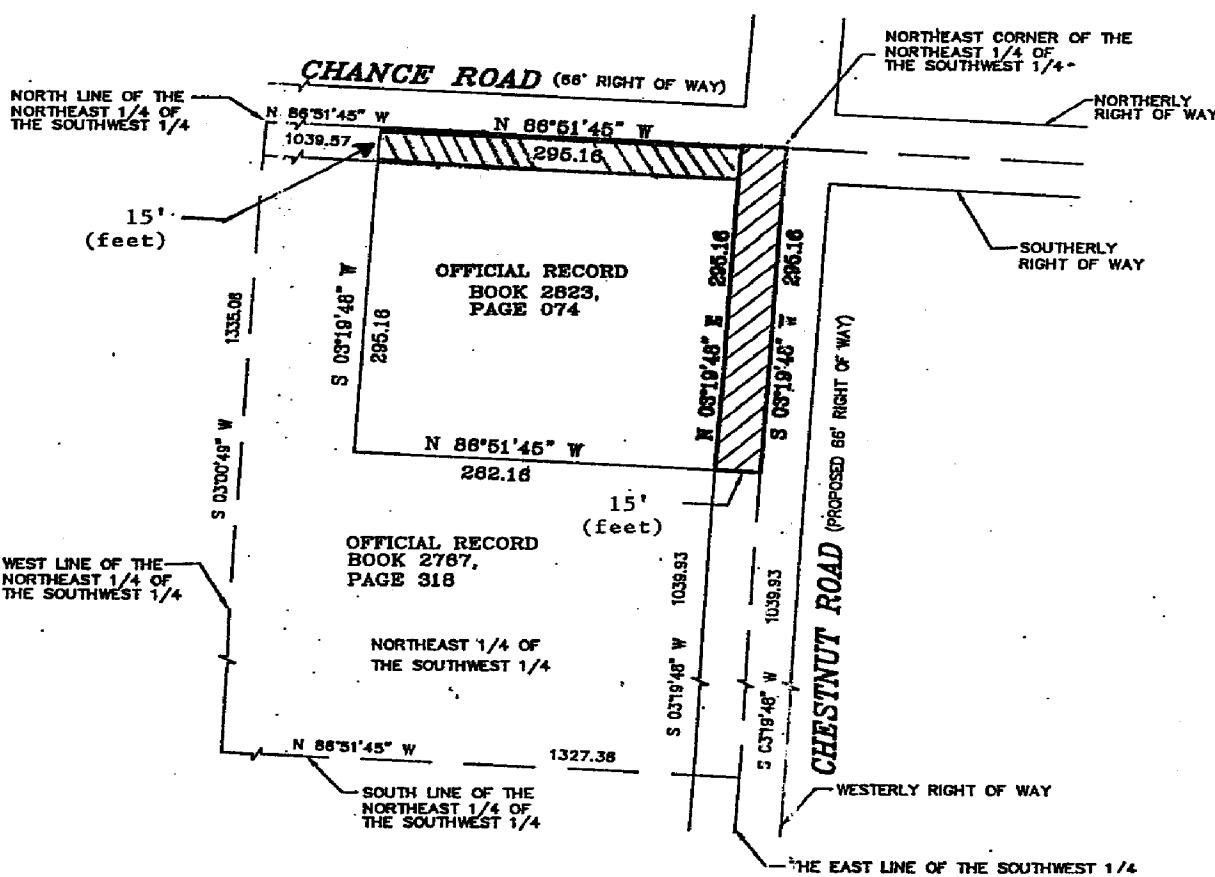
Legal Description for Quit Claim Deed
A Portion of Parcel 08-2N-31-3101-000-000,
08-2N-31-3400-000-000 and 08-2N-31-2401-000-000

EXHIBIT "A"

OR BK 4776 PG 1242
Escambia County, Florida
INSTRUMENT 2001-887437

RCD Sep 28, 2001 01:28 PM
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-887437

**DESCRIPTION:**

The East 15.0 feet and the North 15.0 feet of the following described property for road right-of-way. Was reduced from 33 feet to avoid trees in the northeast corner.

AS FURNISHED OFFICIAL RECORD BOOK 2823, PAGE 74)
TWO ACRES SQUARE IN THE NORTHEAST CORNER OF THE NE1/4 OF SW1/4 OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 BEING S 03°19'48" W AS PER GLOBAL POSITIONING SYSTEM (G.P.S) DATUM NGVD 83.

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THE SKETCH SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ACCORDING TO STATE OF FLORIDA RULE 61G17-8 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHARLES E. MARTIN
PROFESSIONAL LAND SURVEYORS
AND MAPPERS NUMBER 3483

CORP. NO. 5802

REQUESTED BY:	
JEHLE ENGINEERING, INC.	
SCALE: 1" = 200'	DRAWN BY: JBC
A DESCRIPTION SKETCH OF A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.	
FIELD BOOK: -----	PAGE: -----
FIELD DATE: -----	DRAWING NUMBER: 99-045C21

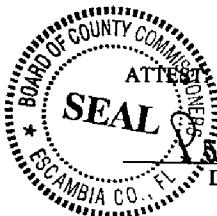
OR BK 4776 PG 1241
Escambia County, Florida
INSTRUMENT 2001-887437

ACCEPTANCE

September, 2001, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on April 22, 1999.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

W. D. Childers, Chairman



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

Patricia M. Cotton
Deputy Clerk

This deed was prepared by
Escambia County Engineering Department
1190 West Leonard Street, Pensacola, Fl. 32501
under the supervision of the County Attorney's Office

✓ Return original Document after
Recording to County Engineering
1190 West Leonard Street
Pensacola, Fl. 32501

15-82
LESS OUT ROAD RIGHT OF WAYOR BK 4776 PG 1240
Escambia County, Florida
INSTRUMENT 2001-887437Chance Road and Chestnut Road
08-2N-31-3101-000-000DEED DOC STAMPS PD @ ESC CO \$ 0.70
09/28/01 ERIN LEE JONES, CLEW
By: *Brandy D. Chance*

QUIT CLAIM DEED

THIS INDENTURE made this 6 day of August, 2001, between, Brandy D. Chance, a single woman, whose mailing address is 5599 Chestnut Road, Molino, FL 23577 as Grantor and the Board of County Commissioners of ESCAMBIA COUNTY, FLORIDA, as Grantee.

WITNESSETH, Grantor for and in consideration of Grantor's intent to donate and dedicate the land described on the attached EXHIBIT 'A' for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and located in Escambia County, Florida:

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantor in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantor hereby waives any right to compensation for the real property other than as provided herein.

GRANTOR CERTIFIES, warrants and covenants that neither the Grantor nor any of his family reside on the above described property, and that the above described property does not constitute any part of the Grantor's homestead under the laws of the State of Florida.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed and delivered
in the presence of:

Bernie W. Manning
Witness
Bernie W. Manning
Print or Type Witness Name
Patricia I. Russel
Witness
Patricia I. Russel
Print or Type Witness Name

GRANTOR:

Brandy D. Chance
GRANDY D. CHANCE
Brandy D. Chance

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of August, 2001 by
BRANDY D. CHANCE, who did not take an oath and who is personally known to me, (X) produced current Florida
driver's license as identification, produced current as identification.



"OFFICIAL SEAL"
Bernie W. Manning
My Commission Expires 5-31-02
Commission # CC 748812

Bernie W. Manning
Signature of Notary Public
Bernie W. Manning
Name of Notary Printed

Commission Expires: _____

Commission Number: _____

PROPERTY INFORMATION REPORT

January 28, 2022
Tax Account #:12-0192-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**2A SQ IN NE COR OF NE 1/4 OF SW 1/4 OR 2823 P 74 LESS OR 4776 P 1240/1243 RD R/W OR 6037
P 1800**

SECTION 08, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0192-000(0422-24)

CONTINUED FROM PAGE 3

**CITIFINANCIAL SERVICES INC
5007 N DAVIS HWY STE 17
PENSACOLA, FL 32503**

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.

PERDIDO TITLE AND 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 #: 12-0192-000

CERTIFICATE #: 2019-6801

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 2020 tax year.

**ALBERT RAY CHANCE, SANDRA
CHANCE DAVIS, JAMES CALVIN CHANCE,
SUSAN CHANCE MANDELL, JOHNNY RAY
CHANCE AND BRANDY DANA CHANCE
5599 CHESTNUT RD
MOLINO, FL 32577**

**ALBERT RAY CHANCE
2950 CHANCE ROAD
MOLINO, FL 32577**

**SANDRA CHANCE DAVIS
2971 CHANCE RD
MOLINO, FL 32577**

**SUSAN CHANCE MANDELL
3525 CHIEF MATE DRIVE
PENSACOLA, FL 32506**

**JOHNNY RAY CHANCE
5595 CHESTNUT ROAD
MOLINO, FL 32577**

**TLC CAREGIVERS INC D/B/A
TLC CAREGIVERS
4400 BAYOU BOULEVARD #9
PENSACOLA, FL 32503**

**JAMES CALVIN CHANCE
2960 CHANCE ROAD
MOLINO, FL 32577**

**JOHNNY RAY CHANCE
5595 CHESTNUT ROAD
MOLINO, FL 32577**

**BRANDY DANA CHANCE
10392-B COVE AAVE
PENSACOLA, FL 32534**

**HARVESTERS FEDERAL CREDIT UNION
PO BOX 5
CANTONMENT, FL 32533**

CONTINUED ON PAGE 4

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 28, 2022
Tax Account #: **12-0192-000**

- 1. The Grantee(s) of the last deed(s) of record is/are: **ALBERT RAY CHANCE, SANDRA CHANCE DAVIS, JAMES CALVIN CHANCE, SUSAN CHANCE MANDELL, JOHNNY RAY CHANCE AND BRANDY DANA CHANCE****

By Virtue of Order Determining Homestead Real Property and for Summary Administration recorded 11/28/2006 in OR 6037/1800

- 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. MSBU in favor of Escambia County recorded 10/8/1998 OR 4321/1157**
 - b. MSBU in favor of Escambia County recorded 9/17/1999 OR 4469/1270**
 - c. Judgment in favor of TLC Caregivers Inc d/b/a TLC Caregivers recorded 6/18/2003 OR 5164/1022**
 - d. Judgment in favor of Harvesters Federal Credit Union recorded 1/8/2010 OR 6548/810**
 - e. Judgment in favor of CITIFINANCIAL Services Inc recorded 5/3/2006 OR 5896/304**

- 4. Taxes:**

Taxes for the year(s) **NONE are delinquent.**

Tax Account #: **12-0192-000**

Assessed Value: **\$32,631.00**

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 #: 12-0192-000 CERTIFICATE #: 2019-6801

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 3, 2002 to and including January 3, 2022 Abstractor: Pam Alvarez

BY

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