Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2100502

To: Tax Collector of ESCAMBIA COUNTY	, Florida
I,	
JUAN C CAPOTE	
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK	(
780 NW 42 AVE #300	
MIAMI, FL 33126,	

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
12-0552-397	2019/6937	06-01-2019	BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

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 JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126

04-27-2021 Application Date

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-14)			
8.	Processing tax deed fee		I	
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 (L	ines 8-13)		
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.50 F.S.	02(6)(c),		
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)			
Sign h	ere: Signature, Clerk of Court or Designee Date of sal	e <u>5/2/</u>	2003	

INSTRUCTIONS 4 (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.

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W)
DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860
8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70
DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY
R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99
99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879



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

0522-07

Part 1: Tax Deed	і Арр	lication Infor	mation				er og skalender for f	
Applicant Name Applicant Address						Application date		Apr 27, 2021
Property description STEPHENS KENNETH W EST OF 1/3 INT STEPHENS LAVONNE F LIFE EST 2/3 INT 1500 JACKS BRANCH RD Certificate #			ficate #	2019 / 6937				
	CANTONMENT, FL 32533 1500 BLK JACKS BRANCH RD 12-0552-397 BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT (Full legal attached.)				Date	certificate issued	06/01/2019	
Part 2: Certificat	es O	wned by App	licant an	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/6937		06/01/20	019		258.28		12.91	271.19
		-					→Part 2: Total*	271.19
Part 3: Other Ce	rtifica	tes Redeeme	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	_	Column 2 Date of Other Certificate Sale Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee Interest			Total (Column 3 + Column 4 + Column 5)			
# 2020/7316	(06/01/2020	254.00			6.25	12.70	272.95
						•	Part 3: Total*	272.95
Part 4: Tax Colle	ctor	Certified Am	ounts (Li	ines 1-7)				Parameter Commence
Cost of all certi	ficate	s in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	544.14
2. Delinquent taxe	es pai	d by the applica	int					0.00
3. Current taxes p	oaid b	y the applicant						208.62
4. Property information report fee						200.00		
5. Tax deed application fee						175.00		
6. Interest accrue	d by t	ax collector und	er s.197.5	42, F.S. (s	ee Tax Collector	r Instru	ctions, page 2)	0.00
7.						Tota	al Paid (Lines 1-6)	1,127.76
certify the above in	forma	ition is true and the property info	the tax ce	rtificates, ir	nterest, property attached.	inform	nation report fee, and	d tax collector's fees
D		1					Escambia, Florida	
Sign here: Signa	ture To	ax Collector or Desig	Inee			Da		
Gigna							e Instructions on Page	

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



Real Estate Search

Nav. Mode

Account O Reference

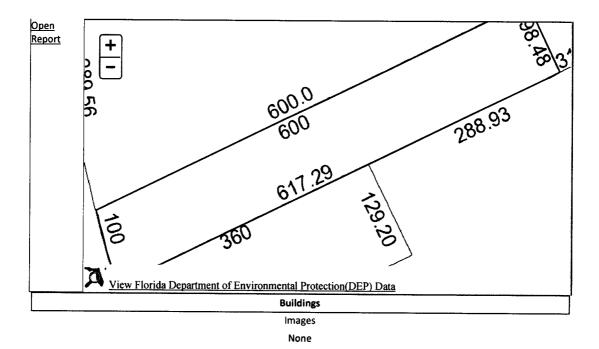
Evacuation & Flood Information **Tangible Property Search**

Sale List

Printer Friendly Version

<u>Back</u>

General Info	matio	n				Assessi	ments			
Reference:	312N	31600	0000004			Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	12055	52397				2020	\$13,766	\$0	\$13,766	\$13,766
Owners:					OF 1/3 INT	2019	\$13,766	\$0	\$13,766	\$13,766
					EST 2/3 INT	2018	\$13,766	\$0	\$13,766	\$13,766
			YNTHIA 8 UE ANN	-		∥				
Mail:			BRANCH					Disclaim	er	
			NT, FL 3				Market \	Value Bread	down Lette	
Situs:	1500	BLK JA	CKS BRA	NCH R	D 32533		IVIAINEL	value bi eai		:1
Use Code:	VACA	NT RES	SIDENTIA	عرا				Tax Estima	ator	
Taxing	COUN	ITY MS	TU			Fil	e for New H	lomostoad	Evemntion	Online
Authority: Tax Inquiry:				ndow		<u>''</u>	e ioi itew i		LXCIIIPCIOII	
Tax Inquiry li					İ		Rep	ort Storm	<u>Damage</u>	
Escambia Cou		•			•					
Sales Data						2020 C	ertified Roll E	xemptions		
Sale Date	Book	Page	Value	Туре	Official Records (New Window)	None		•		
08/03/2020	8344	1456	\$100	QC	C _a				· · · · · · · · · · · · · · · · · · ·	
08/15/2019	8148	1798	\$100	cı	Ē.	Legal D	escription			٩
04/04/2018	7878	1879	\$100		C)		NW COR OF			
02/17/2015			\$100		D)	DEFLEC	NTER OF N LI 8	& E R/W LI OF	SR 97 (100 F	ΓR/W)
				•	Lo D	DEFLEC	1 07			
01/16/2008			\$100		C _o					
01/2000	4519	20	\$4,000		<u>D</u>					
03/1990	2833	951	\$6,100	WD	C _a	Extra Fe	eatures		-	
Official Recor			•			None				
Escambia Cou Comptroller	inty Cie	erk of t	ne Circui	it Cour	t and					
Parcel						<u></u>				
nformation									Launch Inte	ractive Ma
ection Map Id:										
1-2N-31										
pprox.										
creage:										
.4119										
oned: 🔎										
.gr										



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:05/07/2021 (tc.7739)



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

MIKON FINANCIAL SERVICES INC AND OCEAN BANK 780 NW 42 AVE #300 MIAMI FL 33126

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 06766 2019 TD 06937 \$80.00 - Sheriff Fee \$280.00 - Sheriff Fee

PLEASE REMIT \$360.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

Emily Hogg

Tax Deed Division

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021057182 5/25/2021 10:10 AM OFF REC BK: 8537 PG: 915 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06937, 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:

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552397 (0522-07)

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

EST OF KENNETH W STEPHENS 1/3 INT and EST OF LAVONNE F STEPHENS 2/3 INT and CYNTHIA LAMBERT and SUE ANN STEPHENS and ALISHA LAMBERT and STEPHEN-WILSON LAMBERT and CHASE LAMBERT and MATTHEW ECKERT and JEREMY ECKERT

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 May, which is the 2nd day of May 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.

COMPTO COUNTY CO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Lambert 1634 JACKS Branch Rd CANTONMENT, FC 32533





Escumbia Clack of Court Atm: Tax Deads 221 Palatox Place Suite 110 Pensaco(A, FL 33502

LEGAL DESCRIPTION

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 7303 P 188 OR 6275 P 654 OR 7878 P 1879

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021129316 11/29/2021 12:43 PM OFF REC BK: 8669 PG: 1971 Doc Type: RTD

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

Tax Certificate No. Certificate No. 06937, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120552397 (0522-07)

(see attached)

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF KENNETH W STEPHENS 1/3 INT and EST OF LAVONNE F STEPHENS 2/3 INT and CYNTHIA LAMBERT and SUE ANN STEPHENS and ALISHA LAMBERT and STEPHEN-WILSON LAMBERT and CHASE LAMBERT and MATTHEW ECKERT and JEREMY ECKERT

Dated this 29th day of November 2021.

COMPTRO

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: 120552397 Certificate Number: 006937 of 2019

Payor: CYNTHIA LAMBERT 1634 JACKS BRANCH RD CANTONMENT FL 32533 Date 11/29/2021

Clerk's Check # 5507504481
Tax Collector Check # 1

Clerk's Total \$892.67

Tax Collector's Total \$1,353.92

Postage \$60.00

Researcher Copies \$0.00

Recording \$10.00 Prep Fee \$7.00

Total Received

\$2,323.59

elduced to

PAM CHILDERS

Clerk of the Circuit Court

Received By:_
Deputy Clerk

Recorded in Public Records 11/2/2021 10:11 AM OR Book 8652 Page 139, Instrument #2021119796, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Filing # 135745046 E-Filed 10/01/2021 12:56:20 PM

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

CASE NUMBER: 2020 CC 001526

CITIBANK N.A.,

Plainuff.

VS.

CINDY S LAMBERT, Defendant,

FINAL SUMMARY JUDGMENT

THIS CAUSE, having come on to be heard before the Court and the Court having heard the argument of the parties, reviewed the pleadings, and being otherwise duly advised in the premises, IT IS ADJUDGED that Plaintiff, CITIBANK N.A., 5800 South Corporate Place, Sioux Falls SD 57108, recover from the Defendant(s), CINDY S LAMBERT, 1634 JACKS BRANCH RD, CANTONMENT FL 32533-4302, ***-**- the sum of \$10,421.52 on principal and \$367.35 for costs for which let execution issue.

IT IS FURTHER ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments and the spouse related portion, and serve it on the judgment creditor's attorney, RAS LaVrar, LLC, within 45 days of the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

ORDERED in ESCAMBIA County, Florida.

esigned by COUNTY COURT JUDGE BARRY EARL DICKSON JR, in 2020 CC 001528

JUDGE

Copies furnished to:

RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

CINDY S LAMBERT, 1634 JACKS BRANCH RD, CANTONMENT FL 32533-4302.

Account No: XXXXXXXXXXXXXX

File No.: 3000901747,001



BK: 8344 PG: 1459 Last Page

STATE OF FLORIDA COUNTY OF ESCAMBIA

BK: 8344 PG: 1458

The Property is not the homestead of Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Remainder Beneficiaries for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This conveyance is subject to the following:

- All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
- 2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
- 3. All other presently recorded and validly existing instruments that affect the Property;
- 4. Taxes and assessments for the current year and all subsequent years; and
- 5. Zoning and other governmental regulations.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiaries. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

Signed by the Grantor, Lavonne F Stephens, on August 3, 2020.

Signed, sealed and delivered in our presence:

Print Witness Name: Kirsten Lambert

Print Witness Name: Ken Campe at

avonne F Stephens

DANIEL FINELLI Y COMMISSION # GG058236

EXPIRES December 27, 2020

BK: 8344 PG: 1457

Commence at the Northwest corner of the Northeast 1/4 of section 31, Township 2 North,

Range 31 West, Escambia County, FI; thence East along the North line of said Section 31

for 23.44 feet to the intersection of North line and the East right of way line of State Road No.

97 (100' R/W); thence deflect 89 degree 48' 39" right, run Southerly along said right of way line for

3217.19 feet to the Point of Curvature of a curve concave to the Northeast having a radius of

1860.08 feet, delta angle of 16 degree 30' 45" and a chord distance of 534.22 feet; thence run

Southeasterly along the arc of said curve for 536.07 feet for the Point of Beginning;

thence turning to the right 70 degree 15'02" off the chord, run East for 600.00 feet; thence deflect

90 degree 00'00" right, run South for 98.48 feet; thence deflect 90 degree 00'00" right run West for 617.29

feet to the Easterly right of way line of state Road No. 97 and a point of a curve concave to the

Northeast having a radius of 1860.08 feet, a delta angle of 03 degree 04'49" and a chord distance of 99.99 feet;

thence run Northerly along the arc of said curve for 100.00 feet to the Point of the Beginning.

Parcel Identification Number: 312N316000000004

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder, if any, in Remainder Beneficiaries and Remainder Beneficiaries' successors and assigns, forever.

Recorded in Public Records 8/5/2020 12:07 PM OR Book 8344 Page 1456, Instrument #2020063870, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$0.70

INSTRUMENT PREPARED BY:

Cynthia Lambert

1634 Jacks Branch Rd

Cantonment, Florida 32533

RETURN INSTRUMENT TO:

Cynthia Lambert

1634 Jacks Branch Rd

Cantonment, Florida 32533

Cantonment, Florida 32533

Above This Line Reserved for Official Use Only

QUITCLAIM DEED

(Enhanced Life Estate Deed)

FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiaries described herein and no other consideration, Lavonne F Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533 (the "Grantor"), hereby remises, releases, and quitclaims unto Lavonne F Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiaries (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Cynthia Lambert, a married woman, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Sue Ann Stephens, an unmarried woman, with an address of 1500 Jacks Branch Rd, Cantonment, Florida 32533, Alisha Lambert, an unmarried woman, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Stephen-Wilson Lambert, an unmarried man, with an address of 1634 Jacks Branch Rd, Cantonment, Florida 32533, Chase Lambert, a married man, with an address of 5941 Pine Forest Rd, Walnut Hill, Florida 32535, Matthew Eckert, an unmarried man, with an address of 389 Crowndale Ct, Cantonment, Florida 32533, and Jeremy Eckert, an unmarried man, with an address of 389 Crowndale Ct, Cantonment, Florida 32533, as joint tenants with right of survivorship (collectively, the "Remainder Beneficiaries"), all of Grantor's right, title, interest, and claim in or to the real property located in Escambia County, Florida, described as follows (the "Property"):

OR BK 4519 PGOO21 Escambia County, Florida INSTRUMENT 00-702555

EXHIBIT "B"

RESERVATIONS, RESTRICTIONS AND COVENANTS

The Grantor reserves unto himself, his successors and assigns, forever, the equal 1/16th part of all oil, gas and other petroleum products in and under and that may hereafter be produced from the lands hereinabove described, in the nature of a perpetual fee royalty interest, which shall be delivered free and clear of all charges and expenses of every kind and nature whatsoever. All other oil, gas and mineral rights are conveyed by the preceding deed to the Grantees therein.

This property is conveyed subject to the following restrictive covenants which shall run with the above lands and be binding upon same for 50 years from the date of this deed, unless changed by mutual consent of the Grantor or by at least one of his descendants and the Grantee or his successors in title:

- Said property shall be used solely for residential purposes and shall not be used for any commercial or business purposes of any character, subject to matters hereinafter contained in subsequently identified paragraphs or sections.
- 2. No tent, barn, shed or other temporary structure shall be used for residential purposes at any time, but a substantially construction and neat appearing home may be occupied as a dwelling.
- All sewage, liquid kitchen and washing machine waste shall be disposed of through a septic tank and drain field or sewage system approved by the appropriate County or State Agency.
- 4. None of said lands shall be used or maintained as a junkyard or for the storage or keeping of any kind of junk, junk vehicles or household appliances. All trash, empty plastic or paper containers, together with garbage and other wastes shall be kept in tight sanitary containers and regularly removed from the premises.
- 5. All buildings shall be of substantial construction and shall be kept in a good state of repair, appearnace, clean and sanitary.
- 6. No commercial stables, dog kennels or poultry keeping shall be on a commercial basis. All of the same shall be confined to premises. Vegetables and crops may be raised and there may be occasional sales of the same from or on the premises.
- No noxious or offensive activity shall be carried on upon the aforesaid land, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
- No swine, goats, donkeys or peafowl shall be kept. No bulldogs, chows or other vicious dogs shall be kept.
- 9. No manufactured or home made mobile home may be used as a dwelling or otherwise on this property nor within 300 feet of the North or the sides hereof.
- 10. The foregoing restrictions shall also apply to lands lying within 300 feet of the North and the hereof. Owners hereof and adjoining owners with said 300 feet have the right to enforce these restrictions against each other.

In the event the owners of any of the aforesaid land violate any of the above restrictive covenants, the Grantor, or a descenant of his shall have the right to enforece the same in a court of equity or court of law and/or sue for damages for breach of said restrictive covenants. No violation of any of the restrictive covenants shall ever work a forfeiture or reverter of title.

Re-AffiRmed:

RCD Feb 01, 2000 12:12 pm Escambia County, Florida

Ernie Lee Magaha rk of the Circuit Court INSTRUMENT 00-702555

.



OR BK 4519 P60020 Escambia County, Florida INSTRUMENT 00-702555



WARRANTY DEED

THIS INDENTURE, made this _20_ th of January, 2000 A.D.,	Between
whose address is: 7906 SABRA DRIVE , PENSACOLA of the County of ESCAMBIA State of FLORIDA, GRANTOR, whose Social Number is:	
and KENNETH W. STEPHENS AND LAVONNE F. STEPHENS AND PAMEL STEPHENS whose address is: P. O. BOX 520, GONZALEZ, FL 32560-0526 of the County of ESCAMBIA State of FLORIDA, GRANTEES, whose Social Numbers are:	0
WITNESSETH that the GRANTORS, for and in consideration of the sum of \$10 good and valuable consideration to GRANTORS in hand paid by GRANTEES, twhereof is hereby acknowledged, have granted, bargained and sold to the said and GRANTEES' heirs and assigns forever, the following described land, situate being in the County of ESCAMBIA, State of Florida whose parcel identification in \$1-2\ldots - 31-6000 - 000-004 to wit:	he receipt GRANTEES e, lying and
Commence at the Northwest corner of the Northeast 1/4 of Section 31, Townsh Range 31 West, Escambia County, Florida; thence East along the North line of for 23.44 feet to the intersection of North line and the East right of way line of St 97 (100' R/W); thence deflect 89°48'39" right, run Southerly along said right of w 3217.19 feet to the Point of Curvature of a curve concave to the Northeast havin 1860.08 feet, delta angle of 16°30'45" and a chord distance of 534.22 feet; then Southeasterly along the arc of said curve for 536.07 feet for the POINT OF BECT thence turning to the right 70°15'02" off the chord, run East for 600.00 feet; then 90°00'00" right, run South for 98.48 feet; thence deflect 90°00'00" right run West feet to the Easterly right of way line of State Road No. 97 and a point of a curve Northeast having a radius of 1860.08 feet, a delta angle of 03°04'49" and a chord 99.99 feet; thence run Northerly along the arc of said curve for 100.00 feet to the BEGINNING.	said Section 31 tate Road No. vay line for ng a radius of ce run citNNING; nce deflect st for 617.29 concave to the rd distance of
SEE EXHIBIT "B" ATTACHED HERETO AND MADE APART HEREOF.	
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND COVENANTS OF RECTHIS REFERENCE TO RESTRICTIONS SHALL NOT OPERATE TO REIMPOSE SAME.	ORD IF ANY.
GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT CONSTITUTIONAL HOMESTEAD,	NT IS NOT HER
and the GRANTOR does hereby fully warrant the title to said land, and will defer against lawful claims of all persons whomsoever. Subject to taxes for the year a subsequent years.	
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal tyear first above written. Signed, sealed and delivered in our presence:	he day and
(witness) Giffian L'Orange MARGARET C. MICHAELS	els
(witness)/ Stephen Roach	
STATE OF FLORIDA COUNTY OF ESCAMBIA	
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledged appeared MARGARET C. MICHAELS to me known to be the person(s) described in and who executed the foregoing instrument and before me that she executed the same. FUPIDAD PLOPES UCERTOR 343-5 WITNESS my hand and official seal in the County and state last aforesaid this 20day of	she acknowledged
SEAL My Commission # CC 790390 NOTARY PUBLIC	-

PROPERTY INFORMATION REPORT

February 14, 2022 Tax Account #:12-0552-397

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF NE 1/4 E ALG N LI OF SEC 23 44/100 FT TO INTER OF N LI & E R/W LI OF SR 97 (100 FT R/W) DEFLECT 89 DEG 48 MIN 39 SEC RT & SLY ALG R/W 3217 19/100 FT TO PC OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 16 DEG 30 MIN 45 SEC CH DIST 534 22/100 FT SELY ALG ARC OF CURVE 536 7/100 FT FOR POB 70 DEG 15 MIN 2 SEC RT & E 600 FT DEFLECT 90 DEG RT & S 98 48/100 FT DEFLECT 90 DEG RT & W 617 29/100 FT TO ELY R/W OF SR 97 & A PT OF CURVE CONCAVE TO NE RADIUS 1860 8/100 FT DELTA ANG 3 DEG 4 MIN 49 SEC CH DIST 99 99/100 FT NLY ALG ARC OF CURVE 100 FT TO POB OR 4519 P 20 OR 6275 P 654 OR 7303 P 188 OR 7878 P 1879

SECTION 31, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0552-397(0522-07)

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:	MAY 2, 2022				
TAX ACCOUNT #:	12-0552-397				
CERTIFICATE #:	2019-6937				
those persons, firms, and/or agencies having legal	tes, the following is a list of names and addresses of interest in or claim against the above-described e is being submitted as proper notification of tax deed				
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 1: ☐ ☐ Notify Escambia County, 190 Gover ☐ Homestead for 2020 tax year.					
KENNETH W STEPHENS AND	CYNTHIA LAMBERT				
ESTATE OF KENNETH W. STEPHENS	ALISHA LAMBERT				
CYNTHIA LAMBERT AND SUE ANN STEPHEN	NS AND STEHPEN-WILSON LAMBERT				
ALISHA LAMBERT AND	1634 JACKS BRANCH RD				
STEPHEN-WILSON LAMBERT AND	CANTONMENT, FL 32533				
CHASE LAMBERT AND MATTHEW ECKERT	AND CHASE LAMBERT				
JEREMY ECKERT	5941 PINE FOREST RD				
1500 JACKS BRANCH RD	WALNUT HILL, FL 32535				
CANTONMENT, FL 32533					
MATTHEW ECKERT AND JEREMY ECKERT	CITIBANK NA				
389 CROWNDALE CT	5800 SOUTH CORPORATE PL				
CANTONMENT, FL 32533	SIOUX FALLS, SD 57108				

Certified and delivered to Escambia County Tax Collector, this 14th day of February, 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

CONTINUATION PAGE

February 14, 2022

Tax Account #: 12-0552-397

1. The Grantee(s) of the last deed(s) of record is/are: CYNTHIA LAMBERT, SUE ANN STEPHENS, ALISAH LAMBERT, STEPHEN-WILSON LAMBERT, CHASE LAMBERT, MATTHEW ECKERT AND JEREMY ECKERT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

By Virtue of Quitcliam Deed recorded 8/5/2020 in OR 8344/1456

ABSTRACTOR'S NOTE: WE FIND DEED INTO KENNETH W. STEPHENS AND LAVONNE F. STEPHENS WITH NO MATITAL STATUS IN OR 4519/20 AND DEATH CERTIFICATE ON A KENNETH WILSON STEPHENS, JR. IN OR 6275/654 SHOWING LAVONNE D. FINCH AS SURVIVING SPOUSE. WE DID NOT FIND A CONTINUOUS MARRIAGE AFFIDAVIT OR ONE IN SAME AFFIDAVIT SO WE HAVE INCLUDED KENNETH W. STEPHENS FOR NOTIFICATION.

- 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 Citibank, N.A. recorded 11/2/2021 OR 8652/139
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0552-397 Assessed Value: \$13,766.00

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**

SCOTT LUNSFO	RD, ESCAMBIA COUNTY TA	X COLLECTOR	
TAX ACCOUNT	#: 12-0552-397	CERTIFICATE #:	2019-6937
REPORT IS LIMI	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXP REPORT AS THE RECIPIENT(PRESSLY IDENTIFIED BY	NAME IN THE PROPERTY
listing of the owne tax information an encumbrances reco title to said land as	rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open orded in the Official Record Bootlisted on page 2 herein. It is the ed. If a copy of any document listely.	ed herein together with curre or unsatisfied leases, mortga ks of Escambia County, Flor e responsibility of the party n	ent and delinquent ad valorem ages, judgments and ida that appear to encumber the amed above to verify receipt of
and mineral or any encroachments, ov	oject to: Current year taxes; tax subsurface rights of any kind or erlaps, boundary line disputes, a ion of the premises.	nature; easements, restrictio	ns and covenants of record;
	ot insure or guarantee the validinsurance policy, an opinion of ti		
Use of the term "R	eport" herein refers to the Prope	erty Information Report and the	he documents attached hereto.
Period Searched:	February 10, 2002 to and inclu	iding February 10, 2022	Abstractor: Vicki Campbel
BY			

Michael A. Campbell,

As President

Dated: February 14, 2022

THE ATTACHED REPORT IS ISSUED TO: