

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100201

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
13-2149-000	2019/7620	06-01-2019	N 10 FT OF LT 7 ALL LTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR 7822 P 1432 CA 80

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

04-12-2021
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2022</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.



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0222-18

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021
Property description	COLE TONY GERARD 1909 W JORDAN ST PENSACOLA, FL 32501 2120 N PALAFOX ST 13-2149-000 N 10 FT OF LT 7 ALL LTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR 7822 P 1432 CA 80	Certificate #	2019 / 7620
		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)
# 2019/7620	06/01/2019	1,525.00	76.25	1,601.25
→ Part 2: Total*				1,601.25

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/8017	06/01/2020	1,517.86	6.25	75.89	1,600.00
Part 3: Total*					1,600.00

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)	3,201.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,398.02
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,974.27

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 26th, 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: 000S009010070125 Account: 132149000 Owners: COLE TONY GERARD Mail: 1909 W JORDAN ST PENSACOLA, FL 32501 Situs: 2120 N PALAFOX ST 32501 Use Code: RESTAURANT,CAFETERIA Taxing Authority: PENSACOLA CITY LIMITS 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>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$47,500</td> <td>\$19,853</td> <td>\$67,353</td> <td>\$67,353</td> </tr> <tr> <td>2019</td> <td>\$47,500</td> <td>\$19,324</td> <td>\$66,824</td> <td>\$66,824</td> </tr> <tr> <td>2018</td> <td>\$47,500</td> <td>\$18,620</td> <td>\$66,120</td> <td>\$66,120</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator Report Storm Damage Download Income & Expense Survey		Year	Land	Imprv	Total	Cap Val	2020	\$47,500	\$19,853	\$67,353	\$67,353	2019	\$47,500	\$19,324	\$66,824	\$66,824	2018	\$47,500	\$18,620	\$66,120	\$66,120										
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Parcel Information Section Map Id: CA080 Approx. Acreage: 0.2875 Zoned: C-3 Evacuation & Flood Information Open Report	Launch Interactive Map
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[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address:2120 N PALAFOX ST, Year Built: 1948, Effective Year: 1970, PA Building ID#: 18472

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-2

NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-10

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 772 Total SF

BASE AREA - 512

CANOPY - 200

UTILITY UNF - 60

The floor plan diagram shows a U-shaped building layout. The main central area is labeled 'BAS' and has a width of 16 and a depth of 19. To the right of the main area is a utility unit labeled 'UTU' with a width of 6 and a depth of 12. Below the main area are two canopy areas labeled 'CAN', each with a width of 4 and a depth of 13. The overall dimensions of the building footprint are 24 in width and 24 in depth. The diagram also shows various other dimensions for different sections of the building, such as 12, 5, 7, 4, and 13.

Images

2/5/18

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

Last Updated:04/28/2021 (tc.5594)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07620**, 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:

N 10 FT OF LT 7 ALL LTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR 7822 P 1432 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132149000 (0222-18)

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

TONY GERARD COLE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

Tax Deed - Redemption Calculator

Account: 132149000 Certificate Number: 007620 of 2019

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/07/2022	Redemption Date 06/07/2021 
Months	10	2
Tax Collector	\$4,974.27	\$4,974.27
Tax Collector Interest	\$746.14	\$149.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,726.66	\$5,129.75 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$70.05	\$14.01
Total Clerk	\$537.05	\$481.01 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$6,340.71	\$5,627.76
	Repayment Overpayment Refund Amount	\$712.95
Book/Page	8531	321

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

Case # 2019 TD 007620

Redeemed Date 06/07/2021

Name TONY COLE 1909 W JORDAN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$537.05	5290.76
Due Tax Collector = TAXDEED	\$5,726.66	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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MENTAL HEALTH
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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

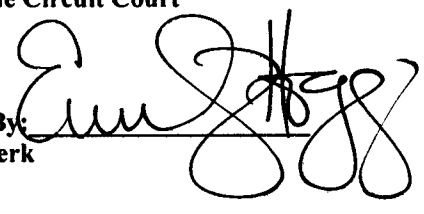
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 132149000 Certificate Number: 007620 of 2019**

Payor: TONY COLE 1909 W JORDAN ST PENSACOLA, FL 32501 Date 06/07/2021

Clerk's Check #	4462352900	Clerk's Total	\$537.05 5290.76
Tax Collector Check #	1	Tax Collector's Total	\$5,726.66
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,340.71

\$5307.76

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8531, Page 321, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07620, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 132149000 (0222-18)

DESCRIPTION OF PROPERTY:

N 10 FT OF LT 7 ALL LTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR 7822 P 1432 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: TONY GERARD COLE

Dated this 7th day of June 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 6/24/2021 9:56 AM OR Book 8560 Page 265,
Instrument #2021069847, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THIS INSTRUMENT PREPARED BY:

Name: RR Roofing
Address: 2016 N. Palatka St
Pensacola, FL 32501
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) 0005009010070125

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)
N1/2 OF LOTS 7 ALL LOTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR TWP 9 N 32 CA 80 / 2120 N. Palatka St, Pensacola, FL 32501
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Rc-Roof
3. **OWNER INFORMATION:**
Name and address: Tony Gerard Cole / 1909 W. Selden Street Pensacola, Florida 32501
Interest in property: _____
Name and address of fee simple titleholder (if other than Owner): _____
4. **CONTRACTOR:** (name, address and phone number): Stephen G. Rockett; 2016 N. Palatka St
Pensacola, FL 32501; (850) 285-0221
5. **SURETY:**
Name, address and phone number: _____
Amount of bond \$ _____
6. **LENDER:** (name, address and phone number) _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

X Tony Cole
OWNER'S SIGNATURE

X Tony Gerard Cole
OWNER'S PRINTED NAME

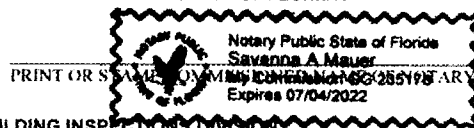
The foregoing instrument was acknowledged before me this 22nd day of June, 2021 by Tony Gerard Cole. Who is personally known to me OR who has produced identification drivers license. VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

X Tony Cole
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER DIRECTOR/PARTNER/MANAGER

Savanna A. Mauer
NOTARY PUBLIC - STATE OF FLORIDA

SIGNATORY'S TITLE OFFICE



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

BK: 8474 PG: 1772 Last Page

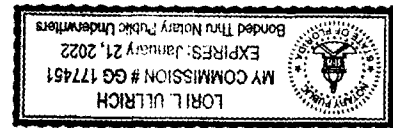
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of February
2021, by Shannon Winchester, owner
who is personally known to me or who produced _____
_____ as identification.

Lori L. Ulrich
Notary Public

My commission expires:
1-21-2022

Prepared by: Shannon Winchester
3849 Hopkins St.
Pensacola, FL 32505



Recorded in Public Records 3/2/2021 10:39 AM OR Book 8474 Page 1771,
Instrument #2021022140, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF
COMMENCEMENT

Permit No. 21-02-1790
Tax Folio No. 132149000

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property (legal description of the property and street address, if available): N 10' of Lot 7 all
Its 8, 9, 10 Bel No BIK 125
Belmont Track OR 7822
P1432 CA 80

2. General description of improvement: Install make up
air for hood
3. Name of Owner: Tony Gerard Cole
Address: 1909 W. Jordan St.
Pensacola, FL 32501
Interest in property: 100%
Name and address of fee simple title holder (if other than owner):

4. Contractor: Climate Control of Pensacola Inc
Address: 3849 Hopkins St. Pensacola FL 32505

5. Surety:
Address:

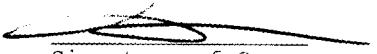
(b) Amount of Bond:

6. Lender: (If not completed, there is no lender)
Address:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a) 7, Florida Statutes (name and address):

8. In addition to himself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

9. Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified):


Signature of Owner

BK: 7822 PG: 1433 Last Page

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: Palafox Street

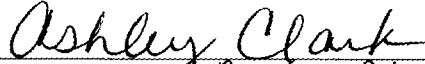
Legal Address of Property: 2120 N. Palafox Street, Pensacola, Florida 32501

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

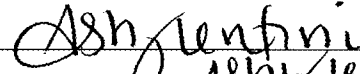
This form completed by: Clear Title of Northwest Florida, LLC
127 Palafox Place, Suite 500, Pensacola, FL 32502

AS TO SELLER(S):

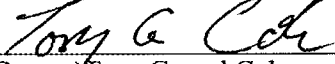

Seller: Amy R. Mixon

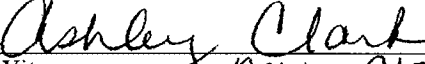

Witness: Ashley Clark

Seller: _____

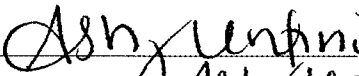

Witness: Ashley Lentini

AS TO BUYER(S):


Buyer: Tony Gerard Cole


Witness: Ashley Clark

Buyer: _____


Witness: Ashley Lentini

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Recorded in Public Records 12/13/2017 3:11 PM OR Book 7822 Page 1432,
Instrument #2017096800, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$560.00

Prepared By & Return to:
Ashley Lentini, as an employee of
Clear Title of Northwest Florida, LLC
127 Palafox Place, Ste 500
Pensacola, FL 32502
File Number: PDT-17-13560
Parcel ID #: 00-0S-9010-070-0125

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated this 8th day of December, 2017, by **Amy R. Mixon, a married woman**, whose post office address is 240 W. Moreno Street, Pensacola, Florida 32501, hereinafter called the Grantor, to **Tony Gerard Cole, a married man**, whose post office address is 1909 W. Jordan Street, Pensacola, Florida 32501, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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

The North 10 feet of Lot 7, and all of Lots 8, 9 and 10, Belmont Numbering, Block 125, Belmont Tract, City of Pensacola, Section 19, Township 2 South, Range 30 West, according to the map of the City of Pensacola prepared by Thomas C. Watson in 1903.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: *Ashley Lentini*
Print Name: Ashley Lentini

Signature: *Amy R. Mixon*
Amy R. Mixon

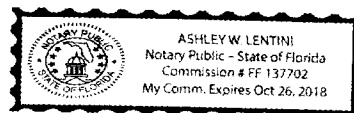
Signature: *Ashley Clark*
Print Name: Ashley Clark

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of December, 2017, by:
Amy R. Mixon.

Signature: *Ashley W. Lentini*
Notary Public

____ Personally Known
OR
☒ Produced Identification
Type of Identification Produced Driver's License



PROPERTY INFORMATION REPORT

November 28, 2021

Tax Account #:13-2149-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 10 FT OF LT 7 ALL LTS 8 9 10 BEL NO BLK 125 BELMONT TRACT OR 7822 P 1432 CA 80

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2149-000(0222-18)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 7, 2022

TAX ACCOUNT #: 13-2149-000

CERTIFICATE #: 2019-7620

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

TONY GERARD COLE
2120 N PALAFOX ST
PENSACOLA, FL 32501

TONY GERARD COLE
1909 W JORDAN ST
PENSACOLA, FL 32501

CLIMATE CONTROL OF PENSACOLA INC
3849 HOPKINS ST
PENSACOLA, FL 32505

STEPHEN G ROCHETE
2016 N PALAFOX ST
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 28th day of November, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 28, 2021

Tax Account #: **13-2149-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TONY GERARD COLE**
By Virtue of Warranty Deed recorded 12/13/2017 in OR 7822/1432
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. **Notice of Commencement in favor of Climate Control of Pensacola Inc recorded 3/2/2021 OR 8474/1771**
 - b. **Notice of Commencement in favor of Stephen G Rochete recorded 6/24/2021 OR 8560/265**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 13-2149-000

Assessed Value: \$67,353.00

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 #: 13-2149-000 CERTIFICATE #: 2019-7620

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 8, 2001 to and including November 8, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 28, 2021