



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

1022.57

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6120 US BANK CF KEYS FUNDING LLC - 6120 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	HORNEY JENNY 153 WILDFLOWER LN PENSACOLA, FL 32514 153 WILDFLOWER LN 01-0772-165 LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676	Certificate #	2020 / 85
		Date certificate issued	06/01/2020

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)
# 2020/85	06/01/2020	1,477.19	73.86	1,551.05
→ Part 2: Total*				1,551.05

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)
# 2021/49	06/01/2021	1,523.69	6.25	76.18	1,606.12
Part 3: Total*					1,606.12

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)	3,157.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,550.50
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)	5,082.67

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 28th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
 Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)
Line 1, enter the total of Part 2 plus the total of Part 3 above.
Total Paid, Line 7: Add the amounts of Lines 1-6
Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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

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

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.
Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200133

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6120
US BANK CF KEYS FUNDING LLC - 6120
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-0772-165	2020/85	06-01-2020	LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676

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
KEYS FUNDING LLC - 6120
US BANK CF KEYS FUNDING LLC - 6120
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 081S291004017003 Account: 010772165 Owners: HORNEY JENNY Mail: 153 WILDFLOWER LN PENSACOLA, FL 32514 Situs: 153 WILDFLOWER LN 32514 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>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$21,000</td> <td>\$78,662</td> <td>\$99,662</td> <td>\$99,662</td> </tr> <tr> <td>2020</td> <td>\$21,000</td> <td>\$69,750</td> <td>\$90,750</td> <td>\$90,750</td> </tr> <tr> <td>2019</td> <td>\$21,000</td> <td>\$65,895</td> <td>\$86,895</td> <td>\$86,895</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$21,000	\$78,662	\$99,662	\$99,662	2020	\$21,000	\$69,750	\$90,750	\$90,750	2019	\$21,000	\$65,895	\$86,895	\$86,895
Year	Land	Imprv	Total	Cap Val																	
2021	\$21,000	\$78,662	\$99,662	\$99,662																	
2020	\$21,000	\$69,750	\$90,750	\$90,750																	
2019	\$21,000	\$65,895	\$86,895	\$86,895																	

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>12/20/2017</td> <td>7828</td> <td>676</td> <td>\$112,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/2007</td> <td>6122</td> <td>665</td> <td>\$112,500</td> <td>WD</td> <td></td> </tr> <tr> <td>03/2007</td> <td>6122</td> <td>661</td> <td>\$12,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1996</td> <td>3912</td> <td>285</td> <td>\$70,900</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)	12/20/2017	7828	676	\$112,000	WD		04/2007	6122	665	\$112,500	WD		03/2007	6122	661	\$12,500	WD		01/1996	3912	285	\$70,900	WD		2021 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
12/20/2017	7828	676	\$112,000	WD																											
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01/1996	3912	285	\$70,900	WD																											
Legal Description LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676																															
Extra Features None																															

Parcel Information Section Map Id: 08-1S-29-2 Approx. Acreage: 0.0891 Zoned: HDMU Evacuation & Flood Information Open Report	Launch Interactive Map
View Florida Department of Environmental Protection (DEP) Data	

Buildings

Address: 153 WILDFLOWER LN, Year Built: 1996, Effective Year: 1996, PA Building ID#: 34726

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-7


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 1372 Total SF

BASE AREA - 1180

OPEN PORCH FIN - 92

PATIO - 100

30

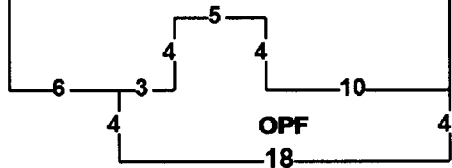
BAS

50

Images



8/15/2017 12:00:00 AM



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6120** holder of **Tax Certificate No. 00085**, issued the **1st** day of **June, A.D., 2020** 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:

LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676

SECTION 08, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010772165 (1022-57)

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

JENNY HORNEY

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 **October**, which is the **3rd day of October 2022**.

Dated this 9th day of May 2022.

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
INST# 2022047323 5/9/2022 2:46 PM
OFF REC BK: 8780 PG: 780 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 8780, Page 761, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00085, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 010772165 (1022-57)

DESCRIPTION OF PROPERTY:

LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676

SECTION 08, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: JENNY HORNEY

Dated this 9th day of May 2022.



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: 010772165 Certificate Number: 000085 of 2020**

Payor: JOHN GREGORY HORNEY 3354 GLADEWOOD LN PACE, FL 32571 Date 5/9/2022

Clerk's Check # 1216413886
 Tax Collector Check # 1

Clerk's Total ~~\$497.04~~
 Tax Collector's Total ~~\$5,546.36~~
 Postage ~~\$60.00~~
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received ~~\$6,120.40~~

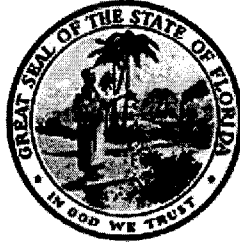
\$5,308.00

\$5,325.00

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *NCoppage*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

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

Case # 2020 TD 000085

Redeemed Date 5/9/2022

Name JOHN GREGORY HORNEY 3354 GLADEWOOD LN PACE, FL 32571

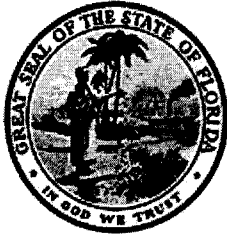
Clerk's Total = TAXDEED	\$497.04	\$5,308.00
Due Tax Collector = TAXDEED	\$5,546.36	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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
ESCAMBA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 010772165 Certificate Number: 000085 of 2020

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="4/20/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="10/3/2022"/>	Redemption Date	<input type="text" value="5/9/2022"/>
Months	6				1
Tax Collector	<input type="text" value="\$5,082.67"/>				<input type="text" value="\$5,082.67"/>
Tax Collector Interest	\$457.44				\$76.24
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,546.36				\$5,165.16 <i>T.C.</i>
Record TDA Notice	<input type="text" value="\$17.00"/>				<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>				<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>				<input type="text" value="\$120.00"/> -
Legal Advertisement	<input type="text" value="\$200.00"/>				<input type="text" value="\$200.00"/> -
App. Fee Interest	\$41.04				\$6.84
Total Clerk	\$497.04				\$462.84 <i>C.H.</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>				<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>				<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>				<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,120.40				\$5,645.00 <i>-120-200</i>
		Repayment Overpayment Refund Amount			\$475.40 <i>\$ 5,325.00</i>
Book/Page	<input type="text"/>				<input type="text"/>

Notes



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 #: 01-0772-165 CERTIFICATE #: 2020-85

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: June 1, 2002 to and including June 22, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: July 1, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 1, 2022

Tax Account #: **01-0772-165**

1. The Grantee(s) of the last deed(s) of record is/are: **JENNY HORNEY**
By Virtue of Warranty Deed recorded 12/27/2017 in OR 7828/676

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 01-0772-165
Assessed Value: \$99,662.00
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): **THE COTTAGES AT GRANDPOINTE HOMEOWNERS ASSOCIATION, INC.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **OCTOBER 3, 2022**
TAX ACCOUNT #: _____ **01-0772-165**
CERTIFICATE #: _____ **2020-85**

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

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2021</u> tax year. |

JENNY HORNEY
153 WILDFLOWER LN
PENSACOLA, FL 32514

COTTAGES AT GRANDPOINTE
HOMEOWNERS ASSOCIATION, INC
4400 BAYOU BLVD SUITE 52A
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 30th day of June, 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

July 1, 2022

Tax Account #:01-0772-165

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 BLK C THE COTTAGES AT GRANDPOINTE PHASE II PB 15 P 48 OR 7828 P 676

SECTION 08, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0772-165(1022-57)

Recorded in Public Records 12/27/2017 9:13 AM OR Book 7828 Page 676,
Instrument #2017099745, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$784.00

Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 115389-58

WARRANTY DEED

This indenture made on December 20, 2017, by **Donald Ward Simpson a married man** whose address is: 6230 North W Street, Pensacola, FL 32505 hereinafter called the "grantor",

to **Jenny Horney** whose address is: 153 Wildflower Lane, Pensacola, FL 32514 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

Lot 17, Block C, THE COTTAGES AT GRANDPOINT PHASE II, according to the Plat thereof, recorded in Plat Book 15. Page(s) 48 to 48A of the Public Records of Escambia County, Florida.

Parcel Identification Number: 08-15-29-1004-017-003

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

BK: 7828 PG: 677 Last Page

Donald Ward Simpson

Donald Ward Simpson

Signed, sealed and delivered in our presence:

[Signature]

Witness Signature

Print Name: Teri L. Kitchen

[Signature]

Witness Signature

Print Name: Holly Richardson

State of FLORIDA

County of ESCAMBIA

The Foregoing Instrument Was Acknowledged before me on December 20, 2017, by **Donald Ward Simpson**, who is/are personally known to me or who has/have produced a valid Driver's License as identification.

[Signature]

Notary Public

Printed Name:

My Commission expires:

