

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200143

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
12-0252-025	2020/7202	06-01-2020	BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG 34 MIN 19 SEC E 104 36/100 FT N 1 DEG 25 MIN 41 SEC W 208 71/100 FT S 88 DEG 34 MIN 19 SEC W 104 36/100 FT S 1 DEG 25 MIN 41 SEC E 208 71/100 FT TO POB OR 4343 P 1948 OR 4401 P 1001 OR 6350 P 773/776/779

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

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>11/07/2022</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.

BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG 34 MIN 19 SEC E 104 36/100 FT N 1 DEG 25 MIN 41 SEC W 208 71/100 FT S 88 DEG 34 MIN 19 SEC W 104 36/100 FT S 1 DEG 25 MIN 41 SEC E 208 71/100 FT TO POB OR 4343 P 1948 OR 4401 P 1001 OR 6350 P 773/776/779



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

1122.32

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	CLAY RUTH KATRINA LIFE EST PAGE EDITH JOYCE 142 STRAUGHN RD MOLINO, FL 32577 5520 DAVE FLOYD RD 12-0252-025 BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB C (Full legal attached.)	Certificate #	2020 / 7202
		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)
# 2020/7202	06/01/2020	1,677.06	83.85	1,760.91
→ Part 2: Total*				1,760.91

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)
# 2021/5674	06/01/2021	1,745.94	6.25	87.30	1,839.49
Part 3: Total*					1,839.49

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

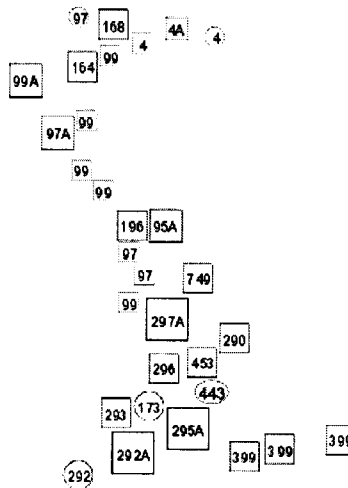
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,600.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
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)	3,975.40

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: 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

Open
Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:5520 DAVE FLOYD RD, Year Built: 1991, Effective Year: 1991, PA Building ID#: 12321

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

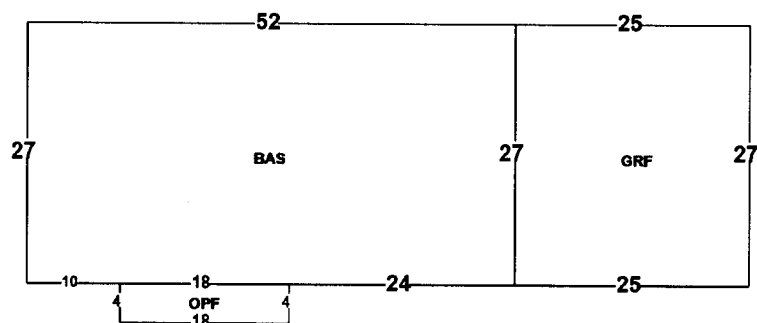


Areas - 2151 Total SF

BASE AREA - 1404

GARAGE FIN - 675

OPEN PORCH FIN - 72



Images



3/21/2022 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.

Last Updated:05/03/2022 (tc.51545)



Chris Jones

Escambia County Property Appraiser

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

[←](#)
Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	102N314205000001					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	120252025					2021	\$5,938	\$113,807	\$119,745	\$116,184
Owners:	CLAY RUTH KATRINA LIFE EST PAGE EDITH JOYCE					2020	\$5,938	\$99,684	\$105,622	\$105,622
Mail:	142 STRAUGHN RD MOLINO, FL 32577					2019	\$5,938	\$94,216	\$100,154	\$100,154
Situs:	5520 DAVE FLOYD RD 32577					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU					Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
07/09/2008	6350	773	\$100	WD	📄					
03/24/2008	6350	779	\$100	WD	📄					
03/24/2008	6350	776	\$100	WD	📄					
04/1999	4401	1001	\$100	WD	📄					
11/1998	4343	1948	\$100	WD	📄					
08/1992	3247	885	\$100	WD	📄					
09/1991	3089	757	\$100	WD	📄					
09/1991	3062	104	\$100	WD	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description 🔑				
						BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG...				
						Extra Features				
						None				

Parcel Information Section Map Id: 10-2N-31 Approx. Acreage: 0.5014 Zoned: RR Evacuation & Flood Information	Launch Interactive Map
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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6120** holder of **Tax Certificate No. 07202**, 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:

BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG 34 MIN 19 SEC E 104 36/100 FT N 1 DEG 25 MIN 41 SEC W 208 71/100 FT S 88 DEG 34 MIN 19 SEC W 104 36/100 FT S 1 DEG 25 MIN 41 SEC E 208 71/100 FT TO POB OR 4343 P 1948 OR 4401 P 1001 OR 6350 P 773/776/779

SECTION 10, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120252025 (1122-32)

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

EST OF RUTH KATRINA CLAY and EDITH JOYCE PAGE

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 November, which is the **7th day of November 2022**.

Dated this 11th 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

Tax Deed - Redemption Calculator
Account: 120252025 Certificate Number: 007202 of 2020

Redemption Yes ☒ Application Date 4/20/2022 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/7/2022	Redemption Date 6/6/2022 
Months	7	2
Tax Collector	\$3,975.40	\$3,975.40
Tax Collector Interest	\$417.42	\$119.26
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,399.07	\$4,100.91 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.88	\$13.68
Total Clerk	\$503.88	\$469.68 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	\$4,979.95	\$4,587.59
	Repayment Overpayment Refund Amount	\$392.36

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 # 2020 TD 007202

Redeemed Date 6/6/2022

Name CHRISTOPHER D PAGE 2280 WELCOME RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$503.88	4,250.59
Due Tax Collector = TAXDEED	\$4,399.07	
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
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FINANCIAL SUMMARY

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
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

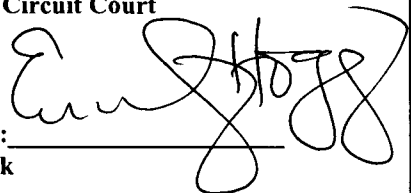
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120252025 Certificate Number: 007202 of 2020**

Payor: CHRISTOPHER D PAGE 2280 WELCOME RD CANTONMENT FL 32533 Date 6/6/2022

Clerk's Check #	298794	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$4,399.07
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,979.95

4,250.59

**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 8782, Page 1762, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07202, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 120252025 (1122-32)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG 34 MIN 19 SEC E 104 36/100 FT N 1 DEG 25 MIN 41 SEC W 208 71/100 FT S 88 DEG 34 MIN 19 SEC W 104 36/100 FT S 1 DEG 25 MIN 41 SEC E 208 71/100 FT TO POB OR 4343 P 1948 OR 4401 P 1001 OR 6350 P 773/776/779

SECTION 10, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: EST OF RUTH KATRINA CLAY and EDITH JOYCE PAGE

Dated this 6th day of June 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 6350 PG: 775 Last Page

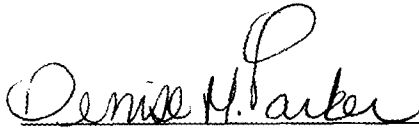
**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Dave Floyd Road
Legal Address of Property: 5520 Dave Floyd Road, Molino Florida 32577

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

This form completed by: Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32591-1831



Denise Parker, Seller



Edith Joyce Page, Buyer

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

BK: 6350 PG: 774

highway to the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4); thence run East along said South line to the point of beginning, containing 1/2 acre more or less.

Escambia County Property Appraiser's Account Nos. are 12-0252-000 and 02-0252-025, and Escambia County Property Appraiser's parcel identification numbers are 10-2N-31-4205-000-000 and 10-2N-31-4205-000-001

Together will all the tenements, hereditaments and appurtenances thereunto belonging, free from all exemption and right of homestead.

Grantor, along with Frances Stanberry and Tiffany Stanberry, are the sole heirs and beneficiaries of Aneice Williams and Herman Stanberry. Aneice Williams died May 7, 2000 leaving as her only heir her son, Herman Stanberry. Herman Stanberry died April 27, 2003, leaving as his only heirs, his wife, Frances Stanberry, his daughter, Denise Parker, and his daughter, Tiffany Stanberry. The undersigned grantor along with Frances Stanberry and Tiffany Stanberry are the sole heirs of Aneice Williams and of Herman Stanberry. This is not the homestead of grantor. Grantor resides within the State of Michigan.

IN WITNESS WHEREOF, I have executed this deed on the date indicated.

Witnesses as to Denise Parker:

Marie Austin
Print Name: Marie Austin

Andrea Hunsinger
Print Name: Andrea Hunsinger

Denise M. Parker
DENISE PARKER

Executed on 3/20, 2006

STATE OF MICHIGAN

COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 20th day of March, 2006, by **Denise Parker** who () is personally known to me or () produced Driver License as identification.

MARTHA E. RIETZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 29, 2011
ACTING IN COUNTY OF Macomb

Martha E. Rietz
Notary Public - State of Michigan
Printed Name: MARTHA E. RIETZ
Commission Number:
Commission Expires:

Recorded in Public Records 07/09/2008 at 09:02 AM OR Book 6350 Page 773,
Instrument #2008051857, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by
Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, Florida 32591-1831
SFDM File No. S770.24718

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Denise Parker**, being, along with Frances Stanberry and Tiffany Stanberry, all of the heirs of Herman Stanberry, who died without a will on April 27, 2003, and of Aneice Williams who died without a will on May 7, 2000, in consideration of love and affection and One Dollar (\$1.00) and other good and valuable considerations, do hereby bargain, sell, grant and convey unto **Edith Joyce Page**, the undivided one-half interest formerly owned by Aneice Williams in the following-described property in Escambia County, Florida, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'19" East a distance of 520.00 feet to the Point of Beginning; thence continue North 88°34'19" East a distance of 104.36 feet; thence go North 01°25'41" West a distance of 208.71 feet; thence go South 88°34'19" West a distance of 104.36 feet; thence go South 01°25'41" East a distance of 108.71 feet to the Point of Beginning, this parcel contains 0.500 acres more or less, AND ALSO, a 30.00 foot easement lying 15.00 feet on each side of the following described line: Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'19" East a distance of 520.00 feet; thence go North 01°25'41" West a distance of 88.71 feet to the Point of Beginning; thence go South 88°34'19" West a distance of 241.00 feet to the Easterly right-of-way line of State Road 95-A (66' R/W) and the end.

less and except property conveyed to Edward and Novella Watson, husband and wife, by deed dated November 20, 1961 recorded in Deed Book 563 at page 772 of the public records of Escambia County, Florida described as follows:

The North half of the following described property: Begin at the Southwest corner of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence run East along the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) 420 feet for a point of beginning; thence run North at right angles 210 feet; thence run West at right angles to the East right-of-way line of the Old Pensacola-Flomaton Highway; thence run Southerly along the East line of said

BK: 6350 PG: 781 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Dave Floyd Road
Legal Address of Property: 5520 Dave Floyd Road, Molino Florida 32577

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

This form completed by: Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32591-1831


Tiffany Stanberry, Seller

HER X MARK
Edith Joyce Page, Buyer

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

BK: 6350 PG: 780

highway to the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4); thence run East along said South line to the point of beginning, containing 1/2 acre more or less.

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IN WITNESS WHEREOF, I have executed this deed on the date indicated.

Witnesses as to Tiffany Stanberry:

x *Dorothy E Bell*
Print Name: Dorothy E Bell

x *Denise Parker*
Print Name: Denise Parker

Tiffany Stanberry
TIFFANY STANBERRY

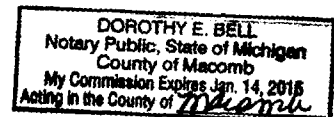
Executed on March 23 2008, ~~2006~~

STATE OF MICHIGAN

COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 24 day of March 2008, ~~2006~~, by Tiffany Stanberry who (☒) is personally known to me or () produced _____ as identification.

Dorothy E Bell
Notary Public - State of Michigan
Printed Name: Dorothy E Bell
Commission Number:
Commission Expires:



Recorded in Public Records 07/09/2008 at 09:02 AM OR Book 6350 Page 779,
Instrument #2008051859, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by
Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, Florida 32591-1831
SFDM File No. S770.24718

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Tiffany Stanberry**, being, along with Denise Parker and Frances Stanberry, all of the heirs of Herman Stanberry, who died without a will on April 27, 2003, and of Aneice Williams who died without a will on May 7, 2000, in consideration of love and affection and One Dollar (\$1.00) and other good and valuable considerations, do hereby bargain, sell, grant and convey unto **Edith Joyce Page**, the undivided one-half interest formerly owned by Aneice Williams in the following-described property in Escambia County, Florida, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'19" East a distance of 520.00 feet to the Point of Beginning; thence continue North 88°34'19" East a distance of 104.36 feet; thence go North 01°25'41" West a distance of 208.71 feet; thence go South 88°34'19" West a distance of 104.36 feet; thence go South 01°25'41" East a distance of 108.71 feet to the Point of Beginning, this parcel contains 0.500 acres more or less, AND ALSO, a 30.00 foot easement lying 15.00 feet on each side of the following described line: Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'19" East a distance of 520.00 feet; thence go North 01°25'41" West a distance of 88.71 feet to the Point of Beginning; thence go South 88°34'19" West a distance of 241.00 feet to the Easterly right-of-way line of State Road 95-A (66' R/W) and the end.

less and except property conveyed to Edward and Novella Watson, husband and wife, by deed dated November 20, 1961 recorded in Deed Book 563 at page 772 of the public records of Escambia County, Florida described as follows:

The North half of the following described property: Begin at the Southwest corner of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence run East along the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) 420 feet for a point of beginning; thence run North at right angles 210 feet; thence run West at right angles to the East right-of-way line of the Old Pensacola-Flomaton Highway; thence run Southerly along the East line of said

BK: 6350 PG: 778 Last Page

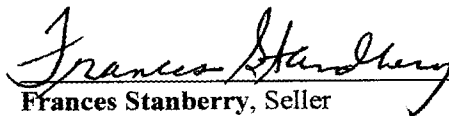
**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

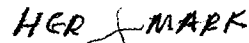
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Dave Floyd Road
Legal Address of Property: 5520 Dave Floyd Road, Molino Florida 32577

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

This form completed by: Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32591-1831


Frances Stanberry, Seller

 HER MARK
Edith Joyce Page, Buyer

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD OF
COUNTY COMMISSIONERS
Effective: 4/15/95

BK: 6350 PG: 777

highway to the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4); thence run East along said South line to the point of beginning, containing 1/2 acre more or less.

Escambia County Property Appraiser's Account Nos. are 12-0252-000 and 02-0252-025, and Escambia County Property Appraiser's parcel identification numbers are 10-2N-31-4205-000-000 and 10-2N-31-4205-000-001

Together will all the tenements, hereditaments and appurtenances thereunto belonging, free from all exemption and right of homestead.

Grantor, along with Denise Parker and Tiffany Stanberry, are the sole heirs and beneficiaries of Aneice Williams and Herman Stanberry. Aneice Williams died May 7, 2000 leaving as her only heir her son, Herman Stanberry. Herman Stanberry died April 27, 2003, leaving as his only heirs, his wife, Frances Stanberry, his daughter, Denise Parker, and his daughter, Tiffany Stanberry. The undersigned grantor along with Denise Parker and Tiffany Stanberry are the sole heirs of Aneice Williams and of Herman Stanberry. This is not the homestead of grantor. Grantor resides within the State of Michigan.

IN WITNESS WHEREOF, I have executed this deed on the date indicated.

Witnesses as to Frances Stanberry:

1. Dorothy E Bell
Print Name: Dorothy E Bell
2. Everett Parker
Print Name: EVERETT PARKER

Frances Stanberry
FRANCES STANBERRY

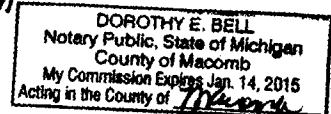
Executed on March 34-2008, 2008

STATE OF MICHIGAN

COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 34 day of March, 2008 by **Frances Stanberry** who (X) is personally known to me or () produced _____ as identification.

Dorothy E Bell
Notary Public - State of Michigan
Printed Name: Dorothy Bell
Commission Number:
Commission Expires:



Recorded in Public Records 07/09/2008 at 09:02 AM OR Book 6350 Page 776,
Instrument #2008051858, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by
Thurston A. Shell
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, Florida 32591-1831
SFDM File No. S770.24718

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Frances Stanberry**, being, along with Denise Parker and Tiffany Stanberry, all of the heirs of Herman Stanberry, who died without a will on April 27, 2003, and of Aneice Williams who died without a will on May 7, 2000, in consideration of love and affection and One Dollar (\$1.00) and other good and valuable considerations, do hereby bargain, sell, grant and convey unto **Edith Joyce Page**, the undivided one-half interest formerly owned by Aneice Williams in the following-described property in Escambia County, Florida, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'10" East a distance of 520.00 feet to the Point of Beginning; thence continue North 88°34'19" East a distance of 104.36 feet; thence go North 01°25'41" West a distance of 208.71 feet; thence go South 88°34'19" West a distance of 104.36 feet; thence go South 01°25'41" East a distance of 108.71 feet to the Point of Beginning, this parcel contains 0.500 acres more or less, AND ALSO, a 30.00 foot easement lying 15.00 feet on each side of the following described line: Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest 1/4 of the Southeast 1/4 North 88°34'19" East a distance of 520.00 feet; thence go North 01°25'41" West a distance of 88.71 feet to the Point of Beginning; thence go South 88°34'19" West a distance of 241.00 feet to the Easterly right-of-way line of State Road 95-A (66' R/W) and the end.

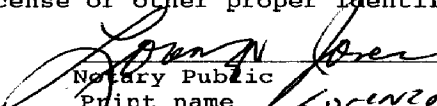
less and except property conveyed to Edward and Novella Watson, husband and wife, by deed dated November 20, 1961 recorded in Deed Book 563 at page 772 of the public records of Escambia County, Florida described as follows:

The North half of the following described property: Begin at the Southwest corner of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence run East along the South line of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) 420 feet for a point of beginning; thence run North at right angles 210 feet; thence run West at right angles to the East right-of-way line of the Old Pensacola-Flomaton Highway; thence run Southerly along the East line of said

OR BK 4401 PG1003
Escambia County, Florida
INSTRUMENT 99-602401

STATE OF ALABAMA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th
day of April, 1999 by Erma Lee Mason who is personally known to me or
who has produced a driver's license or other proper identification.


Notary Public

Print name Lorenzo Jones

My commission expires: 8/6/2001

STATE OF ALABAMA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____
day of April, 1999 by Ella Mae Straughn who is personally known to me
or who has produced a driver's license or other proper identification.


Notary Public

Print name Lorenzo Jones

My commission expires: 8/6/2001

STATE OF ALABAMA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____
day of April, 1999 by Aniece Williams who is personally known to me or
who has produced a driver's license or other proper identification.


Notary Public

Print name Lorenzo Jones

My commission expires: 8-6-2001

STATE OF ALABAMA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____
day of April, 1999 by Edith Joyce Page who is personally known to me
or who has produced a driver's license or other proper identification.


Notary Public

Print name Lorenzo Jones

My commission expires: 8-6-2001

RCD Apr 27, 1999 12:28 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-602401

OR BK 4401 PG1002
Escambia County, Florida
INSTRUMENT 99-602401

quarter (NW1/4) of the Southeast quarter (SE1/4) 420 feet for a point of beginning; thence run North at right angles 210 feet; thence run West at right angles to the East right-of-way line of the Old Pensacola-Flomaton Highway; thence run Southerly along the East line of said highway to the South line of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4); thence run East along said South line to the point of beginning, containing $\frac{1}{4}$ acre more or less.

Escambia County Property Appraiser's Account Nos. are 12-0252-000 and 02-0252-025, and Escambia County Property Appraiser's parcel identification numbers are 10-2N-31-4205-000-000 and 10-2N-31-4205-000-001.

Grantors are the beneficiaries of the Estate of Dave A. Floyd, Jr. which was administered in the Circuit Court of Escambia County, Florida, Probate Division, File No. 98-196-CP-03. The property herein conveyed is not the homestead of any Grantor.

This conveyance is made, together with all the tenements, hereditaments and appurtenances thereunto appertaining, free from all exemption and right of homestead.

IN WITNESS WHEREOF, Grantors have executed this instrument this 16 day of April, 1999.

Executed in the presence of:

Lorena Jones
Print name Lorena Jones

Erma Lee Mason
ERMA LEE MASON

Howard Jordan
Print name HOWARD JORDAN
As to Mason

Lorenzo Jones
Print name Lorenzo Jones

Ella Mae Straughn
ELLA MAE STRAUGHN

Anthony L. Clay
Print name Anthony L. Clay
As to Straughn

Lorena Jones
Print name Lorena Jones

Aniece Williams
ANIECE WILLIAMS

Anthony L. Clay
Print name Anthony L. Clay
As to Williams

Lorena Jones
Print name Lorena Jones

Edith Joyce Page
EDITH JOYCE PAGE

Reita Lowery
Print name Reita Lowery
As to Page

OR BK 4401 PG1001
Escambia County, Florida
INSTRUMENT 99-602401

DEED DOC STAMPS PD & ESC CO \$ 0.70
04/27/99 ERMA LEE MASON CLERK
By: Erma Lee Mason

Prepared by:
Thurston A. Shell, of
Shell, Fleming, Davis & Menge
9th Floor, Seville Tower
P.O. Box 1831
Pensacola, Florida 32598
SFD&M #770-24718

CORRECTIVE WARRANTY DEED

THIS IS DEED TO CORRECT LEGAL DESCRIPTION IN DEED RECORDED IN
OFFICIAL RECORD BOOK 4343 AT PAGE 1948 OF THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that ERMA LEE MASON, ELLA MAE STRAUGHN, ANIECE WILLIAMS and EDITH JOYCE PAGE, hereafter called Grantors, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto RUTH KATRINA CLAY, as to a life estate, whose Social Security number is [REDACTED] and whose address is 5520 Dave Floyd Lane, Molino, Florida 32577-7242, with the remainder to EDITH JOYCE PAGE, whose Social Security number is [REDACTED] and whose address is 142 Straughn Road, Molino, Florida 32577, hereafter called Grantees, and the heirs, successors and assigns of Grantees, forever, the following described real property:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ North 88°34'19" East a distance of 520.00 feet to the Point of Beginning; thence continue North 88°34'19" East a distance of 104.36 feet; thence go North 01°25'41" West a distance of 208.71 feet; thence go South 88°34'19" West a distance of 104.36 feet; thence go south 01°25'41" East a distance of 208.71 feet to the Point of Beginning; this parcel contains 0.500 acres more or less, AND ALSO, a 30.00 foot easement lying 15.00 feet on each side of the following described line: Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence go along the South line of the aforesaid Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ North 88°34'19" East a distance of 520.00 feet; thence go North 01°25'41" West a distance of 88.71 feet to the Point of Beginning; thence go South 88°34'19" West a distance of 241.00 feet to the Easterly right-of-way line of State Road 95-A (66' R/W) and the end.

less and except property conveyed to Edward and Novella Watson, husband and wife, by deed dated November 20, 1961 recorded in Deed Book 563 at page 772 of the public records of Escambia County, Florida described as follows:

The North half of the following described property:
Begin at the Southwest corner of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section 10, Township 2 North, Range 31 West, Escambia County, Florida; thence run East along the South line of the Northwest

PROPERTY INFORMATION REPORT

August 14, 2022

Tax Account #:12-0252-025

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF NW1/4 OF SE1/4 N 88 DEG 34 MIN 19 SEC E 520 FT ALG S LI OF NW1/4 OF SE1/4 FOR POB CONT N 88 DEG 34 MIN 19 SEC E 104 36/100 FT N 1 DEG 25 MIN 41 SEC W 208 71/100 FT S 88 DEG 34 MIN 19 SEC W 104 36/100 FT S 1 DEG 25 MIN 41 SEC E 208 71/100 FT TO POB OR 4343 P 1948 OR 4401 P 1001 OR 6350 P 773/776/779

SECTION 10, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0252-025(1122-32)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.

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: NOV 7, 2022

TAX ACCOUNT #: 12-0252-025

CERTIFICATE #: 2020-7202

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.

**RUTH KATRINA CLAY NKA RUTH KATRINA
CLAY-MALDEN LIFE ESTATE AND
EDITH JOYCE PAGE
5520 DAVE FLOYD RD
MOLINO, FL 32577**

**EDITH JOYCE PAGE
142 STRAUGHN RD
MOLINO, FL 32577**

Certified and delivered to Escambia County Tax Collector, this 14th 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
CONTINUATION PAGE

August 14, 2022

Tax Account #: **12-0252-025**

1. The Grantee(s) of the last deed(s) of record is/are: **RUTH KATRINA CLAY NKA RUTH KATRINA CLAY-MALDEN, AS TO LIFE ESTATE AND EDITH JOYCE PAGE**

By Virtue of Corrective Warranty Deed recorded 4/27/1999 in OR 4401/1001, Warranty Deed recorded 7/9/2008 in OR 6350/776, Warranty Deed recorded 7/9/2008 in OR 6350/779 and Warranty Deed recorded 7/9/2008 in OR 6350/773

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 #: 12-0252-025

Assessed Value: \$116,184.00

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 #: 12-0252-025 CERTIFICATE #: 2020-7202

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: August 8, 2002 to and including August 8, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: August 14, 2022