



# 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

1122.41

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	WATSON FRANK SR EST OF C/O ANTOINETTE WATSON PO BOX 17002 PENSACOLA, FL 32522 1014 N D ST 15-0356-000 LT 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106	Certificate #	2020 / 8518
		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)
# 2020/8518	06/01/2020	450.68	22.53	473.21
<b>→ Part 2: Total*</b>				<b>473.21</b>

## 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

## 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)	473.21
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. <b>Total Paid (Lines 1-6)</b>	<b>848.21</b>

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: Jennifer N. Cassidy Escambia, Florida  
 Signature, Tax Collector or Designee Date May 3rd, 2022

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

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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**

**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: 2200348

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
15-0356-000	2020/8518	06-01-2020	LT 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2022  
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](#)

<b>General Information</b> <b>Parcel ID:</b> 000S009060008028 <b>Account:</b> 150356000 <b>Owners:</b> WATSON FRANK SR EST OF <b>Mail:</b> C/O ANTOINETTE WATSON PO BOX 17002 PENSACOLA, FL 32522 <b>Situs:</b> 1014 N D ST 32501 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$7,626</td> <td>\$15,474</td> <td>\$23,100</td> <td>\$23,100</td> </tr> <tr> <td>2020</td> <td>\$7,626</td> <td>\$13,554</td> <td>\$21,180</td> <td>\$21,180</td> </tr> <tr> <td>2019</td> <td>\$7,626</td> <td>\$12,651</td> <td>\$20,277</td> <td>\$20,277</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$7,626	\$15,474	\$23,100	\$23,100	2020	\$7,626	\$13,554	\$21,180	\$21,180	2019	\$7,626	\$12,651	\$20,277	\$20,277
Year	Land	Imprv	Total	Cap Val																	
2021	\$7,626	\$15,474	\$23,100	\$23,100																	
2020	\$7,626	\$13,554	\$21,180	\$21,180																	
2019	\$7,626	\$12,651	\$20,277	\$20,277																	

<b>Sales Data</b> <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>10/16/2017</td> <td>7792</td> <td>437</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>06/2007</td> <td>6171</td> <td>255</td> <td>\$5,800</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1973</td> <td>675</td> <td>584</td> <td>\$3,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and          Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/16/2017	7792	437	\$100	OT		06/2007	6171	255	\$5,800	WD		01/1973	675	584	\$3,500	WD		<b>2021 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> LT 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106 <hr/> <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
10/16/2017	7792	437	\$100	OT																					
06/2007	6171	255	\$5,800	WD																					
01/1973	675	584	\$3,500	WD																					

<b>Parcel Information</b> <b>Section Map Id:</b> CA106 <b>Approx. Acreage:</b> 0.0873 <b>Zoned:</b> R-1A <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>		<a href="#">Launch Interactive Map</a> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>
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**Buildings**

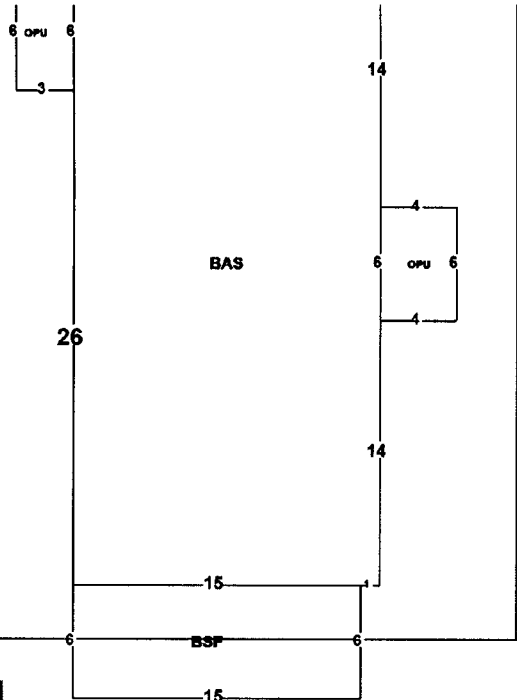
Address: 1014 N D ST, Year Built: 1928, Effective Year: 1928, PA Building ID#: 24470

**Structural Elements**

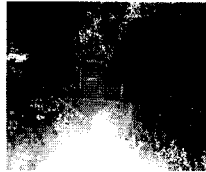
**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 676 Total SF**

**BASE AREA - 544**  
**BASE SEMI FIN - 90**  
**OPEN PORCH UNF - 42**



**Images**



7/23/2019 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.

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022048869 5/11/2022 4:36 PM  
OFF REC BK: 8783 PG: 368 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 08518**, 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 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150356000 (1122-61)**

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

**EST OF FRANK WATSON SR**

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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 150356000 Certificate Number: 008518 of 2020**

**Payor: ANTOINETTE WATON PO BOX 17002 PENSACOLA FL 32522**      **Date 6/23/2022**

Clerk's Check #	5507456626	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$942.52
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,524.40</del>

*\$1,029.59*

*\$1,046.59*

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 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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 JURY ASSEMBLY  
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 MENTAL HEALTH  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

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

**Case # 2020 TD 008518**

**Redeemed Date 6/23/2022**

**Name ANTOINETTE WATON PO BOX 17002 PENSACOLA FL 32522**

Clerk's Total = TAXDEED	\$503.88	\$1,029.59
Due Tax Collector = TAXDEED	\$948.52	
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 150356000 Certificate Number: 008518 of 2020**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="6/23/2022"/>
Months	7	2
Tax Collector	<input type="text" value="\$848.21"/>	<input type="text" value="\$848.21"/>
Tax Collector Interest	\$89.06	\$25.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$943.52	<u>\$879.91</u> TC
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	\$47.88	\$13.68
Total Clerk	\$503.88	<u>\$469.68</u> CH
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	\$1,524.40	\$1,366.59 - 120 - 200 = <u>\$1,046.59</u>
	Repayment Overpayment Refund Amount	\$157.81
Book/Page	<input type="text" value="8783"/>	<input type="text" value="368"/>

## 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 8783, Page 368, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08518, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **150356000 (1122-61)**

DESCRIPTION OF PROPERTY:

**LT 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: EST OF FRANK WATSON SR

Dated this 24th day of June 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 15-0356-000 CERTIFICATE #: 2020-8518

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: 8/15/2002 to and including 8/15/2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: August 22, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

August 22, 2022

Tax Account #: **15-0356-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF FRANK WATSON, SR.,  
DECEASED**

**By Virtue of Warranty Deed recorded 6/27/2007 in OR 6171/255 and Death Certificate recorded  
10/16/2017 - OR 7792/437**

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. **Code Enforcement Order in favor of Escambia County Florida recorded 5/8/2020 OR 8293/765**

4. Taxes:

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

**Tax Account #: 15-0356-000**

**Assessed Value: \$23,100.00**

**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.

**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:** NOVEMBER 7, 2022

**TAX ACCOUNT #:** 15-0356-000

**CERTIFICATE #:** 2020-8518

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

ESTATE OF FRANK WATSON, SR.  
C/O ANTOINETTE WATSON  
PO BOX 17002  
PENSACOLA, FL 32522

ESCAMBIA COUNTY  
CODE ENFORCEMENT  
3363 W PARK PL  
PENSACOLA, FL 32505

ESTATE OF FRANK WATSON, SR.  
C/O ANTOINETTE WATSON  
1014 N "D" ST  
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of August, 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**

**August 22, 2022**

**Tax Account #:15-0356-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 8 BLK 28 WEST KING TRACT OR 6171 P 255 OR 7792 P 437 CA 106**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-0356-000(1122-61)**

Return to: Donna Siegal  
Name: Southland Acquire Land Title, LLC  
Address: 4900 Bayou Blvd.  
Suite 207  
Pensacola, Florida 32503

This Instrument Prepared:  
Donna Siegal  
Southland Acquire Land Title, LLC  
4900 Bayou Blvd.  
Suite 207  
Pensacola, Florida 32503  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
00-0S-00-9060-008-028  
Grantee(s) S.S.#(s):  
File No:3019938

**WARRANTY DEED**

This Warranty Deed Made the 26th day of June, 2007, by Queen Esther Nelson a single woman,  
hereinafter called the grantor, whose post office address is: 1002 N E Street, Pensacola, Florida 32501

to Frank Watson, Sr. a married man as to his separate and non homestead property whose post  
office address is: 1075 W Lee Street, Pensacola, Florida 32501, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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, viz:

Lot numbered Eight (8) in Block numbered Twenty-Eight (28) in the West King Tract in the City of Pensacola,  
County of Escambia, State of Florida, according to map of said City copyrighted by Thos. C. Watson in 1906.

The property is the homestead of the Grantor(s).

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 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 2006, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Queen Esther Nelson  
Printed Name: Queen Esther Nelson

Witness Signature: Frank Watson Sr  
Printed Name: Frank Watson Sr

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of June, 2007, by Queen Esther Nelson a  
single woman, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Linda D Stearns  
Printed Name:  
Notary Public  
Serial Number

LINDA D. STEARNS  
Notary Public - State of FL  
Comm. Exp. Apr. 3, 2009  
Comm. No. DD 386478

LINDA D. STEARNS  
Notary Public - State of FL  
Comm. Exp. Apr. 3, 2009  
Comm. No. DD 386478

Recorded in Public Records 5/8/2020 4:21 PM OR Book 8293 Page 703,  
Instrument #2020037554, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18083896N  
LOCATION: 1924 N PACE BLVD  
PR#: 172S301000001026

VS.

WATSON, FRANK TRUSTEE  
FOR WATSON FRANK & OLLIE  
MAE TRUST  
PO BOX 17002  
PENSACOLA, FL 32522

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent or representative, thereof, W/A,  
as well as evidence submitted and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinance(s) has occurred and continues:

**Sec. 42-196(a) Nuisance - (A) Nuisance**

**Sec. 42-196(d) Nuisance - (D) Overgrowth**

**Unsafe Structures - 30-203 (P) Eaves/soffits**

THEREFORE, The Special Magistrate being otherwise fully advised in the  
premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until  
**5/26/2020** to correct the violation and to bring the violation into compliance.



Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$15.00** per day, commencing **5/27/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

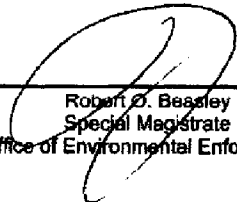
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall

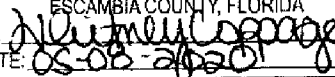
constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 5th day of May, 2020.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:   
DATE: 05-08-2020

