



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

1123.67

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	LANZAS KARLA 3101 RAINBOW DR RAINBOW CITY, AL 35906 656 SLOAN CIR 03-1593-300 W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC 27 & LT 2 S (Full legal attached.)	Certificate #	2021 / 1089
		Date certificate issued	06/01/2021

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)
# 2021/1089	06/01/2021	622.12	31.11	653.23
→ Part 2: Total*				653.23

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)
# 2022/1205	06/01/2022	381.74	6.25	19.09	407.08
Part 3: Total*					407.08

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)	1,060.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	323.65
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)	1,758.96

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
Signature, Tax Collector or Designee

Escambia, Florida
Date May 8th, 2023

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

+ \$6.25

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>11/01/2023</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.

W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 S/D
PLAT DB 89 P 226 OR 5979 P 509 SEC 25/27 T1S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300389

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-1593-300	2021/1089	06-01-2021	W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 S/D PLAT DB 89 P 226 OR 5979 P 509 SEC 25/27 T1S R 30

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-26-2023
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: 271S303101009012 Account: 031593300 Owners: LANZAS KARLA Mail: 3101 RAINBOW DR RAINBOW CITY, AL 35906 Situs: 656 SLOAN CIR 32505 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>2022</td> <td>\$14,100</td> <td>\$0</td> <td>\$14,100</td> <td>\$14,100</td> </tr> <tr> <td>2021</td> <td>\$14,100</td> <td>\$0</td> <td>\$14,100</td> <td>\$14,100</td> </tr> <tr> <td>2020</td> <td>\$14,100</td> <td>\$106,408</td> <td>\$120,508</td> <td>\$62,450</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2022	\$14,100	\$0	\$14,100	\$14,100	2021	\$14,100	\$0	\$14,100	\$14,100	2020	\$14,100	\$106,408	\$120,508	\$62,450
Year	Land	Imprv	Total	Cap Val																			
2022	\$14,100	\$0	\$14,100	\$14,100																			
2021	\$14,100	\$0	\$14,100	\$14,100																			
2020	\$14,100	\$106,408	\$120,508	\$62,450																			

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>09/24/2020</td> <td>8385</td> <td>1579</td> <td>\$20,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/2006</td> <td>5579</td> <td>509</td> <td>\$88,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/2006</td> <td>5832</td> <td>1989</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>08/2005</td> <td>5727</td> <td>753</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/1976</td> <td>1044</td> <td>874</td> <td>\$7,500</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)	09/24/2020	8385	1579	\$20,000	WD		08/2006	5579	509	\$88,000	WD		01/2006	5832	1989	\$100	CJ		08/2005	5727	753	\$100	CJ		01/1976	1044	874	\$7,500	WD		2022 Certified Roll Exemptions None Legal Description W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 S/D PLAT DB... Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
09/24/2020	8385	1579	\$20,000	WD																																			
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01/1976	1044	874	\$7,500	WD																																			

Parcel Information		Launch Interactive Map
Section Map Id: 27-1S-30-2 Approx. Acreage: 0.3664 Zoned: HC/LI Evacuation & Flood Information Open Report		
View Florida Department of Environmental Protection (DEP) Data		
Buildings		

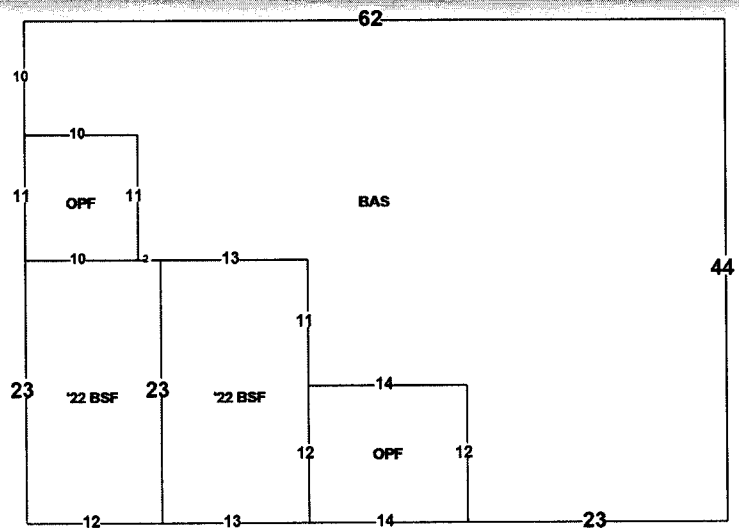
Address: 656 SLOAN CIR, Year Built: 1977, Effective Year: 1990, PA Building ID#: 56778

Structural Elements

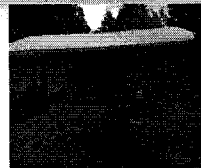
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2728 Total SF

BASE AREA - 1875
BASE SEMI FIN - 575
OPEN PORCH FIN - 278



Images



4/12/2023 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: 05/09/2023 (tc.4746)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037618 5/11/2023 1:27 PM
OFF REC BK: 8975 PG: 1485 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01089**, issued the **1st day of June, A.D., 2021** 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:

W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 S/D PLAT DB 89 P 226 OR 5979 P 509 SEC 25/27 T1S R30

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031593300 (1123-67)

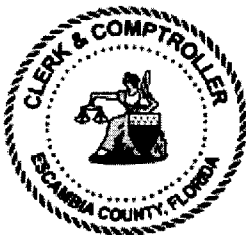
The assessment of the said property under the said certificate issued was in the name of

KARLA LANZAS

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

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



**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

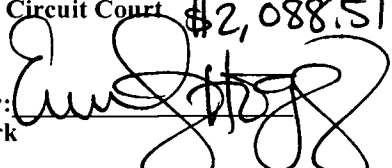
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 031593300 Certificate Number: 001089 of 2021**

**Payor: SABIRALI SABOOWALLA 3101 RAINBOW DR RAINBOW CITY, AL 35906 Date
 7/5/2023**

Clerk's Check #	1	Clerk's Total	\$503.88 \$ 2000.88
Tax Collector Check #	1	Tax Collector's Total	\$1,849.90
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,530.78

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

\$2,017.88
+ \$70.63 card fee
\$2,088.51


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>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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 # 2021 TD 001089

Redeemed Date 7/5/2023

Name SABIRALI SABOOWALLA 3101 RAINBOW DR RAINBOW CITY, AL 35906

Clerk's Total = TAXDEED	\$503.88	\$2000.88
Due Tax Collector = TAXDEED	\$1,919.90	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 031593300 Certificate Number: 001089 of 2021

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/1/2023	Redemption Date 7/5/2023 
Months	7	3
Tax Collector	\$1,758.96	\$1,758.96
Tax Collector Interest	\$184.69	\$79.15
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,949.90	\$1,844.36 JC
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	\$20.52
Total Clerk	\$503.88	\$476.52 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	\$2,530.78	\$2,337.88
	Repayment Overpayment Refund Amount	\$192.90

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 8975, Page 1485, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01089, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 031593300 (1123-67)

DESCRIPTION OF PROPERTY:

W1/2 OF S 150 FT OF N1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4 SEC
27 & LT 2 SEC 25 S/D PLAT DB 89 P 226 OR 5979 P 509 SEC 25/27 T1S R30

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: KARLA LANZAS

Dated this 5th day of July 2023.



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 #: 03-1593-300 CERTIFICATE #: 2021-1089

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 2, 2003 to and including August 2, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: August 7, 2023

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

August 7, 2023

Tax Account #: **03-1593-300**

1. The Grantee(s) of the last deed(s) of record is/are: **KARLA LANZAS**

By Virtue of Warranty Deed recorded 10/19/2020 in OR 8385/1579

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 #: 03-1593-300

Assessed Value: \$14,100.00

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:	<u>NOV 1, 2023</u>
TAX ACCOUNT #:	<u>03-1593-300</u>
CERTIFICATE #:	<u>2021-1089</u>

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

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2022</u> tax year.

KARLA LANZAS
3101 RAINBOW DR
RAINBOW CITY, AL 35906

Certified and delivered to Escambia County Tax Collector, this 7th day of August, 2023.

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 7, 2023

Tax Account #:03-1593-300

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 1/2 OF S 150 FT OF N 1/2 OF E 188 FT OF LT 12 S/D OF LT 2 W OF H/W AND ALL LTS 3 & 4
SEC 27 & LT 2 SEC 25 S/D PLAT DB 89 P 226 OR 5979 P 509 SEC 25/27 T1S R30**

SECTION 27, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1593-300(1123-67)

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

Recorded in Public Records 10/19/2020 9:30 AM OR Book 8385 Page 1579,
Instrument #2020086458, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$140.00



SUNBELT
TITLE AGENCY

Prepared by: Glenda Childress
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1790120-09529

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 24th day of September, 2020 by Janet Marie Cowart, An Unmarried Widow, hereinafter called the Grantor, to Karla Lanzas, An Unmarried Woman, whose post office address is: 3101 Rainbow Dr, Rainbow City, AL 35906, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

The West 1/2 of the South 150 feet of the North half of the East 188.00 feet of Lot 12, according to the subdivisions of Sections 25 and 27, Township 1 South, Range 30 West, recorded in Deed Book 89, Page 226, of the Public Records of Escambia County, Florida. Said property being bounded on the South by Snow Road and on the West by 10 foot access easement, and said property being located in Section 25, Township 1 South, Range 30 West, Escambia County, Florida.

Parcel Identification Number: 271S303101009012

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl G. Walker
Witness: (Signature)

Print Name: Cheryl G. Walker

Glenda Childress
Witness: (Signature)

Print Name: Glenda Childress

Janet Marie Cowart
Janet Marie Cowart
1152 Webster Dr.
Pensacola, FL 32505

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of September, 2020, by Janet Marie Cowart, who: ☐ is personally known to me or ☒ produced Driver's Lic. as identification.

Glenda Childress
NOTARY PUBLIC (signature)
Print Name: Glenda Childress
My Commission Expires:



Incident to the issuance of title insurance.
WARRANTYDEED
REV. 4-14-15
fp

BK: 8385 PG: 1580

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: Sloan CircleLegal Address of Property: 656 Sloan Circle Pensacola FL 32505The County (XX) ☒ has accepted () has not accepted the abutting roadway for maintenance.This form completed by: Sunbelt Title Agency 1510 Airport Blvd., Suite 4 Pensacola FL 32504

AS TO SELLER(S):

Seller Name:

Janet Marie Cowart

Seller Name:

AS TO BUYER(S):

Buyer Name:

Karla Lanzas

Buyer Name:

Witness' Name:

Witness' Name:

Witness' Name:

Witness' Name:

THIS FORM APPROVED BY
THE ESCAMBIA COUNTY
BOARD OF COUNTY
COMMISSIONERS
Effective: 4/1 5/95

Incident to the issuance of title insurance.
AbuttingRWDisc
REV. 9/25/18
Rm/amg

BK: 8385 PG: 1581 Last Page

RESIDENTIAL
SALES
**ABUTTING ROADWAY
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ATTENTION:

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AS TO SELLER(S):

Janet Marie Cowart
Seller Name:
Janet Marie Cowart

Seller Name:

AS TO BUYER(S):

Karla Lanzas
Buyer Name:
Karla Lanzas

Buyer Name:

Cheryl G. Walker
Witness' Name:
Cheryl G. Walker

Glenda Childress
Witness' Name:
Glenda Childress

Sabowalla Sabirah
Witness' Name:
Sabowalla Sabirah

Christopher Williams
Witness' Name:
Christopher Williams

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

Incident to the issuance of title insurance.
Abutting RWDisc
REV. 9-25-18
Rm.amg