

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300265

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488,

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
04-1973-500	2021/1527	06-01-2021	LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7666 P 181

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  
TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488

04-25-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

<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>11/01/2023</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.



# 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

1123-34

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Application date	Apr 25, 2023
Property description	HARRELL SHARON T 233 LAKELAND COURT PENSACOLA, FL 32514 312 MICHIGAN AVE 04-1973-500 LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7666 P 181	Certificate #	2021 / 1527
		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)
# 2021/1527	06/01/2021	1,281.51	64.08	1,345.59
→Part 2: Total*				1,345.59

## 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)
# 2022/1679	06/01/2022	1,380.98	6.25	69.05	1,456.28
Part 3: Total*					1,456.28

## 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)	2,801.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,397.12
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,573.99

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 5th, 2023

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

+ \$6.25



# 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				
<b>Parcel ID:</b>	4515303000000021	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	041973500	2022	\$10,000	\$88,115	\$98,115	\$87,853
<b>Owners:</b>	HARRELL SHARON T	2021	\$10,000	\$69,867	\$79,867	\$79,867
<b>Mail:</b>	233 LAKELAND COURT PENSACOLA, FL 32514	2020	\$10,000	\$64,543	\$74,543	\$74,543
<b>Situs:</b>	312 MICHIGAN AVE 32505	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
06/28/2017	7735	946	\$100	OT		<b>Legal Description</b>	
01/10/2017	7666	181	\$100	TR		LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR	
11/15/2016	7622	817	\$100	OT		7666 P 181	
04/1997	4130	1166	\$100	WD		<b>Extra Features</b>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						BLOCK/BRICK GARAGE	
						CARPORT	
						FRAME SHED	

Parcel Information		Launch Interactive Map	
Section Map Id: 45-15-30	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.3502			
Zoned: HDMU			
Evacuation & Flood Information			
<a href="#">Open Report</a>		<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
Buildings			
Address: 312 MICHIGAN AVE, Year Built: 1954, Effective Year: 1954, PA Building ID#: 68736			

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABL/HIP COMBO

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

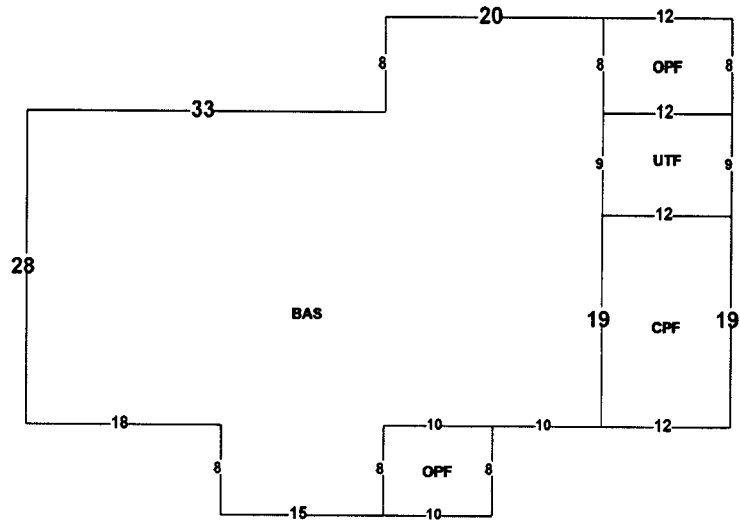
Areas - 2276 Total SF

BASE AREA - 1764

CARPORT FIN - 228

OPEN PORCH FIN - 176

UTILITY FIN - 108



Images



7/8/2019 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.

Last Updated:05/08/2023 (tc.18127)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037332 5/10/2023 4:22 PM  
OFF REC BK: 8975 PG: 724 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 01527**, 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:

**LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7666 P 181**

**SECTION 45, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041973500 (1123-36)**

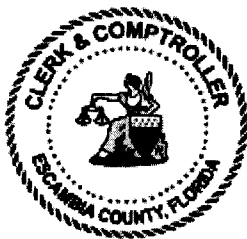
The assessment of the said property under the said certificate issued was in the name of

**SHARON T HARRELL**

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

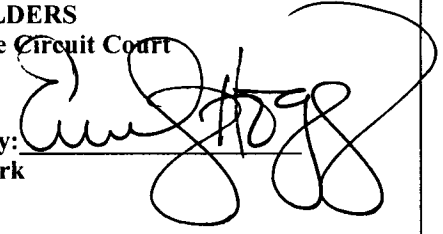
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 041973500 Certificate Number: 001527 of 2021**

**Payor: SHARON T HARRELL 233 LAKELAND COURT PENSACOLA, FL 32514      Date 8/1/2023**

Clerk's Check #	5508719175	Clerk's Total	<del>\$503.88</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,060.51</del>
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,641.39</del>

**\$5018.05**  
**\$5035.05**

**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>

**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 # 2021 TD 001527**

**Redeemed Date 8/1/2023**

**Name SHARON T HARRELL 233 LAKELAND COURT PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$503.88	<b>\$ 5018.05</b>
Due Tax Collector = TAXDEED	\$5,060.51	
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: 041973500 Certificate Number: 001527 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="8/1/2023"/>
Months	7	4
Tax Collector	<input type="text" value="\$4,573.99"/>	<input type="text" value="\$4,573.99"/>
Tax Collector Interest	\$480.27	\$274.44
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.26"/>
Total Tax Collector	\$5,060.51	<u>\$4,854.69</u> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.88	\$27.36
Total Clerk	\$503.88	<u>\$483.36</u> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,641.39	\$5,355.05
	Repayment Overpayment Refund Amount	\$286.34
Book/Page	<input type="text" value="8975"/>	<input type="text" value="724"/>

## 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 724, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01527, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 041973500 (1123-36)

DESCRIPTION OF PROPERTY:

LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7666 P 181

SECTION 45, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SHARON T HARRELL

Dated this 1st day of August 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 #: 04-1973-500 CERTIFICATE #: 2021-1527

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: July 24, 2003 to and including July 24, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: July 28, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 28, 2023

Tax Account #: **04-1973-500**

1. The Grantee(s) of the last deed(s) of record is/are: **SHARON T HARRELL**  
**By Virtue of Trustee's Deed recorded 2/13/2017 in OR 7666/181**
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. **Judgment in favor of Stte of FL/Escambia County recorded 02/24/2004 – OR 5351/166**
4. Taxes:  
**Taxes for the year(s) 2020-2022 are delinquent.**  
**Tax Account #: 04-1973-500**  
**Assessed Value: \$87,853.00**  
**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:** NOV 1, 2023

**TAX ACCOUNT #:** 04-1973-500

**CERTIFICATE #:** 2021-1527

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>2022</u> tax year.

**SHARON T HARRELL INDIVIDUALLY  
AND AS TRUSTEE UNDER THE TROBAUGH  
LIVING TRUST DATED APRIL 30, 1997  
233 LAKELAND CT  
PENSACOLA, FL 32514**

**SHARON T HARRELL INDIVIDUALLY  
AND AS TRUSTEE UNDER THE TROBAUGH  
LIVING TRUST DATED APRIL 30, 1997  
312 MICHIGAN AVE  
PENSACOLA, FL 32505**

**SHARON HARRELL  
13 E CAMELIA DR  
PENSACOLA, FL 32505**

**SHARON T HARRELL  
2117 ZIGLAR RD  
CANTONMENT, FL 32533**

**Certified and delivered to Escambia County Tax Collector, this 28<sup>th</sup> day of July, 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**

**July 28, 2023**

**Tax Account #:04-1973-500**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 21 WENTWORTH 2ND ADDN TO BRENT PB 2 P 66 OR 7666 P 181**

**SECTION 45, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1973-500(1123-36)**

10.00  
8.50  
8.50  
2.00  
29.70

Prepared by and return to:  
J. Mark Fisher, Esq., 181 Eglin Pkwy, NE  
Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested  
to provide the accuracy of the legal  
description and assumes no liability for the same.

Property Appraiser's Parcel  
Identification No.: 451S303000000021  
312 Michigan Ave

**TRUSTEE'S DEED**

THIS INDENTURE, made this 1/10/2017, between **SHARON T. HARRELL**,  
a single woman, and **SHARON T. HARRELL**, Trustee under **THE TROBAUGH LIVING TRUST**  
**DATED APRIL 30, 1997**, created by **HAROLD W. TROBAUGH** and **GLADYS L. TROBAUGH**,  
(DECEASED) whose address is 233 Lakeland Court, Pensacola, FL 32514, (GRANTOR)  
and **SHARON T. HARRELL**, a single woman, (GRANTEE), whose address is 233 Lakeland  
Court, Pensacola, FL 32514.

WITNESSED:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and  
other good and valuable considerations in hand paid, grants, bargains, aliens,  
remises, releases, conveys and confirms to the GRANTEE, and GRANTEE'S heirs,  
personal representatives, successors and assigns forever that certain real  
property situated in **Escambia** County, Florida, more particularly described as  
follows:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Reservations, dedications, easements and restrictions of record.
2. Taxes for the current year and all subsequent years.
3. All valid zoning ordinances of governmental bodies.
4. All mortgages of record which Grantee assumes and agrees to pay.

TOGETHER WITH all and singular the tenements, hereditaments and  
appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE's heirs,  
personal representatives, successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE's  
heirs, personal representatives, successors and assigns, that **SHARON T. HARRELL**,  
presently serves as Successor Trustee under **THE TROBAUGH LIVING TRUST DATED**  
**APRIL 30, 1997**, created by **HAROLD W. TROBAUGH** and **GLADYS L. TROBAUGH**, that the  
said Trust is in full force and effect, that **SHARON T. HARRELL**, as Successor  
Trustee, is directed by said Trust to enter into this deed and that all things  
preliminary to and in and about this conveyance and the laws of the State of  
Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR had good right  
and lawful authority to convey the property and GRANTOR warrants the title to  
the property for any acts of GRANTOR will defend the title against all lawful  
claims for all persons claiming by, through or under the GRANTOR. Where used

herein the terms GRANTOR and GRANTEE shall be constructed as singular or plural as the context requires.

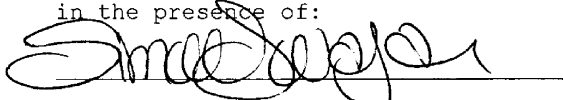
THE UNDERSIGNED does hereby swear, affirm and warrant that **GLADYS L. TROBAUGH**, died on May 11, 1999, and that at the time of her death she was a married woman and had no minor children.

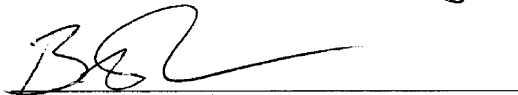
THE UNDERSIGNED does hereby swear, affirm and warrant that **HAROLD W. TROBAUGH**, died on October 17, 2016, and that at the time of his death he was an unremarried widower and had no minor children.

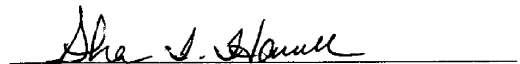
IN WITNESS WHEREOF, the GRANTOR has set her hand and seal on the date and year first above written.

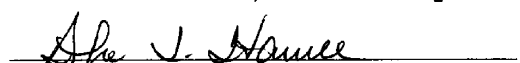
EXECUTED 1/10/2017.

Signed, sealed, and delivered  
in the presence of:

  
Print Name Simone Swanigan

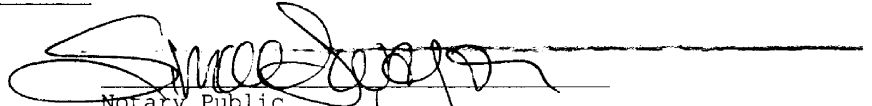
  
Print Name Bentley Fisher

  
SHARON T. HARRELL, individually

  
SHARON T. HARRELL, Successor Trustee  
of THE TROBAUGH LIVING TRUST  
DATED APRIL 30, 1997

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1/10/2017, by **SHARON T. HARRELL**, individually, and **SHARON T. HARRELL**, Successor Trustee of **THE TROBAUGH LIVING TRUST DATED APRIL 30, 1997**, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

  
Notary Public

Notary Seal and commission  
expiration stamp:

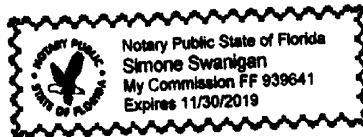




EXHIBIT "A"

Lot 21, Wentworth's Second Addition to Brent as per plat recorded in Plat Book 2, Page 66 of the public records of Escambia County, FL.

NOTE: THE PREPARER OF THIS DEED REPRESENTS THAT: THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR(S) AND/OR GRANTEE(S) SOLELY FROM LEGAL DESCRIPTION(S) PROVIDED TO THE PREPARER BY THE SAID GRANTOR(S) AND/OR GRANTEE(S); THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS, THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THE OWNERSHIP OF THE REAL PROPERTY DESCRIBED ABOVE; THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD, AND BY ANY UNPAID AD VALOREM REAL PROPERTY TAXES, PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR(S) AND/OR GRANTEE(S).