

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300113

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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
05-0623-000	2021/1700	06-01-2021	LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 SEC 4/5 T 2S 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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-17-2023  
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.	27,356.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2023</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.



# 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

0923.54

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	STOKES JOYCE ANN & STOKES CLARENCE H JR 117 WARWICK AVE PENSACOLA, FL 32503 117 WARWICK AVE 05-0623-000 LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 SEC 4/5 T 2S R 30	Certificate #	2021 / 1700
		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)
# 2021/1700	06/01/2021	626.83	31.34	658.17
→Part 2: Total*				658.17

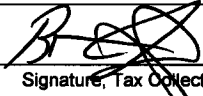
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/1860	06/01/2022	611.61	6.25	30.58	648.44
Part 3: Total*					648.44

## 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)	1,306.61
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	545.79
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)	2,227.40

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:  Signature, Tax Collector or Designee

Escambia, Florida  
Date May 1st, 2023

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



# Chris Jones Escambia County Property Appraiser


[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

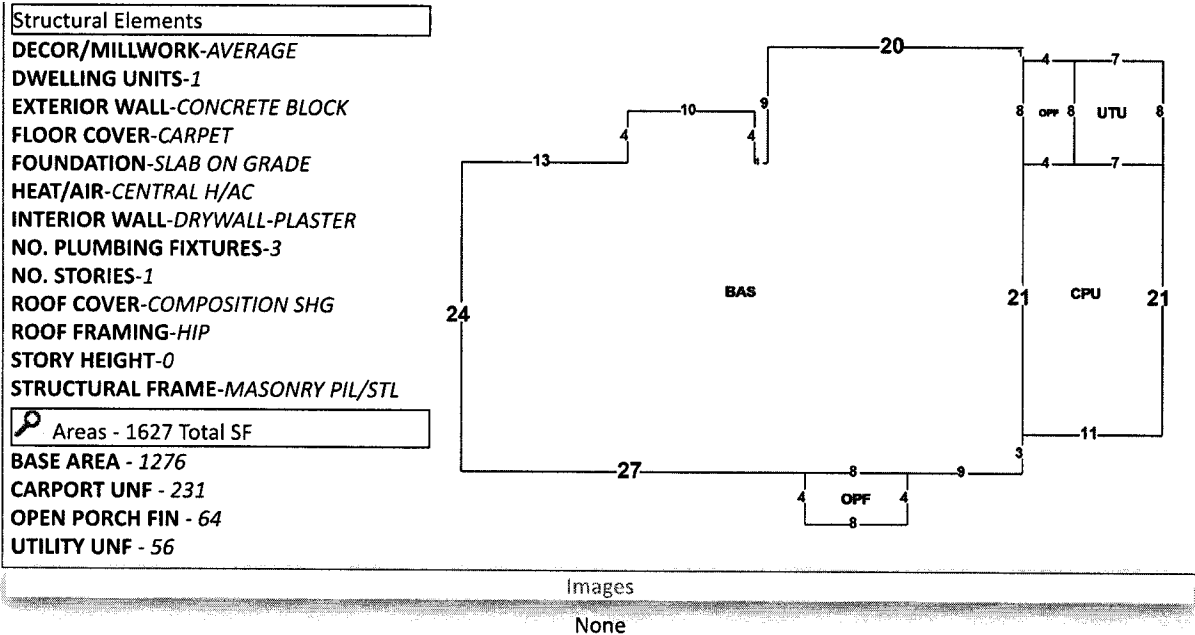
◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	042S302051007006	Year	Land	Imprv	Total	Cap Val
Account:	050623000	2022	\$10,000	\$74,437	\$84,437	\$54,712
Owners:	STOKES JOYCE ANN & STOKES CLARENCE H JR	2021	\$10,000	\$58,607	\$68,607	\$53,119
Mail:	117 WARWICK AVE PENSACOLA, FL 32503	2020	\$10,000	\$51,335	\$61,335	\$52,386
Situs:	117 WARWICK AVE 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID 	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
09/14/2020	8372	735	\$100	WD		Legal Description	
12/1985	2160	246	\$100	OJ		LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR	
01/1976	1016	642	\$21,900	WD		1016 P 642 OR 2160 P 246 OR 8372 P 735 SEC 4/5 T 2S R 30	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information	Launch Interactive Map
<p><b>Section Map Id:</b> 05-2S-30-1</p> <p><b>Approx. Acreage:</b> 0.2505</p> <p><b>Zoned:</b>  R-1AA</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p> <p> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	
<p><b>Buildings</b></p> <p>Address: 117 WARWICK AVE, Year Built: 1956, Effective Year: 1956, PA Building ID#: 71771</p>	



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# 2023036152 5/8/2023 9:57 AM  
OFF REC BK: 8973 PG: 809 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01700**, 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 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 OR 8372 P 735 SEC 4/5 T 2S R 30**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050623000 (0923-54)**

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

**JOYCE ANN STOKES and CLARENCE H STOKES JR**

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 September, which is the **6th day of September 2023**.

Dated this 5th 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  
ESCAMBIA COUNTY FLORIDA  
INST# 2023049082 6/20/2023 10:31 AM  
OFF REC BK: 8995 PG: 1707 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8973, Page 809, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01700, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 050623000 (0923-54)

DESCRIPTION OF PROPERTY:

LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 OR 8372 P  
735 SEC 4/5 T 2S R 30

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

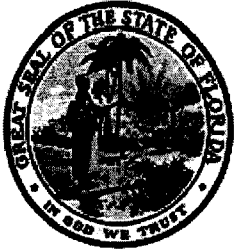
NAME IN WHICH ASSESSED: JOYCE ANN STOKES and CLARENCE H STOKES JR

Dated this 20th day of June 2023.



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 Sales - Property Sheet**

**Account: 050623000 Certificate Number: 001700 of 2021**

Account	050623000	Check Account	Reference	042S302051007006	View Image
ClerkFile#	0923-54	Week #	First Wednesday	Redemption	No
Auction Date	9/6/2023	Homestead Exempt	<input checked="" type="checkbox"/>	County Held Certificate	<input type="checkbox"/>
Date Of Tax Deed Application	4/17/2023	Certificate Number	01700	Issued Date	6/1/2021
Tax Roll Assessment	\$54,712.00	Opening Bid Amt	\$30,306.61		
Save Our Homes	\$54,712.00	Researcher Copies	\$0.00		
Holder Name	ASSEMBLY TAX 36 LLC				^
Holder Address	ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK NJ 07101-3411				^
Name	JOYCE ANN STOKES CLARENCE H STOKES JR				^
Mailing Address	117 WARWICK AVE PENSACOLA, FL 32503				^
Property Address	117 WARWICK AVE 32503				^
Legal Description	LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 OR 8372 P 735 SEC 4/5 T 2S R 30				^
Notes					^

Personal Service ☒

Post Property ☒

**Submit**

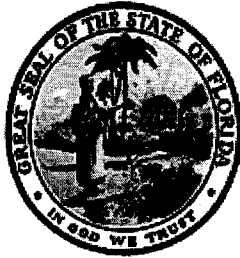
**Reset**

**Print Preview**

\$ 2467.15 JUNE  
 Amt.



**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: 050623000 Certificate Number: 001700 of 2021**

**Payor: JOYCE STOKES 117 WARWICK AVE PENSACOLA, FL 32503      Date 6/20/2023**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total	\$490.20
Tax Collector's Total	\$2,400.71
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$2,967.91</del>

*Reduced \$2,467.15*

**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>**

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

CENTRAL CREDIT UNION OF FLORIDA  
PO BOX 17048  
PENSACOLA FL 32522

2010 AUG -3 P 2:17

COUNTY CIVIL DIVISION  
FILED & RECORDED

**Plaintiff,**

**VS.**

JOYCE B STOKES  
4204 WOOD COVE DRIVE  
SNELLVILLE GA 30039

**Defendant.**

**Case No. 2010 SC 002302**

**Division: V**

**FINAL JUDGMENT AGAINST  
JOYCE B STOKES**

\*\*\*\*\*

**THIS CAUSE** having come before the Court, and the Court being fully advised in the premises,  
it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff CENTRAL CREDIT UNION OF FLORIDA  
hereby recovers from the Defendant JOYCE B STOKES the sum of \$4908.90, plus prejudgment  
interest of \$252.69 and costs of \$405.00 for a total of **\$5566.59** that shall bear interest at the rate of  
6% per annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this

3rd day of Aug, 2010.

County Judge

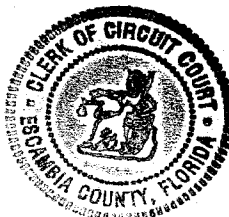
Copies to:

CENTRAL CREDIT UNION OF FLORIDA

JOYCE B STOKES

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"

BY: Ernie Lee Magaha D.C.



Case: 2010 SC 002302

00024992400

Dkt: CC1033 Pg#: 1

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of June, 2020, by Joyce Ann Stokes, who is personally known to me or who produced [Signature] as identification.



WILLIAM E FARRINGTON II  
Commission # GG 240087  
Expires November 1, 2022  
Bonded Thru Budget Notary Services

Sign: [Signature]  
Print: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

This instrument was prepared by:  
William E. Farrington, II  
Wilson, Harrell, Farrington, Ford,  
Wilson, Spain & Parsons, P.A.  
307 S. Palafox Street  
Pensacola, FL 32502  
(850) 438-1111

Parcel Number: 042S302051007006

### WARRANTY DEED

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

**KNOW ALL MEN BY THESE PRESENTS**, that CLARENCE H. STOKES, JR., an unmarried man, and JOYCE ANN STOKES, an unmarried woman, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto CLARENCE H. STOKES, JR., and JOYCE ANN STOKES, as joint tenants with rights of survivorship, whose address is 117 Warwick Avenue, Pensacola, Florida 32503, Grantees, Grantees' heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida to-wit:

**Lot 7, Block 6, THIRD ADDITION TO HIGHLAND TERRACE SUBDIVISION,  
Escambia County, Florida, according to Plat Recorded in Plat Book 3 at Page 91 of  
the Public Records of said County.**

and the Grantors do hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14<sup>th</sup> day  
of September, 2020.

Signed, Sealed and Delivered in the  
presence of:

Sign: [Signature]  
Print: ANGELA E. BONDS  
Witness

Sign: [Signature]  
Print: JOYCE ANN STOKES  
Witness

Sign: [Signature]  
Print: ANGELA E. BONDS  
Witness

Sign: [Signature]  
Print: William E. Farrington  
Witness

[Signature] (SEAL)  
CLARENCE H. STOKES, JR.

[Signature] (SEAL)  
JOYCE ANN STOKES

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14<sup>th</sup> day of September, 2020, by Clarence H. Stokes, Jr., who is personally known to me or who produced FL DL as identification.



ANGELA E. BONDS  
Commission # GG 136276  
Expires October 30, 2021  
Bonded Thru Budget Notary Services

Sign: [Signature]  
Print: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

2160: 248

10. The Husband shall pay to the Wife through the Clerk of the Circuit Court, Alimony and Child Support Division, 1800 St. Mary's Street, Pensacola, Florida, 32501, as and for child support, the sum of \$400.00 per month. This amount shall not be prorated among the children and shall remain the fixed amount of \$400.00 per month until the last child shall become 18 years of age, marries, or otherwise becomes self supporting.

11. The Court reserves jurisdiction over the issue of attorney's fees and court costs on behalf of the Wife pending further order of this Court.

ORDERED in Chambers, in Pensacola, Escambia County, Florida, this the 16<sup>th</sup> day of December, 1985.

  
CIRCUIT JUDGE

Copies to:

✓ Richard E. Scherling, Esquire  
✓ George Phillips, Esquire

419324

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBA COUNTY, FLORIDA

Dec 27 8 22 AM '85

IN BOOK 6 PAGE 1111 JACZY  
JACZY, JACZY, JACZY  
JACZY, JACZY, JACZY  
JACZY, JACZY, JACZY

unless the Wife remarries first. Said exclusive use shall further terminate upon the emancipation of the youngest of the children.

5. During the period of the Wife's exclusive use and occupancy of the former marital home, the parties shall be equally liable for the joint obligation upon said property. Pursuant thereto the Husband shall monthly pay to the Wife by the 1st of each month one-half ( $\frac{1}{2}$ ) of the payments due upon principal, interest, taxes and insurance. The parties shall equally be responsible for all reasonably needed structural repairs or maintenance items upon the home. The wife shall obtain written estimates of any such work or maintenance required and submit the same in a timely fashion to the Husband prior to obligating either of the parties for any such work upon the same or prior to having the work or maintenance performed. The Husband shall have an option to obtain his own estimates. If the parties are unable to agree, the Court shall resolve the same upon a duly noticed hearing. The Wife shall be responsible for all minor repairs or maintenance items during her period of exclusive use.

6. The Husband shall be responsible for, timely maintain and hold the Wife harmless from the known marital debts.

7. Each party shall receive the exclusive use and ownership of their respective automobiles and motor vehicles. The Wife shall be responsible for the indebtedness upon her automobile.

8. The Husband shall maintain the minor children upon a policy of health insurance during their minority. In the event the Husband requires any information from the Wife, such as social security numbers on behalf of the minor children, she shall promptly provide him with whatever information is required.

9. The Husband shall maintain upon his life a policy of life insurance in a minimum face payoff amount in the event of his death of \$50,000 to secure the child support. He shall be obligated to so maintain the same until the emancipation of the children, to not be less than an equal pro rata coverage.

622

137  
12160K 248

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN RE: The Marriage of CLARENCE H.  
STOKES, Husband, and JOYCE A.  
STOKES, Wife.

CASE NO.: 84-1574-A

FINAL JUDGMENT

THIS CAUSE coming on to be heard upon the Petition of the Husband, CLARENCE H. STOKES, JR., for dissolution of marriage and related relief, and upon his Amended Petition for Custody of the minor child Yolanda, further upon the Answer and Counterpetition of the Wife, JOYCE A. STOKES, the Court having heard the testimony and evidence presented, argument of counsel and having been otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Court has jurisdiction of the parties and the subject matter herein.
  2. The bonds of marriage between CLARENCE H. STOKES, Husband, and JOYCE A. STOKES, Wife, are dissolved because the marriage is irretrievably broken.
  3. The parties shall have shared parental responsibility of the minor children, to-wit: Yolanda Marie Stokes, age 12 years; Jason Hollis Stokes, age 2 years; and Justin Hollis Stokes, age 2 years. The Wife shall be the primary residential parent of all of the minor children subject to the Husband's rights of visitation as set forth herein below. The Husband shall have a right of reasonable and liberal visitation with the minor children including but not limited to the amount set forth in the attached schedule indicated as "Attachment A", at a minimum. Both parties shall at all times generally advise the other party of the children's whereabouts.
  4. The Wife shall have the exclusive use and possession of the former marital home for as long as she is the primary residential parent of the minor children, for the benefit of the minor children,
- 800

4.00  
65.70  
24.20  
93.90

REC. FEE  
ST. STP.  
ED. STP.  
TOTAL

# WARRANTY DEED

1016 PAGE 642

State of Florida }

ESCAMBIA County }

117 Warwick Avenue, Pensacola, FL 32503  
GRANTEES' ADDRESS

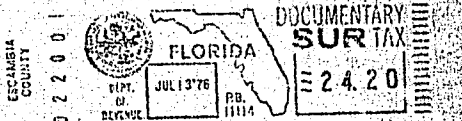
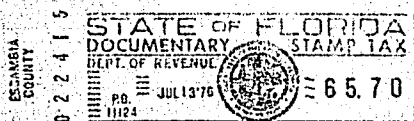
Know All Men by These Presents: That I, GAY P. HILDRETH, a widow

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATIONS DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
CLARENCE H. STOKES, JR. and JOYCE ANN STOKES, husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the Escambia County of Florida  
State of Florida to wit:

Lot 7, Block 6, THIRD ADDITION TO HIGHLAND TERRACE SUBDIVISION,  
Escambia County, Florida, according to Plat recorded in Plat Book  
3 at Page 91 of the Public Records of said County.



Subject to taxes for current year and to valid easements, mineral  
reservations and restrictions of record affecting the above property,  
if any.

To have and to hold, unto the said grantee s. their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee  
simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance,  
and that I, my heirs, executors and administrators, the said  
grantee s. their heirs, executors, administrators and assigns, in the quiet and peaceable possession  
and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th  
day of July A.D. 1976

Signed, sealed and delivered in the presence of

Lynda O. Stokes

Gay P. Hildreth (SEAL)  
GAY P. HILDRETH (SEAL)  
(SEAL)  
(SEAL)

State of Florida }

ESCAMBIA County }

Before the subscriber personally appeared GAY P. HILDRETH XXN

XXXX, known to me to be the individual described by said name in and  
who executed the foregoing instrument and acknowledged that s. he executed  
the same for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of July, 1976.

"THIS INSTRUMENT WAS PREPARED BY  
WALTER C. SPIVET, JR.  
AN EMPLOYEE OF  
LAWSON TITLE INSURANCE CORPORATION  
55 SOUTH BAYLEN STREET  
PENSACOLA, FLORIDA  
IN ACCORDANCE WITH THE REQUIREMENTS OF A  
TITLE INSURANCE CONTRACT."

My Commission expires

Notary Public

April 3, 1977

CLERK FILE NO.

JUL 9 3 04 PM '76  
RECEIVED  
CLERK OF  
ESCAMBIA  
COUNTY

749292



## **PROPERTY INFORMATION REPORT**

**June 16, 2023**

**Tax Account #: 05-0623-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 7 BLK 6 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 1016 P 642 OR 2160 P 246 OR 8372 P  
735 SEC 4/5 T 2S R 30**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0623-000(0923-54)**

**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:** SEP 6, 2023

**TAX ACCOUNT #:** 05-0623-000

**CERTIFICATE #:** 2021-1700

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

**JOYCE ANN STOKES AND**  
**CLARENCE H STOKES JR**  
**117 WARWICK AVE**  
**PENSACOLA, FL 32503**

**JOYCE STOKES**  
**4204 WOOD COVE DR**  
**SNELLVILLE GA 30039**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of June, 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**  
**CONTINUATION PAGE**

June 16, 2023

Tax Account #: **05-0623-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CLARENCE H STOKES, JR., AND JOYCE ANN STOKES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**By Virtue of Warranty Dee recorded 9/25/2020 in OR 8372/735**

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 Central Credit Union of Florida recorded 08/23/2010 – OR 6627/432**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 05-0623-000**

**Assessed Value: \$54,712.00**

**Exemptions: HOMESTEAD**

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 #: 05-0623-000 CERTIFICATE #: 2021-1700

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 15, 2003 to and including June 15, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: June 16, 2023