

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300313

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
05-1845-150	2021/1821	06-01-2021	BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S R/W LI ST LOUIS & SAN FRANCISCO RR SPUR S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 335 15/100 FT TO POB CONT S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 259 85/100 FT S O DEG 0 MIN 0 SEC E 502 65/100 FT TO N R/W LI HERMAN ST (50 FT R/W) S 89 DEG 53 MIN 30 SEC W ALG SD N R/W LI 259 85/100 FT N 0 DEG 0 MIN 0 SEC W FOR 503 32/100 FT TO POB OR 6994 P 947 LESS OR 5932 P 546 MARQUIS

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

Applicant's signature

04-26-2023
Application Date

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>12/06/2023</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.

BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S R/W LI ST LOUIS & SAN FRANCISCO RR SPUR S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 335 15/100 FT TO POB CONT S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 259 85/100 FT S O DEG 0 MIN 0 SEC E 502 65/100 FT TO N R/W LI HERMAN ST (50 FT R/W) S 89 DEG 53 MIN 30 SEC W ALG SD N R/W LI 259 85/100 FT N 0 DEG 0 MIN 0 SEC W FOR 503 32/100 FT TO POB OR 6994 P 947 LESS OR 5932 P 546 MARQUIS



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

1223.11

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	JOSEPH ROBIN LLC PO BOX 161699 MOBILE, AL 36616 200 BLK W HERMAN ST 05-1845-150 BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 M (Full legal attached.)	Certificate #	2021 / 1821
		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)
# 2021/1821	06/01/2021	258.73	12.94	271.67
→Part 2: Total*				271.67

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)
# 2022/1987	06/01/2022	262.28	6.25	13.11	281.64
Part 3: Total*					281.64

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)	553.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	211.46
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)	1,139.77

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



3/30/2006 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.5904)



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:	0825303001020003	Year	Land	Imprv	Total	Cap Val
Account:	051845150	2022	\$14,202	\$0	\$14,202	\$14,202
Owners:	JOSEPH ROBIN LLC	2021	\$14,202	\$0	\$14,202	\$14,202
Mail:	PO BOX 161699	2020	\$14,202	\$0	\$14,202	\$14,202
	MOBILE, AL 36616					
Situs:	200 BLK W HERMAN ST 32505					
Use Code:	VACANT COMMERCIAL 					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford						
Escambia County Tax Collector						
		Disclaimer				
		Tax Estimator				
		File for New Homestead Exemption Online				

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/26/2013	6994	947	\$75,000	WD		Legal Description	
05/2004	5400	804	\$235,000	WD		BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D	
04/2002	4889	1939	\$100	WD		(UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0	
03/1985	2042	119	\$36,000	WD		MIN 0 SEC...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Section Map Id:
08-25-30-2

Approx. Acreage:
1.0932

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

Parcel Information

Launch Interactive Map

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Images

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01821, 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:

BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S R/W LI ST LOUIS & SAN FRANCISCO RR SPUR S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 335 15/100 FT TO POB CONT S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 259 85/100 FT S O DEG 0 MIN 0 SEC E 502 65/100 FT TO N R/W LI HERMAN ST (50 FT R/W) S 89 DEG 53 MIN 30 SEC W ALG SD N R/W LI 259 85/100 FT N 0 DEG 0 MIN 0 SEC W FOR 503 32/100 FT TO POB OR 6994 P 947 LESS OR 5932 P 546 MARQUIS

SECTION 08, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051845150 (1223-11)

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

JOSEPH ROBIN LLC

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 December, which is the **6th day of December 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**

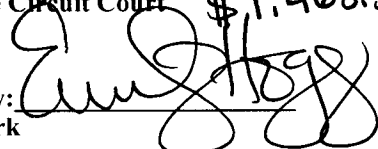
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 051845150 Certificate Number: 001821 of 2021**

Payor: ROBIN JOSEPH LLC PO BOX 161669 MOBILE AL 36616 Date 9/6/2023

Clerk's Check #	1	Clerk's Total	\$510.72 \$1401.70
Tax Collector Check #	1	Tax Collector's Total	\$1,282.79
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,870.51

**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 001821

Redeemed Date 9/6/2023

Name ROBIN JOSEPH LLC PO BOX 161669 MOBILE AL 36616

Clerk's Total = TAXDEED	\$510.72 \$510.72 \$1401.70
Due Tax Collector = TAXDEED	\$1,282.79
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

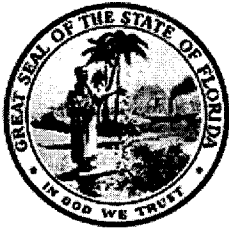
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 051845150 Certificate Number: 001821 of 2021

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="9/6/2023"/>
Months	8	5
Tax Collector	<input type="text" value="\$1,139.77"/>	<input type="text" value="\$1,139.77"/>
Tax Collector Interest	\$136.77	\$85.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,282.79	<input type="text" value="\$1,231.50"/> 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	\$54.72	\$34.20
Total Clerk	\$510.72	<input type="text" value="\$490.20"/> 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	\$1,870.51	\$1,738.70
	Repayment Overpayment Refund Amount	\$131.81

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 1687, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01821, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 051845150 (1223-11)

DESCRIPTION OF PROPERTY:

BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S R/W LI ST LOUIS & SAN FRANCISCO RR SPUR S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 335 15/100 FT TO POB CONT S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 259 85/100 FT S O DEG 0 MIN 0 SEC E 502 65/100 FT TO N R/W LI HERMAN ST (50 FT R/W) S 89 DEG 53 MIN 30 SEC W ALG SD N R/W LI 259 85/100 FT N 0 DEG 0 MIN 0 SEC W FOR 503 32/100 FT TO POB OR 6994 P 947 LESS OR 5932 P 546 MARQUIS

SECTION 08, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROBIN JOSEPH LLC

Dated this 6th day of September 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 #: 05-1845-150 CERTIFICATE #: 2021-1821

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: September 1, 2003 to and including September 1, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President

Dated: September 8, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 8, 2023

Tax Account #: **05-1845-150**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBIN JOSEPH LLC**
By Virtue of Warranty Deed recorded 3/28/2013 in OR 6994/947
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. **Lien in favor of Escambia County recorded 9/29/2022 OR 8866/942**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-1845-150

Assessed Value: \$14,202.00

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: DEC 6, 2023

TAX ACCOUNT #: 05-1845-150

CERTIFICATE #: 2021-1821

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.

ROBIN JOSEPH LLC
PO BOX 161699
MOBILE, AL 36616

ESCAMBIA COUNTY
ENVIRONMENTAL ENFORCEMENT
DIVISION
ESCAMBIA COUNTY CENTRAL
OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 8th day of September, 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

September 8, 2023

Tax Account #:05-1845-150

LEGAL DESCRIPTION

EXHIBIT "A"

BEG AT PT ON S LI OF LT 3 BRAINARD & MCINTYRES S/D (UNRECORDED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S R/W LI ST LOUIS & SAN FRANCISCO RR SPUR S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 335 15/100 FT TO POB CONT S 89 DEG 57 MIN 50 SEC E ALG SD S R/W LI 259 85/100 FT S O DEG 0 MIN 0 SEC E 502 65/100 FT TO N R/W LI HERMAN ST (50 FT R/W) S 89 DEG 53 MIN 30 SEC W ALG SD N R/W LI 259 85/100 FT N 0 DEG 0 MIN 0 SEC W FOR 503 32/100 FT TO POB OR 6994 P 947 LESS OR 5932 P 546 MARQUIS

SECTION 08, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-1845-150(1223-11)

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

This Instrument Prepared By:
JAMES S. CAMPBELL
Beggs and Lane
Post Office Box 12950
501 Commendencia St.
Pensacola, Florida 32591-2950
(850) 432-2451
Florida Bar No.: 623539

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PEMBROKE II DEVELOPMENT, LLC, a Florida limited liability company (herein "Grantor"), whose address is 3957 Pembroke Avenue, Mobile, AL 36608, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto ROBIN JOSEPH, LLC, a Florida limited liability company, (herein "Grantee"), whose address is Post Office Box 161699, Mobile, Alabama 36616, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference which are not hereby reimposed (the "Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of March, 2013.

Signed, sealed and delivered
in the presence of:

Name: Edward M. Behm

Name: [Signature]

PEMBROKE II DEVELOPMENT, LLC a
Florida limited liability company

By: [Signature]

Joseph W. Mishkin, Manager

STATE OF Alabama
COUNTY OF Mobile

The foregoing instrument was acknowledged before me this 26th day of March, 2013, by Joseph W. Mishkin, as Manager of Pembroke II Development, LLC, a Florida limited liability company, on behalf of the company, who did not take an oath and who:

☒ is/are personally known to me.
☐ produced current _____ driver's license as identification.
☐ produced _____ as identification.



(Notary Seal Must Be Affixed)

Barbara R. Morton
Notary Public
Barbara R. Morton
Name of Notary Printed
My Commission Expires: 4-9-2013
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 3 ACCORDING TO BRAINARD AND MCINTYRE'S SUBDIVISION (UNRECORDED) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SOUTH LINE OF SAID LOT 3 AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE N 00 DEGREES 00'00" W ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 1 FOR 529.16 FEET TO THE NORTH LINE OF SAID LOT 3 BEING THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD SPUR; THENCE SOUTH 89 DEGREES 57'50" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 335.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 57'50" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 259.85 FEET; THENCE S 00 DEGREES 00'00" E FOR 502.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HERMAN STREET (50' RAW); THENCE S 89 DEGREES 53'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 259.85 FEET; THENCE N 00 DEGREES 00'00" W FOR 503.32 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PORTION OF LOT 3, ACCORDING TO BRAINARD AND MCINTYRE'S UNRECORDED SUBDIVISION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; COMMENCE AT A POINT ON THE SOUTH LINE OF SAID LOT 3 AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE N 00°00'00" W ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 1 FOR 529.16 FEET TO THE NORTH LINE OF SAID LOT 3, BEING THE SOUTH RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD SPUR; THENCE S 89°57'50" E ALONG SAID SOUTH RIGHT OF WAY LINE FOR 428.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°57'50" E ALONG SAID SOUTH RIGHT OF WAY LINE FOR 166.15 FEET; THENCE GO S 00°00'00" W FOR 502.66 FEET TO THE NORTH LINE OF HERMAN STREET (50' RAW); THENCE GO S 89°53'30" W 166.15 FEET; THENCE GO N 00°00'00" E 503.08 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 1.92 ACRES.

PARCEL 2:

THAT PORTION OF LOT 3 ACCORDING TO BRAINARD AND MCINTYRE'S SUBDIVISION (UNRECORDED) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SOUTH LINE OF SAID LOT 3 AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE N 00 DEGREES 00'00" W ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 1 FOR 529.16 FEET TO THE NORTH LINE OF SAID LOT 3, BEING THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD SPUR; THENCE SOUTH 89 DEGREES 57'50" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 293.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89 DEGREES 57'50" E FOR A DISTANCE OF 42.00 FEET; THENCE S 00 DEGREES, 00'00" E FOR A DISTANCE OF 503.32 FEET; THENCE S 89 DEGREES, 53'30" W FOR A DISTANCE OF 42.00 FEET; THENCE N 00 DEGREES 00'00" W FOR A DISTANCE OF 503.42 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Ad Valorem taxes for the Year 2013 and subsequent years, which are not yet due and payable.
2. Grant of Easement for Drainage recorded in Official Records Book 5932, Page 549. (Parcel 1)
3. Memorandum of Assignment of Lease recorded in Official Records Book 5932, Page 583. (Parcels 1 and 2)
4. Declaration of Restrictive Covenant recorded in Official Records Book 4885, Page 1612. (Parcels 1 and 2)

Recorded in Public Records 9/29/2022 9:56 AM OR Book 8866 Page 942,
Instrument #2022097547, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE:21116215N

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDIA
COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by ---ROBIN JOSEPH, LLC JOSEPH ROBIN LLC located at 200 BLK W HERMAN ST and more particularly described as:

PR#082S303001020003

Legal Description

BEG AT PT ON S LI OF LT 3 BRAI NARD & MCINTYRES S/D (UNRECORD ED) AT NW COR LT 1 OF SD S/D N 0 DEG 0 MIN 0 SEC W ALG EXTN OF W LI OF SD LT 1 529 16/100 FT TO N LI OF SD LT 3 BEING S ...

A field investigation by the Office of Environmental Enforcement was conducted on 4/27/2022 and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(a) , Sec. 42-196(b) , Sec. 42-196(d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$1200.00
Administrative costs	\$250.00
Total	\$1450.00

BK: 8866 PG: 943 Last Page

The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose lines in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 27th day of September, 2022 by the County Administrator, Wesley J. Moreno as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDIA

Witness *[Signature]*
Print Name Danielle Cooper

[Signature]
By: Wesley J. Moreno,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDIA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 27th day of September, 2022 by Wesley J. Moreno, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me or (☐) has produced current _____ as identification.



(Notary Seal)

[Signature]
Signature of Notary Public

Sharon R. Pitts
Printed Name of Notary Public