

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300332

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 |
|----------------|-----------------|------------|--|
| 07-1072-000 | 2021/2877 | 06-01-2021 | E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D PB 1 P 56 CASE #2001-CP-1222 OR 4957 P 451 CA 158 |

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

| 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.

E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D PB 1 P 56 CASE #2001-CP-1222 OR 4957 P 451 CA 158



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

1223.24

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 | GRIMM RONALD A SR EST OF GRIMM KAREN S EST OF 3802 W GADSDEN ST PENSACOLA, FL 32505 3802 W GADSDEN ST 07-1072-000 E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 CAKDALE S/D PB 1 P 56 CASE #2001-CP-1222 OR 4957 P 451 (Full legal attached.) | Certificate # | 2021 / 2877 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/2877 | 06/01/2021 | 1,228.05 | 61.40 | 1,289.45 |
| →Part 2: Total* | | | | 1,289.45 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2022/3102 | 06/01/2022 | 1,366.49 | 6.25 | 68.32 | 1,441.06 |
| Part 3: Total* | | | | | 1,441.06 |

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) | 2,730.51 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,367.51 |
| 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) | 4,473.02 |

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

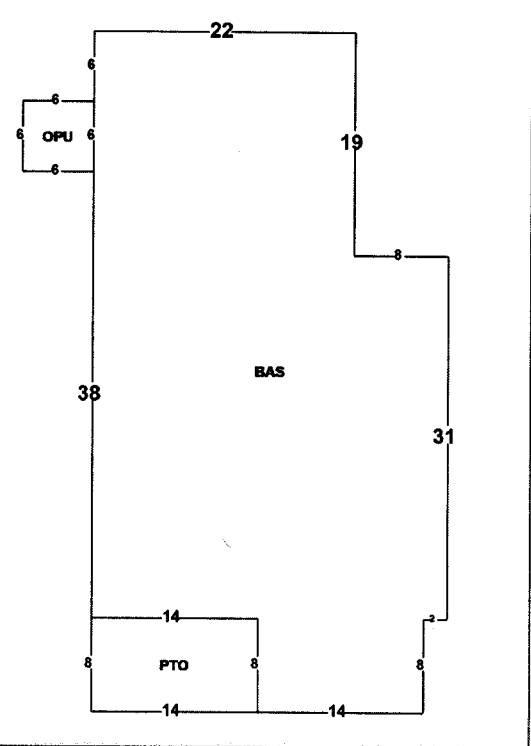
| General Information | | Assessments | | | | |
|--|--|--|-------------|--------------|--------------|----------------|
| Parcel ID: | 342S300870130004 | Year | Land | Imprv | Total | Cap Val |
| Account: | 071072000 | 2022 | \$5,021 | \$90,700 | \$95,721 | \$85,868 |
| Owners: | GRIMM RONALD A SR EST OF GRIMM KAREN S EST OF | 2021 | \$5,021 | \$75,126 | \$80,147 | \$78,062 |
| Mail: | 3802 W GADSDEN ST PENSACOLA, FL 32505 | 2020 | \$5,021 | \$65,945 | \$70,966 | \$70,966 |
| Situs: | 3802 W GADSDEN ST 32505 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | |
| 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) | None | |
| 08/2002 | 4957 | 451 | \$100 | QC | | Legal Description | |
| 07/1991 | 3027 | 399 | \$100 | QC | | E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D | |
| 02/1983 | 1731 | 805 | \$26,400 | WD | | PB 1 P 56 CASE #2001-CP-1222 OR 4957 P 451 CA 158 | |
| 01/1979 | 1291 | 869 | \$22,900 | WD | | Extra Features | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | CARPORT | |
| | | | | | | FRAME GARAGE | |
| | | | | | | PATIO | |

| Parcel Information | | Launch Interactive Map | |
|---|---|------------------------|--|
| Section Map Id: CA158 | <div><div>+</div><div>-</div></div> | | |
| Approx. Acreage: 0.1921 | | | |
| Zoned: | MDR | | |
| Evacuation & Flood Information | | | |
| Open Report | | | |
| | View Florida Department of Environmental Protection(DEP) Data | | |
| Buildings | | | |
| Address:3802 W GADSDEN ST, Year Built: 1942, Effective Year: 1960, PA Building ID#: 82760 | | | |

| Structural Elements |
|---------------------------------|
| DECOR/MILLWORK-AVERAGE |
| DWELLING UNITS-1 |
| EXTERIOR WALL-BRICK-FACE/VENEER |
| EXTERIOR WALL-VINYL SIDING |
| FLOOR COVER-HARDWOOD/PARQET |
| FOUNDATION-WOOD/SUB FLOOR |
| HEAT/AIR-WALL/FLOOR FURN |
| INTERIOR WALL-DRYWALL-PLASTER |
| NO. PLUMBING FIXTURES-6 |
| NO. STORIES-1 |
| ROOF COVER-COMPOSITION SHG |
| ROOF FRAMING-GABLE |
| STORY HEIGHT-0 |
| STRUCTURAL FRAME-WOOD FRAME |

| |
|-------------------------|
| 🔑 Areas - 1608 Total SF |
| BASE AREA - 1460 |
| OPEN PORCH UNF - 36 |
| PATIO - 112 |



Images



6/6/2018 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037755 5/11/2023 3:22 PM
OFF REC BK: 8975 PG: 1777 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. 02877**, 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:

E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D PB 1 P 56 CASE #2001-CP-1222 OR 4957 P 451 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071072000 (1223-24)

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

EST OF RONALD A GRIMM SR and EST OF KAREN S GRIMM

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

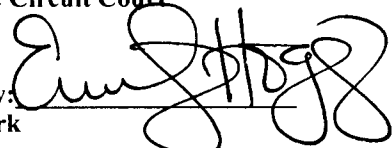
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071072000 Certificate Number: 002877 of 2021**

Payor: PURE TITLE LLC 2779 GULF BREEZE PKWY GULF BREEZE FL 32563 Date 6/16/2023

| | | | |
|-----------------------|--------|-----------------------|-----------------------|
| Clerk's Check # | 155929 | Clerk's Total | \$510.72 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$5,016.03 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$5,603.75 |

\$4,780.14

**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 002877

Redeemed Date 6/16/2023

Name PURE TITLE LLC 2779 GULF BREEZE PKWY GULF BREEZE FL 32563

| | |
|--|-----------------------------|
| Clerk's Total = TAXDEED | \$510.72 \$ 4,763.14 |
| Due Tax Collector = TAXDEED | \$5,016.03 |
| 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: 071072000 Certificate Number: 002877 of 2021

Redemption 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="6/16/2023"/> |
| Months | 8 | 2 |
| Tax Collector | <input type="text" value="\$4,473.02"/> | <input type="text" value="\$4,473.02"/> |
| Tax Collector Interest | \$536.76 | \$134.19 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$5,016.03 | <input type="text" value="\$4,613.46"/> 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 | \$13.68 |
| Total Clerk | \$510.72 | <input type="text" value="\$469.68"/> 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 | \$5,603.75 | \$5,100.14 |
| | Repayment Overpayment Refund Amount | \$503.61 |
| Book/Page | <input type="text" value="8975"/> | <input type="text" value="1777"/> |

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 1777, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02877, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 071072000 (1223-24)

DESCRIPTION OF PROPERTY:

**E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D PB 1 P 56 CASE #2001-CP-1222
OR 4957 P 451 CA 158**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF RONALD A GRIMM SR and EST OF KAREN S GRIMM

Dated this 16th day of June 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 #: 07-1072-000 CERTIFICATE #: 2021-2877

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 4, 2003 to and including September 4, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 13, 2023

Tax Account #: **07-1072-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ELMON HURLSTON AND MARY HURLSTON**
By Virtue of Warranty Deed recorded 8/21/2023 in OR 9028/1521

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 Jefferson Capital Systems LLC recorded 1/28/2020 OR 8238/93**

b. **Judgment in favor of Capital One Bank recorded 10/5/2004 OR 5503/1394**

c. **Judgment in favor of South Baldwin Reg Med Ctr Recorded 8/8/2007 OR 6197/148**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 07-1072-000

Assessed Value: \$85,868.00

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 #: 07-1072-000

CERTIFICATE #: 2021-2877

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 2022 tax year.

**ESTATE OF RONALD A GRIMM SR, ESTATE
OF KAREN S GRIMM
3802 W GADSDEN ST
PENSACOLA, FL 32505**

**ELMON HURLSTON AND
MARY HURLSTON
3802 W GADSDEN ST
PENSACOLA, FL 32505**

**ELMON HURLSTON AND MARY HURLSTON
7732 TEMPLETON ROAD
PENSACOLA, FL 32506-5526**

**CAPITAL ONE BANK
5335 WISCONSIN AVENUE NW SUITE 360
WASHINGTON DC**

**JEFFERSON CAPITAL SYSTEMS LLC
200 14TH AVE E
SARTELL, MN 56377**

**SOUTH BALDWIN REG MED CTR
2150 15TH AVE
VERO BEACH, FL 32961**

Certified and delivered to Escambia County Tax Collector, this 13th 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 13, 2023

Tax Account #:07-1072-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 20 FT OF LT 13 AND W 40 FT OF LT 14 BLKS 4 OAKDALE S/D PB 1 P 56 CASE #2001-CP-1222
OR 4957 P 451 CA 158**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1072-000(1223-24)

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

**Recorded in Public Records 8/21/2023 1:05 PM OR Book 9028 Page 1521,
Instrument #2023068036, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$441.00**

Prepared By and Return To:
Tradewinds Title Company, LLC
24 W. Chase Street, Suite 200
Pensacola, FL 32502

Order No.: 20230269T

Property Appraiser's Parcel I.D. (folio) Number:
342S300870130004

WARRANTY DEED

THIS WARRANTY DEED dated August 17, 2023, by **CLEAR SIGHT PROPERTIES, LLC, a Florida limited liability company**, and having its principal place of business at 10240 Palao Drive, Lillian, Alabama 36549 (the "Grantor"), to **ELMON HURLSTON and MARY HURLSTON, Husband and Wife**, whose post office address is 7732 Templeton Road, Pensacola, FL 32506-5526 (the "Grantee").

(Wherever used herein the terms "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 and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of ESCAMBIA, State of Florida, viz:

The East 20.00 feet of Lot 13 and the West 40.0 feet of Lot 14, Block 4, Oakdale, according to the Plat thereof, recorded in Plat Book 1, Page 56, of the Public Records of Escambia County, Florida.

**Parcel No. 342S300870130004
For Informational Purposes Only:
Commonly known as 3802 West Gadsden Street, Pensacola, FL 32505**

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

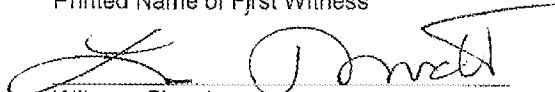
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

BK: 9028 PG: 1522

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:


Witness Signature
Emily Townsend
Printed Name of First Witness


Witness Signature
Lisa Novatka
Printed Name of Second Witness

Clear Sight Properties, LLC

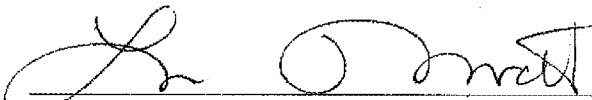
BY: CAC
Charles A. Charbonneau, Member/Manager

By: MU
Mary U. Charbonneau, Member/Manager

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 17th day of August, 2023 by Charles A. Charbonneau and Mary U. Charbonneau, as Members/Managers of Clear Sight Properties, LLC, on behalf of the company, who are personally known to me or who have produced FL DL (type of identification) as identification.


Notary Public

Printed Name: _____

Commission # _____

My Commission Expires: _____



LISA NOVATKA
Commission # GG 940588
Expires January 4, 2024
Bonded Thru Budget Notary Services

BK: 9028 PG: 1523 Last Page

**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, and if not, what person or entity will be responsible for maintenance. 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 Ordinance 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 acknowledgement by the County of the veracity of any disclosure statements.


Name of Roadway: West Gadsden Street

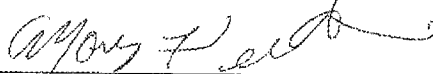
Legal Address of Property: 3802 West Gadsden Street, Pensacola, FL 32505

The County ☒ has accepted ☐ has not accepted the abutting road way for maintenance ☐ Private Drive

This form complete by: Tradewinds Title Company, LLC
24 W. Chase Street, Suite 200, Pensacola, FL 32502


AS TO BUYER:

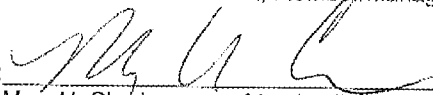

Elmon Hurlston


Mary Hurlston

AS TO SELLER:

Clear Sight Properties, LLC

BY: 
Charles A. Charbonneau, Member/Manager

By: 
Mary U. Charbonneau, Member/Manager

Recorded in Public Records 1/28/2020 11:41 AM OR Book 8238 Page 93,
Instrument #2020008005, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 102208502 E-Filed 01/24/2020 03:56:36 PM

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

JEFFERSON CAPITAL SYSTEMS, LLC,
Plaintiff,

Case No.: 2019 CC 006169

vs.

RONALD GRIMM
Defendant.

DEFAULT FINAL JUDGMENT

This cause having come before the Court after entry of default by the clerk against
Defendant for failure to serve any paper as required by law:

IT IS ORDERED AND ADJUDGED that the Plaintiff, JEFFERSON CAPITAL
SYSTEMS, LLC, shall recover from the Defendant, RONALD GRIMM, 8100 W Highway 98
Apt 708 , Pensacola FL 32506-8945, the sum of:

| | |
|---------------------------------|--------------------|
| Principal: | \$12,494.27 |
| Court Costs/Process server fee: | \$419.85 |
| Less Payments: | \$0.00 |
| TOTAL: | \$12,914.12 |

For all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete
Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), including all required
attachments and return to the Plaintiff's attorney within 45 days from the date of this Final
Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is
filed. The Defendant should NOT file the completed form 7.343 with the Court. Jurisdiction of
this case is retained to enter further orders that are proper to compel Defendant to complete Form
1.977, including all required attachments, and return to the Plaintiff's attorney.

DONE AND ORDERED in Pensacola, Escambia County, Florida.


eSigned by COUNTY COURT JUDGE JENNIFER J. FRYDRYCHOWICZ in 2019 CC 006169
on 01/24/2020 14:35:12 xrtSolr

Conformed Copies to:

LLOYD & McDANIEL, PLC, P.O. Box 23200, Louisville, KY 40223-0200, courts@lloydmc.com
Ronald Grimm, 8100 W Highway 98 Apt 708 , Pensacola FL 32506-8945

10.00
IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO. 2003-SC-006413X

CAPITAL ONE BANK,

Plaintiff,

vs.

Ronald A Grimm

Defendant(s).

OR BK 5503 PG1394
Escambia County, Florida
INSTRUMENT 2004-289885

RCD Oct 05, 2004 11:10 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-289885

OR BK 5460 PG1562
Escambia County, Florida
INSTRUMENT 2004-266386

RCD Jul 22, 2004 03:53 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-266386

FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK, recover from the Defendant(s), Ronald A Grimm, the sum of \$1380.70 on principal, \$154.58 for interest, and \$94.50 for costs making a total of \$1629.78 that shall bear interest at the rate of 7% per year, for which let execution issue.

ORDERED in Escambia County, Florida, this 20th day of July, 2004.

[Signature]
COUNTY JUDGE

Plaintiff's Address:

CAPITAL ONE BANK, 5335 WISCONSIN AVENUE NW, SUITE 360, WASHINGTON DC

Account No: [REDACTED]

Copies furnished to:

✓ Josie A. Gregory, Esquire, Zakheim & Associates, P.A., 5310 Northwest 33rd Avenue, Suite 100, Ft. Lauderdale, FL 33309

Ronald A Grimm, , 3802 W GADSEN ST., PENSACOLA FL 32505-7306, [REDACTED]

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 9921087209.001



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

BY: *[Signature]* D.C.

COUNTY CIVIL DIVISION
FILED & RECORDED

2004 JUL 21 A 11:11

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 08/08/2007 at 04:40 PM OR Book 6197 Page 148,
Instrument #2007076065, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 06/11/2007 at 10:41 AM OR Book 6161 Page 777,
Instrument #2007055410, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

SOUTH BALDWIN REG. MED. CTR.

Plaintiff,

vs

CASE NO. 2007-SC-002039

RONALD A GRIMM

Defendant,

FINAL JUDGMENT

This action came before the court, upon Plaintiff's Motion for Final Judgment. On the evidence presented,

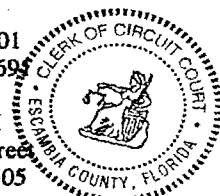
IT IS ADJUDGED that Plaintiff, SOUTH BALDWIN REG. MED. CTR., recover from Defendant, RONALD A GRIMM of 3802 West Gadsen Street Pensacola Florida 32505 the sum \$319.00 on principal, \$.00 for attorneys' fees, PREJUDGMENT INTEREST OF \$17.61 with costs in the sum of \$100.00 (less credit of \$.00) making a total of \$436.61 that shall bear interest at the legal rate of 11% per annum, for which let execution issue.

ORDERED in Pensacola, Florida, on the 4 day of June,
2007.


JUDGE, COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

SOUTH BALDWIN REG. MED. CTR.
c/o J. Paul Clinton
STOKES & CLINTON, PC
Attorney for Plaintiff
Post Office Box 991801
Mobile, Alabama 36695

RONALD A GRIMM
3802 West Gadsen Street
Pensacola Florida 32505



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

FFJ 07-90825-0
FLS

BY Ernie Lee Magaha DC
DATE 06/07/2007

2007 JUN -U- P 4:15
FILED & RECORDED
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Case: 2007 SC 002039

00062143947

Dkt: CC1033 Pg#: