



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

0324-45

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	MICKELSON TRACY A 116 MANGO ST PENSACOLA, FL 32503 305 IONA ST 08-0248-000 N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 7257 P 1068 CA 205	Certificate #	2021 / 3172
		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)
# 2021/3172	06/01/2021	683.31	34.17	717.48
→ Part 2: Total*				717.48

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)
# 2022/3437	06/01/2022	689.30	6.25	34.47	730.02
Part 3: Total*					730.02

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)	1,447.50
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,822.50

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: <u><i>Jennifer N. Casady</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>August 11th, 2023</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2024</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.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300519

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
08-0248-000	2021/3172	06-01-2021	N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 7257 P 1068 CA 205

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

07-26-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ● Account ○ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	5025305000024008	Year	Land	Imprv	Total	Cap Val
Account:	080248000	2023	\$30,000	\$0	\$30,000	\$30,000
Owners:	MICKELSON TRACY A	2022	\$12,000	\$0	\$12,000	\$539
Mail:	116 MANGO ST PENSACOLA, FL 32503	2021	\$7,600	\$86,542	\$94,142	\$72,865
Situs:	305 IONA ST 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						Official Records (New Window)	2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type			None
09/04/2020	8364	551	\$100	QC			
11/12/2014	7257	1068	\$44,600	WD			
07/29/2013	7057	1550	\$100	WD			
06/1995	3786	927	\$37,900	WD			
02/1991	2976	123	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							
							Legal Description
							N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 OR 8364 P 551 SEC 50/51 T 2S R 30 CA 205
							Extra Features
							None

Parcel Information
Launch Interactive Map

Section Map Id:
CA205

Approx. Acreage:
0.1682

Zoned:
MDR
MDR

Evacuation & Flood Information
[Open Report](#)


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

Buildings

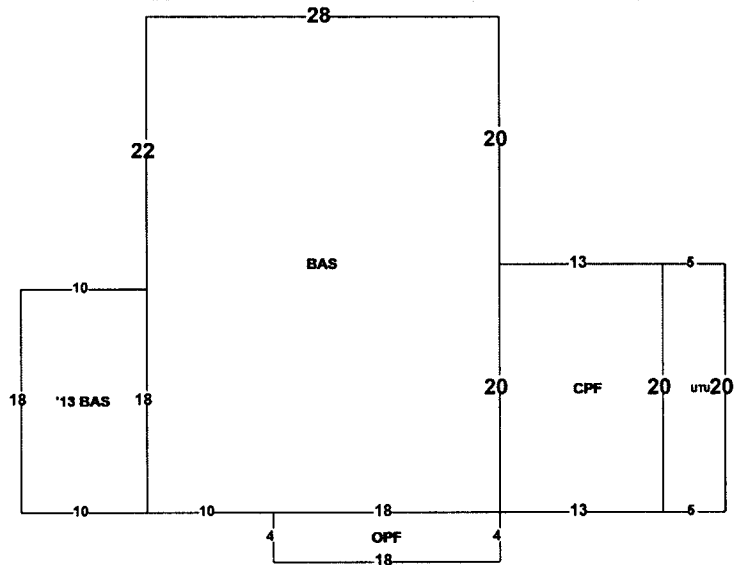
Address: 305 IONA ST, Year Built: 1941, Effective Year: 1995, PA Building ID#: 86747

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1732 Total SF

BASE AREA - 1300
CARPORT FIN - 260
OPEN PORCH FIN - 72
UTILITY UNF - 100



Images



2/27/2023 12:00:00 AM

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

Last Updated: 08/17/2023 (tc 7602)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 03172**, 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:

N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 7257 P 1068 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080248000 (0324-45)

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

TRACY A MICKELSON

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 March, which is the **6th** day of **March 2024**.

Dated this 18th day of August 2023.

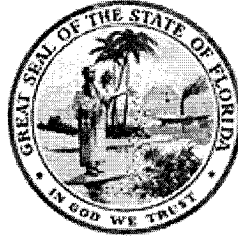
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 080248000 Certificate Number: 003172 of 2021

Payor: TRACY MICKELSON 116 MANGO ST PENSACOLA, FL 32503 **Date 12/12/2023**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,047.45
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,635.17

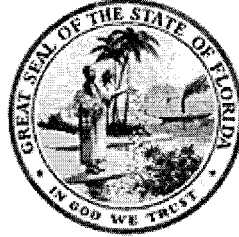
\$2,135.64

\$2152.64
+ 7534 fee
2,227.98

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 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
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 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 003172
Redeemed Date 12/12/2023

Name TRACY MICKELSON 116 MANGO ST PENSACOLA, FL 32503

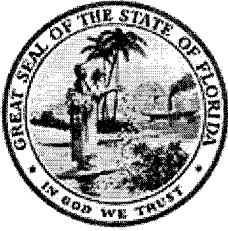
Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$2,047.45
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 080248000 Certificate Number: 003172 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2024"/>	Redemption Date <input type="text" value="12/12/2023"/>
Months	<input type="text" value="8"/>	<input type="text" value="5"/>
Tax Collector	<input type="text" value="\$1,822.50"/>	<input type="text" value="\$1,822.50"/>
Tax Collector Interest	<input type="text" value="\$218.70"/>	<input type="text" value="\$136.69"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$2,047.45"/>	<input type="text" value="\$1,965.44"/> 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	<input type="text" value="\$54.72"/>	<input type="text" value="\$34.20"/>
Total Clerk	<input type="text" value="\$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	<input type="text" value="\$2,635.17"/>	<input type="text" value="\$2,472.64"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$162.53"/>
Book/Page	<input type="text" value="9028"/>	<input type="text" value="1084"/>

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 9028, Page 1084, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03172, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **080248000 (0324-45)**

DESCRIPTION OF PROPERTY:

N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 7257 P 1068 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: TRACY A MICKELSON

Dated this 12th day of December 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 #: 08-0248-000 CERTIFICATE #: 2021-3172

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: December 19, 2003 to and including December 19, 2023 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: December 26, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 26, 2023

Tax Account #: **08-0248-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TRACY A MICKELSON**

By Virtue of Warranty Deed recorded 11/13/2014 in OR 7257/1068 and Quit Claim Deed recorded 09/04/2020 in OR 8364/551

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 08-0248-000

Assessed Value: \$30,000.00

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: _____ **MAR 6, 2024** _____
TAX ACCOUNT #: _____ **08-0248-000** _____
CERTIFICATE #: _____ **2021-3172** _____

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

TRACY A MICKELSON
116 MANGO ST
PENSACOLA, FL 32503

TRACY A MICKELSON
305 IONA ST
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 26th day of December, 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

December 26, 2023

Tax Account #:08-0248-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 70 FT OF LT 19 BLK 8 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 7257 P 1068 CA 205

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-0248-000(0324-45)

.WD12-lndy - 14-103101

Sales Price: \$44,600.00
Rec
Doc 312.20

①

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 502S30-5000024008

INDIVIDUAL WARRANTY DEED

This WARRANTY DEED, dated **November 12, 2014** by **Stephne West, a single woman**, whose post office address is **5245 Leesway Blvd Pensacola, FL 32504** hereinafter called the GRANTOR, to **Patricia Mickelson and Robert G. Mickelson and Tracy A. Mickelson, as joint tenants with full rights of survivorship** whose post office address is **305 Iona Street Pensacola, Florida 32507** hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

The North 70 feet of Lot 19, Block 8, Aero Vista, a subdivision of part of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 1, Page 31, of the Public Records of said County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

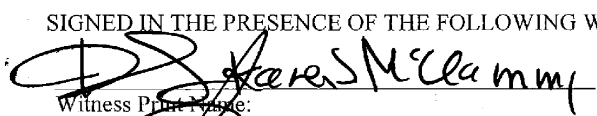

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

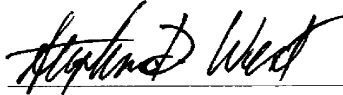
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

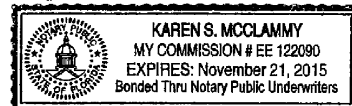
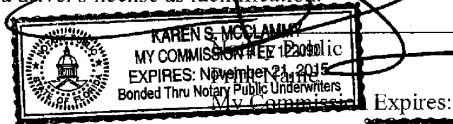
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


Witness Print Name: Karen McClammy

Witness Print Name: Lara Shields


Stephne West

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **November 12, 2014** by **Stephne West, a single woman** who is either personally known to me or who produced a driver's license as identification.
(SEAL)



State of **FLORIDA**
County of **ESCAMBIA**

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. **ESCAMBIA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.**

Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of said Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosures shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

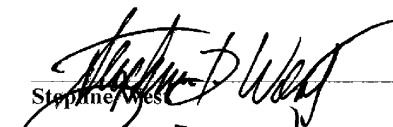
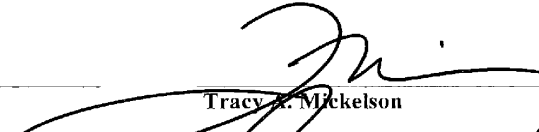

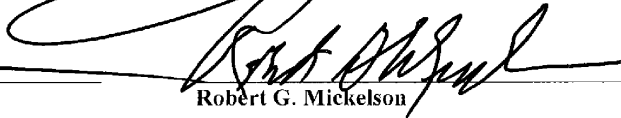
NAME OF ROADWAY: **Iona Street**

LEGAL ADDRESS OF PROPERTY: **305 Iona Street, Pensacola, Florida 32507**

PARCEL I.D. NUMBER: **502S30-5000024008**

The County (**X**) Has Accepted (**na**) Has Not Accepted the Abutting Roadway for (**na**) Dirt (**X**) Paved Maintenance.

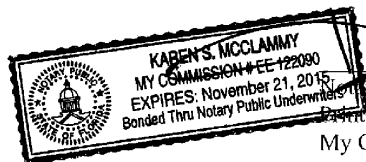
The foregoing information has been furnished by the Public Works Department of Escambia County, Florida, on this **12th** day of **November 2014**.

 _____ Stephne West	 _____ Tracy A. Mickelson
 _____ Patricia Mickelson	 _____ Robert G. Mickelson

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **12th** day of **November 2014** by **Stephne West, a single woman** who is either personally known to me or who produced a driver's license as identification.

(SEAL)

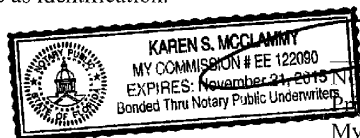


Notary Name:
My Commission Expires:

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **12th** day of **November 2014** by **Patricia Mickelson and Robert G. Mickelson and Tracy A. Mickelson, as joint tenants with full rights of survivorship** who is either personally known to me or who produced a driver's license as identification.

(SEAL)



Notary Name:
My Commission Expires:

This instrument prepared by
Patricia Mickelson
1518 Creighton Road
Pensacola, FL 32504

Rec 18.50
Docs .70
PP 10.00

QUIT CLAIM DEED (INDIVIDUAL)

This QUIT CLAIM DEED, dated SEPTEMBER 4, 2020 by ROBERT G. MICKELSON & PATRICIA MICKELSON
HUSBAND & WIFE whose post office address is 8432 RIDGEFIELD RD., PENSACOLA
FLORIDA 32514, hereinafter called the GRANTOR, to TRACY A. MICKELSON, A SINGLE WOMAN
FLORIDA 32503, whose post office address is 116 MANGO STREET, PENSACOLA
FLORIDA 32503, hereinafter called the GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall 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 GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in ESCAMBIA County, Florida, viz:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

- 1. Witness: [Signature]
- 1. Print Name: Karen S. McClammy
- 2. Witness: [Signature]
- 2. Print Name: Catalina Colon

[Signature]
ROBERT G. MICKELSON

[Signature]
PATRICIA MICKELSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was sworn and subscribed before me by means of physical presence or online notarization this SEPTEMBER 4, 2020 by ROBERT G. MICKELSON & PATRICIA MICKELSON, HUSBAND & WIFE, who is either personally known to me or who produced a driver's license as identification.

[Signature]
Notary Public
Print Name:
My Commission Expires:

(SEAL)

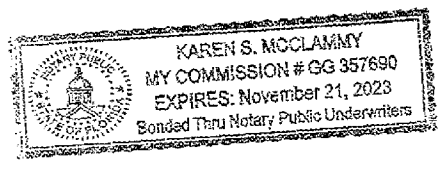


Exhibit "A" - Legal Description

THE NORTH 70 FEET OF LOT 19 BLOCK 8, AERO VISTA, a subdivision of part of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida according to the plat thereof, recorded in Plat Book 1, Page 31, of the public records of said county.