



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

0324-46

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	WOOD SUSAN DIANNA 616 RUE MAX AVE PENSACOLA, FL 32507 616 RUE MAX AVE 08-0800-000 LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787 CA 198	Certificate #	2021 / 3219
		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)
# 2021/3219	06/01/2021	410.15	20.51	430.66
→ Part 2: Total*				430.66

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)
# 2023/3502	06/01/2023	438.13	6.25	21.91	466.29
# 2022/3478	06/01/2022	422.99	6.25	21.15	450.39
Part 3: Total*					916.68

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)	1,347.34
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)	1,722.34

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>Jennifer Cassidy</u>	Escambia, Florida	
Signature, Tax Collector or Designee	Date	August 11th, 2023

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.	22,180.00
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: 2300522

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
08-0800-000	2021/3219	06-01-2021	LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787 CA 198

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:	502S305012009034	Year	Land	Imprv	Total	Cap Val
Account:	080800000	2023	\$30,000	\$79,244	\$109,244	\$44,360
Owners:	WOOD SUSAN DIANNA	2022	\$12,000	\$69,480	\$81,480	\$43,068
Mail:	616 RUE MAX AVE PENSACOLA, FL 32507	2021	\$8,000	\$57,396	\$65,396	\$41,814
Situs:	616 RUE MAX AVE 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						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION
08/2003	5221	1695	\$7,700	WD		Legal Description LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787 CA 198
01/1994	3510	500	\$1,000	CJ		
02/1983	1738	787	\$100	QC		
01/1975	878	343	\$16,500	SC		
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information

Launch Interactive Map

Section Map Id:
CA198

Approx. Acreage:
0.1540

Zoned:
MDR
MDR

Evacuation & Flood Information
[Open Report](#)

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

Buildings

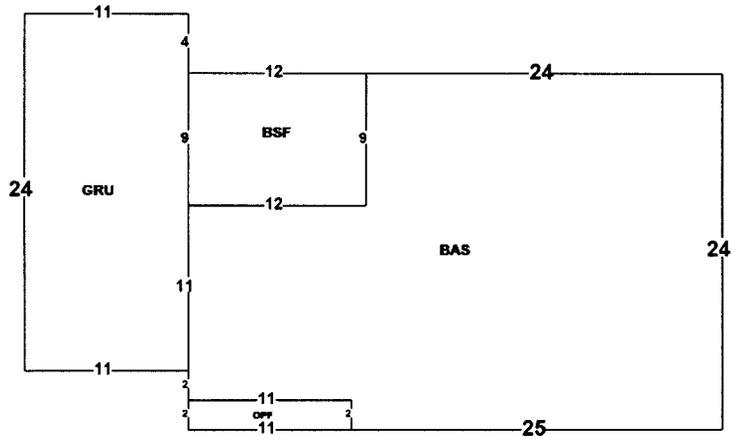
Address: 616 RUE MAX AVE, Year Built: 1950, Effective Year: 1960, PA Building ID#: 87284

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
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-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1128 Total SF**

BASE AREA - 734
BASE SEMI FIN - 108
GARAGE UNFIN - 264
OPEN PORCH FIN - 22



Images



6/21/2023 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 03219, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787
CA 198

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080800000 (0324-46)

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

SUSAN DIANNA WOOD

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: 080800000 Certificate Number: 003219 of 2021

Payor: AMERICAN FINANCIAL RECOVERY LLC 401 E JACKSON ST SUITE 2340 TAMPA FL
33602 Date 9/5/2023

Clerk's Check #	5302093845	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,935.27
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,522.99

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 003219

Redeemed Date 9/5/2023

Name AMERICAN FINANCIAL RECOVERY LLC 401 E JACKSON ST SUITE 2340 TAMPA FL 33602

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$1,935.27
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: 080800000 Certificate Number: 003219 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="9/5/2023"/>
Months	8	2
Tax Collector	<input type="text" value="\$1,722.34"/>	<input type="text" value="\$1,722.34"/>
Tax Collector Interest	\$206.68	\$51.67
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,935.27	\$1,780.26 <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$13.68
Total Clerk	\$510.72	\$469.68 <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,522.99	\$2,266.94
	Repayment Overpayment Refund Amount	\$256.05
Book/Page	<input type="text" value="9028"/>	<input type="text" value="1085"/>

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 1085, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03219, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 080800000 (0324-46)

DESCRIPTION OF PROPERTY:

**LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787
CA 198**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUSAN DIANNA WOOD

Dated this 5th 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 #: 08-0800-000 CERTIFICATE #: 2021-3219

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 18, 2003 to and including December 18, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: December 27, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 27, 2023

Tax Account #: **08-0800-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RUE MAX LLC, A FLORIDA LIMITED LIABILITY COMPANY AS TO CONTRACTUAL INTEREST AND MARK STRUCK AS TRUSTEE OF THE 616 RUE MAX GONOLLES LAND TRUST AS TO FEE SIMPLE INTEREST**

CONTRACTUAL - By Virtue of Contract for Deed recorded 3/23/1977 in OR 1088/805 and Quit claim Deed recorded 03/09/1983 – OR 1738/787 Quit Claim Deed recorded 09/05/2023 OR 9035/793 and Quit Claim Deed recorded 09/19/2023 – OR 9043/1865
FEE SIMPLE – By Virtue of Warranty Deed recorded 8/25/2003 – OR 5221/1695

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 #: 08-0800-000

Assessed Value: \$44,360.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

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 #: _____ **08-0800-000**
CERTIFICATE #: _____ **2021-3219**

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>2023</u> tax year. |

SUSAN DIANNA WOOD
RUE MAX LLC
616 RUE MAX AVE.
PENSACOLA, FL 32507

MARK STRUCK, TRUSTEE OF THE
616 RUE MAX GONOLLES LAND TRUST
3311 GULF BREEZE PKWY #138
GULF BREEZE, FL 32563

MARK STRUCK TRUSTEE OF THE
616 RUE MAX GONOLLES LAND TRUST
6823 TIDEWATER DR.
NAVARRE, FL 32566

RUE MAX LLC
7901 4TH ST N SUITE 300
SAINT PETERSBURG, FL 33702

Certified and delivered to Escambia County Tax Collector, this 27th 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 27, 2023

Tax Account #:08-0800-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787
CA 198**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-0800-000(0324-46)

Warranty Deed To Trustee

The Grantor(s) Edna Earle Bratcher, a married woman of the County of Escambia State of Florida for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section

Unto The 616 Rue Max Gonoles Land Trust, Mark Struck as Trustee and not personally under the provisions of a trust agreement dated the 20th day of August Two Thousand and Three, known as Trust Number 616, the following described real estate in the County of Escambia, State of Florida to wit: See Attached Exhibit "A" For Legal Description.

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of

Prepared by and Return to:
Charlene C. Boucher
Southland Title of Pensacola, Inc.
1120 N 12th Avenue
Pensacola, Fl 32501
File # 03-24891

said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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, 2002.

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this 20th day of August 2003, A.D.
Signed Sealed and Delivered in our Presence

Charlene C. Boucher
Witness Charlene C. Boucher

Edna Earle Bratcher
Seal Edna Earle Bratcher

Janis P. Mills
Witness Janis P. Mills

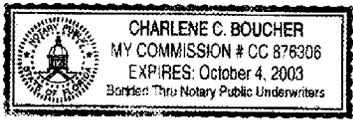
Seal

State of Florida
County of Escambia

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Edna Earle Bratcher, a married woman, who has produced Drivers License as identification, to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 20th day of August, 2003 A. D.,

Charlene C. Boucher
Notary Public
My commission expires _____



** This is not the homestead property of the Grantor.

** Subject to that certain Contract for Deed executed by James R. Harris and Laura B. Harris, husband and wife, to Michael Arthur Wood and Susan Dianna Wood, husband and wife; dated March 22, 1997 and recorded March 23, 1977 in Official Record Book 1088 at page 805 of the public records of Escambia County, Florida.

That certain Land Trust Agreement dated August 20, 2003, which authorizes the trustee to receive, hold, mortgage, encumber, liquidate, and convey title to the real property described herein below, as amended by amendments to such Land Trust Agreement executed subsequent hereto, if any, the following described real property situate, lying, and being in the County of Escambia, State of Florida, to-wit:

03-24891

Exhibit "A"

Lot 9, Block 34, Second Addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat filed in Plat Book 2 at pages 81 and 81A of the public records of said County.

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-137998

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 Ordinances 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 of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Rue Max Avenue
Legal Address of Property: 616 Rue Max Avenue Pensacola, Florida 32507

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:
Southland Title of Pensacola, Inc.
Charlene C. Boucher

Name
1120 N 12th Avenue
Address
Pensacola, Florida 32501
City, State, Zip Code

As to Seller(s):

Edna Earle Bratcher
Seller's Name: Edna Earle Bratcher

Charlene C. Boucher
Witness' Name: Charlene C. Boucher

Seller's Name: _____

Linda D. Stearns
Witness' Name: Linda D. Stearns

As to Buyer(s):

Mark Struck
Buyer's Name: Mark Struck, as trustee of
The 616 Rue Max Gonoles Land Trust

Charlene C. Boucher
Witness' Name: Charlene C. Boucher

Buyer's Name: _____

Linda D. Stearns
Witness' Name: Linda D. Stearns

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95**

216 Rue Max

By _____
Attorney at Law
113 N. Faber St.
Pompano, Florida

1088 PAGE 805

CONTRACT A-116
MAYES PRINTING COMPANY
PENSACOLA, FLA.

This Indenture, Entered into this _____ day of March A. D. 19 77
between JAMES R. HARRIS and LAURA B. HARRIS, husband and wife

_____ party of the first part, and
MICHAEL ARTHUR & SUSAN DIANNA WOOD, husband and wife, _____ party of the second part, WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following described real estate, situate, lying and being in Escambia State of Florida, to-wit: Lot 9, Block 34, Second Addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat filed in Plat Book 2, at Pages 81 and 81A, of the public records of said County.

for the price of Eighteen Thousand Five Hundred and 00/100 (\$18,500.00) DOLLARS, of which purchase money the said party of the second part has paid the sum of One Thousand and 00/100 (\$1,000.00)

Dollars, and has given their promissory notes, of even date herewith, in the sum of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00)

payable at the ~~same~~ direction of James R. Harris and Laura B. Harris, by monthly payments of \$110.00 including interest, beginning 30 days after date, respectively, with interest payable monthly, at the rate of 7 1/2 per cent. per annum, from _____ date until paid.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and afterwards, and other governmental improvement taxes and assessments, which may be assessed against the said property, and also to keep the improvements upon said property insured in the name of said party of the first part in the sum of not less than full insurable amount Dollars, at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of said default or non-payment, and the said party of the second part shall become, as to the said property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing. If necessary to engage an attorney, buyer to be liable for reasonable attorney fees plus all costs.

The party of the first part upon payment of all of said notes according to their tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of party of _____ first _____ part.

In Testimony Whereof, The parties hereto have hereunto set their hands and seals, this 22 day of March 19 77

James R. Harris Seal
Laura B. Harris Seal
Michael Arthur Wood Seal
Susan Dianna Wood Seal

Signed, sealed and one delivered to each party in the presence of

Mary Ann White

Received \$ 2500 in
payment of Taxes due on Class
"C" Intangible Personal Property,
pursuant to Florida Statutes
JOE A. FLOWERS,
Comptroller
Escambia County, Fla.

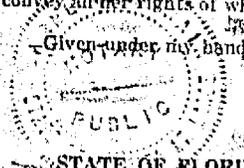
STATE OF FLORIDA

County of Escambia

Before the subscriber, a Notary Public, personally appeared James R. Harris and Laura

B. Harris, husband and wife to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth,

and the said Laura B. Harris wife of the said James R. Harris upon a private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint of any kind from her said husband, and for the purpose of agreeing to relinquish, renounce and convey all her rights of whatsoever kind in and to the said property.



Given under my hand and official seal, this 22 day of March A.D., 1977.

[Signature] Notary Public. My Commission expires 3-17-80

STATE OF FLORIDA

County of

Before the subscriber, duly commissioned, qualified and acting as Notary Public in and for said

State and County personally appeared known to me to be the individual described by that name in and who executed the foregoing instrument

and to be the President of the a corporation, and acknowledged and declared that he, as President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official seal, this day of A.D. 19

[Signature] Notary Public. My Commission expires

RECEIVED this day of A.D. 19 at o'clock M. and Recorded in Volume Page the day of 19 Clerk Circuit Court, D.C.

CONTRACT

State of Florida,

County

TO

795458

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO., FLA. ON MAR 23 4 41 PM '77 IN 8007 AND PASSED TO JUDGE JOE A. FLEMING, COMPTROLLER ESCAMBIA COUNTY

State of Virginia
County of Stafford

This day, before the undersigned, personally appeared MICHAEL ARTHUR WOOD, a
divorced and unmarried man,
to me well known to be the individual... described in and who executed the foregoing Deed of Conveyance, and
acknowledged that he executed the same for the uses and purposes therein expressed, and the said
... wife of the said
... upon a private examination by me,
held separate and apart from her said husband, acknowledged and declared that she executed the same freely
and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and
for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said
property.

In TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal, this 11th
day of February A. D. 19 83

Jane M. A. Cleaveland
Notary Public
My Commission expires: 3 October 1983

State of Florida,
County
TO
Quit Claim Deed
RECEIVED this ... day
of ... A. D. 19 ...
at ... o'clock ... M.,
and Recorded in Volume ... Page ...
the day of ... 19 ...
By ... Clerk Circuit Court, ... D. C.

MAR 9 3 09 PM '83
FLESCA
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
196531

Prepared by and return to:
Daniel J. Bonardi, Esq.
Brown & Associates Law & Title, P.A.
4200 4th Street N, Suite F
Saint Petersburg, FL 33703

Quit Claim Deed

This deed prepared without benefit of a title search. The preparer has no liability as to the status of title.

THIS QUIT CLAIM DEED, executed this 2nd day of September, 2023 by Susan Dianna Wood, a single woman, whose post office address is 616 Rue Max Ave., Pensacola, Fl 32507., hereinafter called the GRANTOR, to American Financial Recovery LLC, a Florida Limited Liability Company whose post office address is 1317 Edgewater Dr., Suite 567, Orlando, FL 32804 hereinafter called 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE all that certain land in Escambia County, State of Florida, to-wit:

LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787 CA 198

Property Address: 616 Rue Max Ave., Pensacola, Fl 32507

Property Appraiser's Property ID: 502S305012009034

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 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 the current year.

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

Signed, sealed, and delivered in the presence of:

Cody James Zug

Signature of First Witness:

Cody James Zug

Printed Name of First Witness:

Susan Dianna Wood

Signature of the Grantor:

Susan Dianna Wood

Printed Name of the Grantor:

Natasha A Stromley

Signature of Second Witness:

Natasha A Stromley

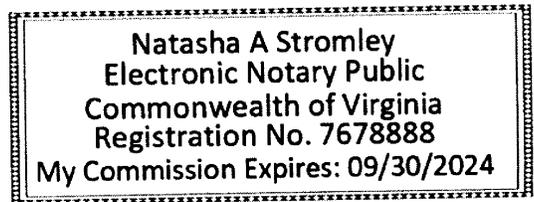
Printed Name of Second Witness:

State of Virginia
County Hampton City

Sworn to and subscribed before me this 2nd day of September 2023, by Susan Dianna Wood, who has produced a valid Florida identification card as identification, who has produced a valid Florida identification card as identification, and who by me was first duly sworn and cautioned, states that they have executed the foregoing Quit Claim Deed and the contents thereof are true and correct. The foregoing instrument was executed and acknowledged by means of Online Notarization.

Natasha A Stromley

Notary Public
My Commission expires: 09/30/2024
Commission # 7678888
Remotely notarized online using two-way audio-video communication.



Prepared by and return to:
Jeffrey Heller, Manager
American Financial Recovery LLC
401 East Jackson Street Suite 2340,
Tampa, FL 33602

Quit Claim Deed

This deed prepared without benefit of a title search. The preparer has no liability as to the status of title.

THIS QUIT CLAIM DEED, executed this 19th day of September, 2023 by American Financial Recovery, a Florida Limited Liability Company whose post office address is 1317 Edgewater Dr., Suite 567, Orlando, FL 32804 hereinafter called the GRANTOR, to Rue Max LLC, a Florida Limited Liability Company whose post office address is 7901 4th Street N. Suite 300 Saint Petersburg, FL. 33702 hereinafter called 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE all that certain land in Escambia County, State of Florida, to-wit:

LT 9 BLK 34 RE S/D OF BLK B 2ND ADDN TO AERO VISTA PB 2 P 81/81A OR 1088/1738 P 805/787 CA 198

Property Address: 616 Rue Max Ave., Pensacola, Fl 32507

Property Appraiser's Property ID: 502S305012009034

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, and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

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

Signed, sealed, and delivered in the presence of:

Louise Mitchell

Signature of First Witness:

Louise Mitchell

Printed Name of First Witness:

Natasha A. Stromley

Signature of Second Witness:

Natasha A. Stromley

Printed Name of Second Witness:

American Financial Recovery LLC, Jeffrey Heller, MGR

Signature of the Grantor:

American Financial Recovery LLC, Jeffrey Heller, Manager

Printed Name of the Grantor:

State of Virginia
County Hampton City

Sworn to and subscribed before me this 19th day of September 2023, by Jeffrey Heller, Manager, American Financial Recovery LLC, who has produced a valid driver's license as identification, and who by me was first duly sworn and cautioned, states that they have executed the foregoing Quit Claim Deed and the contents thereof are true and correct. The foregoing instrument was executed and acknowledged by means of Online Notarization.

Natasha A. Stromley

Notary Public
My Commission expires: 09/30/2024
Commission # 7678888
Remotely notarized online using two-way audio-video communication.

