

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300266

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488,

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
09-4537-100	2021/4153	06-01-2021	THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB OR 360 P 670 LESS OR 2131 P 185 PILKEY OR 1815 P 94 LESS MINERAL RIGHTS

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  
TLOA OF FLORIDA LLC  
TLOA OF FLORIDA LLC FOR SECURED PARTY  
PO BOX 669488  
DALLAS, TX 75266-9488

\_\_\_\_\_  
Applicant's signature

04-25-2023  
Application Date

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</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.

THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB OR 360 P 670 LESS OR 2131 P 185 PILKEY OR 1815 P 94 LESS MINERAL RIGHTS



# 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

1123.37

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Application date	Apr 25, 2023
Property description	NICHOLSON PEGGY L NICHOLSON RANDALL L BAILEY CYNTHIA N BAILEY JON J 994 S FAIRFIELD DR PENSACOLA, FL 32506 994 S FAIRFIELD DR 09-4537-100 THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 LESS MINERAL RIGHTS LESS BEG AT (Full legal attached.)	Certificate #	2021 / 4153
		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)
# 2021/4153	06/01/2021	3,961.06	198.05	4,159.11
→Part 2: Total*				4,159.11

## 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)
# 2022/4468	06/01/2022	4,196.04	6.25	209.80	4,412.09
Part 3: Total*					4,412.09

## 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)	8,571.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,990.44
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)	12,936.64

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:

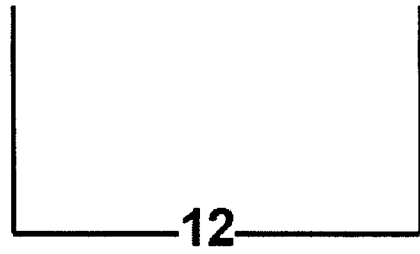
Signature, Tax Collector or Designee

Escambia, Florida

Date May 5th, 2023

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

+ \$6.25





Areas - 768 Total SF  
BASE AREA - 768

12

Images



2/27/2019 12:00:00 AM



2/27/2019 12:00:00 AM

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

Last Updated: 05/08/2023 (tc.18243)

4

BAS

64

**Structural Elements**

**DWELLING UNITS-1**

**MH EXTERIOR WALL-VINYL/METAL**

**MH FLOOR FINISH-CARPET**

**MH FLOOR SYSTEM-TYPICAL**

**MH HEAT/AIR-HEAT & AIR**

**MH INTERIOR FINISH-PANEL PLYWOOD**

**MH MILLWORK-TYPICAL**

**MH ROOF COVER-METAL**

**MH ROOF FRAMING-FLAT/SHED**

**MH STRUCTURAL FRAME-TYPICAL**


**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**STORY HEIGHT-0**

Section  
Map Id:  
21-2S-31-1

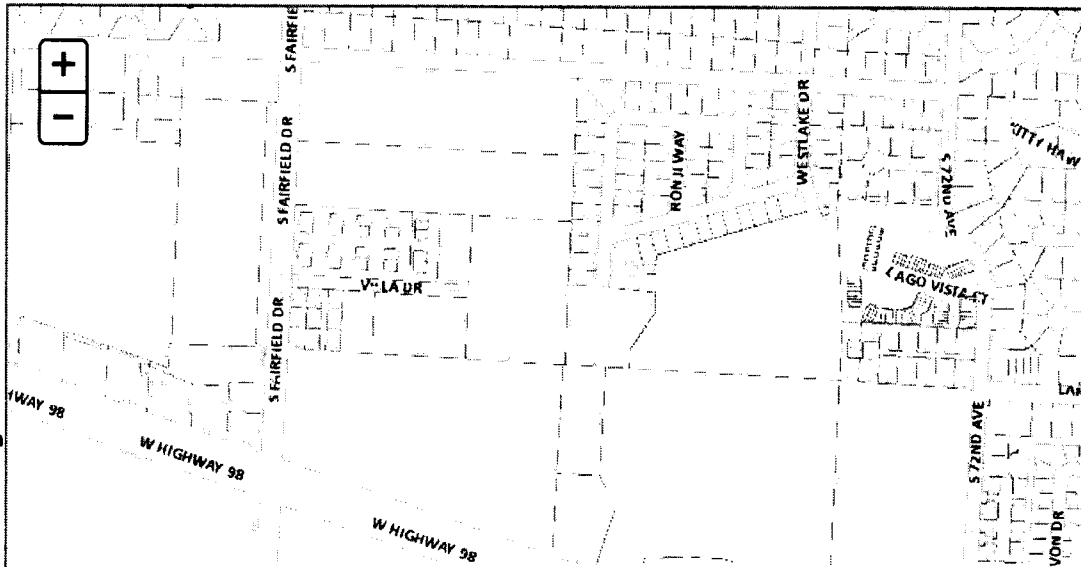
Approx.  
Acreage:  
12.8423

Zoned:   
Com

Evacuation  
& Flood  
Information  
Open  
Report



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



#### Buildings

Year Built: 1974, Effective Year: 1974, PA Building ID#: 128755



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 212S314301001001 <b>Account:</b> 094537100 <b>Owners:</b> NICHOLSON PEGGY L NICHOLSON RANDALL L BAILEY CYNTHIA N BAILEY JON J <b>Mail:</b> 994 S FAIRFIELD DR PENSACOLA, FL 32506 <b>Situs:</b> 994 S FAIRFIELD DR 32506 <b>Use Code:</b> LIGHT MANUFACTURING 🔑 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$269,640</td> <td>\$16,356</td> <td>\$285,996</td> <td>\$275,822</td> </tr> <tr> <td>2021</td> <td>\$269,640</td> <td>\$16,356</td> <td>\$285,996</td> <td>\$250,748</td> </tr> <tr> <td>2020</td> <td>\$269,640</td> <td>\$17,808</td> <td>\$287,448</td> <td>\$227,953</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>Enter Income &amp; Expense Survey</b>  <b>Download Income &amp; Expense Survey</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$269,640	\$16,356	\$285,996	\$275,822	2021	\$269,640	\$16,356	\$285,996	\$250,748	2020	\$269,640	\$17,808	\$287,448	\$227,953																						
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/14/2021</td> <td>8722</td> <td>700</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/14/2021</td> <td>8552</td> <td>434</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/01/2021</td> <td>8474</td> <td>295</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>09/1983</td> <td>1815</td> <td>94</td> <td>\$58,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1972</td> <td>597</td> <td>718</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1967</td> <td>360</td> <td>670</td> <td>\$20,100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/14/2021	8722	700	\$100	QC		06/14/2021	8552	434	\$100	QC		03/01/2021	8474	295	\$100	OT		09/1983	1815	94	\$58,000	WD		01/1972	597	718	\$100	QC		01/1967	360	670	\$20,100	WD		<b>2022 Certified Roll Exemptions</b> None				
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					<b>Extra Features</b> CANOPY CHAINLINK FENCE FRAME BUILDING FRAME SHED																																														
<b>Parcel Information</b>					<b>Launch Interactive Map</b>																																														

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 04153, 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:

THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 OR 1815 P 94 OR 8474 P 295 OR 8552 P 434 OR 8722 P 700 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB LESS OR 2131 P 185 PILKEY LESS MINERAL RIGHTS

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094537100 (1123-37)

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

PEGGY L NICHOLSON and RANDALL L NICHOLSON and CYNTHIA N BAILEY and JON J BAILEY

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 November, which is the 1st day of November 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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 11, 2023

TLOA OF FLORIDA LLC  
PO BOX 669488  
DALLAS TX 75266

Dear Certificate Holder:

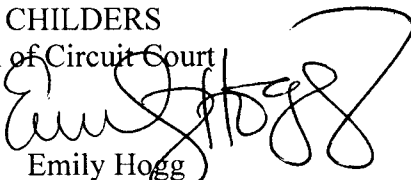
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2021 TD 04153	\$80.00 - Sheriff Fee

**PLEASE REMIT \$80.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

**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

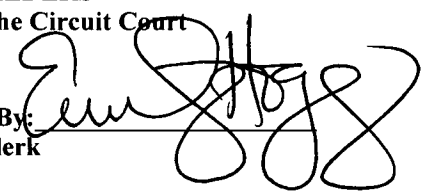
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 094537100 Certificate Number: 004153 of 2021**

**Payor: CYNTHIA N BAILEY 994 S FAIRFIELD DR PENSACOLA, FL 32506 Date 8/22/2023**

Clerk's Check #	4462358757	Clerk's Total	<del>\$32.28</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$14,301.24</del>
		Postage	<del>\$0.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$14,970.52</del>

**\$13,887.25**  
**\$13,904.25**

**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 004153**

**Redeemed Date 8/22/2023**

**Name CYNTHIA N BAILEY 994 S FAIRFIELD DR PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$592.28 <del>\$13,887.25</del>
Due Tax Collector = TAXDEED	\$14301.24
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

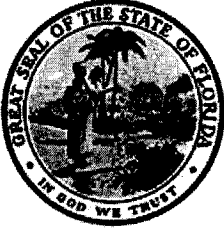
• For Office Use Only

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: 094537100 Certificate Number: 004153 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="8/22/2023"/> 
Months	7	4
Tax Collector	<input type="text" value="\$12,936.64"/>	<input type="text" value="\$12,936.64"/>
Tax Collector Interest	\$1,358.35	\$776.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$14,301.24	<input type="text" value="\$13,719.09"/> 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="\$200.00"/>	<input type="text" value="\$200.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$56.28	\$32.16
Total Clerk	\$592.28	<input type="text" value="\$568.16"/> 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	\$14,970.52	\$14,304.25
	Repayment Overpayment Refund Amount	\$666.27
Book/Page	<input type="text" value="8975"/>	<input type="text" value="725"/>

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

Tax Certificate No. Certificate No. 04153, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 094537100 (1123-37)

### DESCRIPTION OF PROPERTY:

THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 OR 1815 P 94 OR 8474 P 295 OR 8552 P 434 OR 8722 P 700 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB LESS OR 2131 P 185 PILKEY LESS MINERAL RIGHTS

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: PEGGY L NICHOLSON and RANDALL L NICHOLSON and CYNTHIA N BAILEY and JON J BAILEY

Dated this 22nd day of August 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 #: 09-4537-100 CERTIFICATE #: 2021-4153

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: July 28, 2003 to and including July 28, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: July 31, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

July 31, 2023

Tax Account #: **09-4537-100**

1. The Grantee(s) of the last deed(s) of record is/are: **RANDALL L NICHOLSON, PEGGY L NICHOLSON, CYNTHIA N BAILEY AND JON J BAILEY**

**By Virtue of Warranty Deed recorded 10/18/1967 in OR 360/670 and Death Certificate recorded 03/01/2021 - OR 8474/295 and Power of Attorney recorded 06/11/2021 OR 8550/1513 and Quit Claim Deeds recorded 06/14/2021; recorded 02/14/2022 OR 8722/700 and OR 8722/702.**

**ABSTRACTOR'S NOTE: SEE NOTES ON ALL THREE QUIT CLAIM DEEDS AS THEY ARE ALL INCORRECT AS TO LEGALS MATCHING FOLIO NUMBERS. DUE TO ERRORS WE HAVE INDLUED ALL NAMES FOR NOTICE.**

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. **Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 06/27/2008 – OR 6345/1746**
  - b. **Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 06/30/2009 – OR 6477/1562**

4. Taxes:

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

**Tax Account #: 09-4537-100**

**Assessed Value: \$275,822.00**

**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:** NOV 1, 2023

**TAX ACCOUNT #:** 09-4537-100

**CERTIFICATE #:** 2021-4153

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.

**PEGGY L NICHOLSON &  
RANDAL L NICHOLSON &  
CYNTHIA N BAILEY &  
JON J BAILEY  
996 S FAIRFIELD DR  
PENSACOLA, FL 32506**

**PEGGY L NICHOLSON &  
RANDAL L NICHOLSON &  
CYNTHIA N BAILEY &  
JON J BAILEY  
994 S FAIRFIELD DR  
PENSACOLA, FL 32506**

**DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE  
400 W BAY ST STE 35045  
JACKSONVILLE FL 32202 – 4437**

**Certified and delivered to Escambia County Tax Collector, this 31<sup>st</sup> day of July, 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**

**July 31, 2023**

**Tax Account #:09-4537-100**

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

**THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 OR 1815 P 94 OR 8474 P 295 OR 8552 P 434 OR 8722 P 700 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB LESS OR 2131 P 185 PILKEY LESS MINERAL RIGHTS**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4537-100(1123-37)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. WE FIND ERRORS IN BOOKS AND PAGES AS IT PERTAINS TO THIS LEGAL.**

325 MC  
30 at  
20.53  
86.10

CORPORATION WARRANTY DEED

FORM 360 PAGE 670

MADE IN U.S.A.  
PRINTED AND FOR SALE BY  
SILVER PLATING COMPANY  
PHILADELPHIA, PA.

State of Florida,

ESCAMBIA

County

335 Seawatch Lane

KNOW ALL MEN BY THESE PRESENTS, That the FAIRFIELD INVESTMENT CORP.

a corporation, for and in consideration of

THE SUM OF ONE HUNDRED DOLLARS AND OTHER VALUABLE CONSIDERATIONS

DOLLARS

the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto JAMES W.

NICHOLSON AND PEGGY L. NICHOLSON, HUSBAND AND WIFE

THEIR heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA

State of FLORIDA

to-wit:

THAT PART OF THE SOUTH HALF (S1) OF GOVERNMENT LOT 4  
LYING EAST OF STATE ROAD 289-A (FAIRFIELD DRIVE) IN  
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 31 WEST, IN  
ESCAMBIA COUNTY FLORIDA AND CONTAINING 26.7 ACRES  
MORE OR LESS.

THERE IS EXCEPTED FROM THE WARRANTY CONTAINED HEREIN,  
ALL MINERAL RIGHTS NOT OWNED BY THE SELLERS.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX

60.30



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the said corporation covenants that it is well seised of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from incumbrances, and that it, its successors and assigns, the said grantee, its heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

In WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents causing its name to be signed by its President, and its corporate seal to be affixed hereto this 18th day of OCTOBER, A. D., 1967.

Signed, sealed and delivered in the presence of:

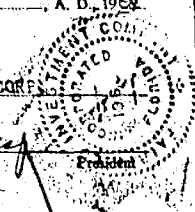
My Notary Public  
Shirley Cace

FAIRFIELD INVESTMENT CORP.

By *Marques*  
President

ATTEST:

*Eleanor Wadley*  
Secretary







This instrument prepared by:  
RICHARD N. SHERRILL  
SHERRILL & SHERRILL, PA  
Post Office Box 12316  
Pensacola, Florida 32581

STATE OF FLORIDA            DURABLE POWER OF ATTORNEY  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that I, PEGGY L. NICHOLSON, referred to hereinafter as "Principal", have made, constituted and appointed and by these presents do make, constitute and appoint CYNTHIA K. BAILEY, who is related to me as my daughter, my true and lawful Attorney-in-Fact or Agent, referred to hereinafter as "Attorney-in-Fact", "Attorney", or "Agent", pursuant to this Durable Power of Attorney executed in accordance with Section 709.08, Florida Statutes, for me and in my name and on behalf of me to sell, exchange, lease for any term, partition, mortgage, improve or otherwise deal with, manage, convey or encumber, any and all property, real, personal and mixed, wherever situated (including any interest I may have in homestead real property), owned by me or in which I have an ownership interest, all at such prices or considerations and on such terms, including credit terms secured or unsecured, all as my said Agent shall see fit. I do further authorize and empower my said Agent to commence, prosecute, discontinue or defend all actions or other legal proceedings touching any real property or interests therein, including mortgages or other liens on real property, in which I may be in anywise concerned or interested.

I do further empower my said Agent for me and in my name and place and stead and for my use and benefit, to ask, demand, sue for, recover, collect and receive all sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever due now, or which shall hereafter become due, owing, payable or belonging to me, and to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise and agree for the same and for sufficient discharges of the same.

I further empower my said Agent, for me and in my name to open savings and checking accounts and to transact for me all and every kind of business whatsoever; to purchase and sell for me, in my name, all kinds of property, real and personal; to sign my name to any note, bond, stock certificate, draft, certificate of deposit, deed or other instrument, and to bind me thereby in as full and ample a manner as I, myself, could do were I personally present and signing the same.

The property subject to this Durable Power of Attorney shall include all real and personal property owned by me, my interest in all real and personal property held in joint tenancy, my interest in all real and personal property whether homestead exempt or non-homestead exempt held in tenancy by the entirety, and all property over which I hold power of appointment (except that the granting of this power shall not be deemed an exercise by me of any such power of appointment), and shall also include authority to sell, mortgage, or convey my homestead

property with the joinder of my spouse (if I am married), if living, or the legal guardian or duly appointed Attorney-in-Fact of my spouse.

Without limiting the broad powers intended to be conferred by the preceding provisions, I expressly authorize my Attorney-in-Fact acting hereunder to do and execute all or any of the following acts, deeds and things:

1. To buy, sell, convey, exchange, mortgage and lease any and every kind of property that I may own now or in the future, whether real, personal, intangible and/or mixed, including without being limited to contingent and expectant interests, marital rights and any rights of survivorship incident to joint tenancy or tenancy by the entirety, and any beneficial interest I may own in my homestead even though the same is held in trust, upon such terms and conditions and security as my Agent shall deem appropriate and to grant options with respect to sales thereof; to make such disposition of the proceeds of such sale or sales (including expending such proceeds for my benefit) as my Agent shall deem appropriate. This express authority to buy, sell, convey, mortgage and lease real property shall include any interest I own in homestead real property (as that property is defined in Article X, Section 4(a) of the Florida Constitution), and shall include the authority to sell and convey any interest I own in a homestead, and shall include the authority to convey any part or all of my homestead interest to some or all of my family members, without full consideration, or for no consideration, for the purpose of avoiding probate after my death with respect to any interest I own in my homestead.

2. To ask, demand, sue for, recover and receive all sums of money, bank deposits, chattels, and other real or personal property, tangible or intangible, of whatsoever nature or description that may be due, owing, payable or belonging to me, or for rents and profits which are now due or which shall become due in the future, and to execute and deliver receipts, releases, cancellations or discharges; and have and take all means for the recovery thereof, by attachments, distress, replevin, garnishment, actions at law, suits in equity or otherwise, and to compromise, settle and agree for the same, and to make, execute and deliver for me and in my name all endorsements, acquittances releases, receipts, or other sufficient discharges for the same.

3. To commence, prosecute, discontinue and defend all actions or other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in anywise concerned.

4. To borrow any sum or sums of money on such terms and with such security, whether real or personal property belonging to me, as my Attorney-in-Fact may think fit, and to execute any and all notes, mortgages, and other instruments which my Attorney-in-Fact may deem necessary or desirable.

5. To draw, accept, make, endorse or otherwise deal with any checks, promissory notes, bills of exchange or other commercial or mercantile instruments, or certificates of deposit,

specifically including the right to make withdrawals from any savings account, building and loan deposits, credit union, brokerage company, or other institutional account.

6. To buy, sell, exchange, transfer and to trade in stocks, bonds, mutual funds, options, or any other securities, issued or unissued, and contracts relating to same for my account or accounts with any banks, securities brokerage departments, securities brokerage firms, or other similar entities, however any of my accounts may be designated, and whether any accounts in my name be presently open or hereafter opened; expressly authorizing my said Agent to transfer any securities registered partially or wholly in my name into and out of my name or into or out of any account registered partially or wholly in my name. Any such banks, securities brokerage departments, securities brokerage firms, or other similar entities shall be authorized and empowered to follow the instructions of my said Agent in every respect with regard to any such trades, transfers, exchanges, purchases or sales, for my account, and I hereby ratify and confirm any and all transactions, trades, transfers, exchanges or dealings effected in and for my account or accounts by my said Agent.

7. To purchase, sell, exchange, transfer, borrow, mortgage, invest and reinvest, and otherwise manage all of my properties, real, personal (tangible and intangible), and mixed, including, but not limited to, common and preferred stocks, common trust funds, mutual funds, bonds, debentures, U.S. Savings Bonds, Series E, EE, H, and HH, U.S. Treasury Bonds, U.S. Treasury Notes, U.S. Treasury Bills, and other securities of the United States, of any type, kind, class, or denomination, whether bearer or registered. To purchase bonds issued by the United States government that can be applied at face or maturity value on account of estate tax liabilities, commonly known as "flower bonds".

8. To deposit to, or draw upon, any or all checking, commercial, or savings accounts, and all certificates of deposits and similar modes of deposit, wherever situated now standing in my name or hereafter opened in my name, by my Attorney-in-Fact, to acquire, transfer, exchange, and redeem certificates of deposit in banks, savings and loan associations, and other financial institutes whenever, in the opinion of my Attorney-in-Fact, it is necessary or appropriate so to do. Any such banks, securities brokerage departments, securities brokerage firms, or other similar entities shall be authorized and empowered to follow the instructions of my said Agent in every respect with regard to any such trades, exchanges, purchases or sales, for my account, and I hereby ratify and confirm any and all transactions, trades, transfers, exchanges or dealings effected in and for my account or accounts by my said Agent.

9. To invest and reinvest all or any part of my property in any property or interests (including undivided interests) in property, real, personal, intangible or mixed, wherever located, including without being limited to securities of all kinds, bonds, debentures, notes (secured or unsecured), stocks of corporations regardless of class, interests in limited partnerships, real estate or any interest in real estate whether or not productive at the time of investment, interests in trusts, investment trusts, whether of the open and/or closed fund types, and participation in common, collective or pooled trust funds or annuity contracts without being limited by any statute

or rule of law concerning investments by fiduciaries; to commence, continue, terminate and liquidate any business no matter what proprietary form, to form partnerships (general and/or limited) or corporations with any persons or entities, to subscribe for stock or other securities, to incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; enter into voting trusts and other agreements or subscriptions; elect or employ officers, directors and agents; to carry out the provisions of any agreement for the sale of any business interest or stock therein; and to exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options, to sell and terminate any investments whether made by me or my Agent; to establish, utilize and terminate savings and money market accounts with financial institutions of all kinds; to invest the proceeds of any redemption or sales aforesaid, and any other of my monies, in such bonds, shares of stock and other securities as my Attorney-in-Fact shall think fit, and from time to time to vary the said investments or any of them.

10. To deposit any monies which may come to my Attorney-in-Fact as my Attorney-in-Fact with any bank or banker or other person either in my name or in the name of Attorney-in-Fact as my Attorney-in-Fact, and to employ or expend as my Attorney-in-Fact shall think fit any of such money or any other money to which I am entitled which now is or shall be so deposited; to withdraw, in the payment of any debts, or interest payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest in the name of my Attorney-in-Fact as my Attorney-in-Fact or any nominee of my Attorney-in-Fact in any stocks, shares, bonds, securities or other property, real or personal, as my Attorney-in-Fact may think proper, and to receive and give receipts for any income or dividends or other proceeds arising from such investments, and to vary or dispose of such investments.

11. To vote for me at all meetings of stockholders of any company or corporation, and otherwise to act as my agent or proxy in respect of my shares of stock or other securities or investments which now or hereafter shall belong to me, and to appoint substitutes or proxies with respect to any such shares of stock.

12. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in anywise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.

13. To create and contribute to an Individual Retirement Account or an employee benefit plan (including a plan for a self-employed individual) for my benefit; to select any payment option under any Individual Retirement Account or employee benefit plan in which I am a participant (including plans for self employed individuals) or to change options I have selected; to make and change beneficiary designations; to make voluntary contributions to such plans; to make "roll overs" of plan benefits into other retirement plans or Individual Retirement Accounts and to take all actions for me and on my behalf with respect to any such plan registered in my name that I might take were I present and acting with respect to the same. The term "Individual Retirement

Account" shall include any account that I may have with any bank, savings and loan association, or other qualified institution or other sponsor which might be from time to time maintaining custody of retirement funds for me or in my name (as well as any account maintained in substitution of any such account) all as any such account might be qualified for tax deferral under the concept of Individual Retirement Accounts under the Internal Revenue Code of 1986 as amended from time to time. This authority shall also include the right in my said Attorney-in-Fact to modify all other terms and provisions of any such account, as well as the right and authority to direct payments therefrom, to direct the timing of and manner of investments therein, to relocate that Individual Retirement Account to another entity or sponsor qualified under applicable law to maintain the same, to modify the terms and conditions existing between the account owner and the custodial or sponsoring entity with respect to the management of the account, as well as to make all other decisions and to take all other actions with respect to the maintenance of such account, provided such rights exist under the rules and regulations of the entity maintaining custody of the account and under the appropriate provisions of the Internal Revenue Code of 1986 and regulations and rulings promulgated pursuant thereto. My Attorney-in-Fact is authorized to take actions pursuant to this Durable Power of Attorney pertaining to any such account even though such actions might result in prejudicial tax effects to me including penalties and interest on account of such actions.

14. To represent me in all tax matters; to prepare, sign, and file federal, state, and/or local income, gift, ad valorem real property, ad valorem tangible personal property, ad valorem intangible personal property, and other tax returns of all kinds, including joint returns, FICA returns, payroll tax returns, claims for refunds, requests for extensions of time, petitions to the tax court or other courts regarding tax matters, and any and all other tax related documents, including but not limited to consents and agreements under Section 2032A of the Internal Revenue Code or any successor section thereto and consents to split gifts, closing agreements and any power of Attorney-in-Fact form (including, without limitation, IRS Form 2848 Power of Attorney and Petition of Appeal to the United States Tax Court) required by the Internal Revenue Service and/or any state and/or local taxing authority with respect to any tax year between the years 1970 and 2020; to pay taxes due, collect and make such disposition of refunds as my Agent shall deem appropriate, post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service and/or any state and/or local taxing authority; to act for me in any examinations, audits, hearings, conferences or litigation relating to any such taxes, including authority to file for and prosecute refund claims either through settlement or litigation; to exercise any elections I may have under federal, state or local tax law; and generally to represent me or obtain professional representation for me in all tax matters and proceedings of all kinds and for all periods between the years 1970 and 2020 before all officers of the Internal Revenue Service and state and local authorities; to engage, compensate and discharge attorneys, accountants and other tax and financial advisers and consultants to represent and/or assist me in connection with any and all tax matters involving or in any way related to me or any property in which I have or may have an interest or responsibility.

15. To perform any and all acts that I can perform with respect to all tax matters (including, but not limited to, federal and state income and gift taxes, self employment taxes, intangible taxes and excise taxes). Such power shall include, but shall not be limited to, the power to sign or issue, or both, Forms W-2, 709, 942, 1040, 1040A, 1040EZ, 1040X, 1040ES, 4868, 2688, 2210 and 2848, or any substitutes therefor; to claim tax refunds and credits; to consent to "gift-splitting" under the Federal gift tax law or any similar law; to employ others to assist and represent me in any tax matters; to permit such persons to receive confidential information concerning same; to compromise and settle tax claims or disputes; and to prepare, execute and file any returns or other documents in regard to same.

16. To represent my interest before any agency of the State of Florida and any other State, and the county of my principal place of residence, and any other County or governmental agency, authority or subdivision, or municipality with respect to taxation whether it be income taxation, ad valorem real property taxation, tangible and intangible personal property taxation, and any other such tax matters.

17. To transfer and convey to the trustee or trustees then acting under any revocable trust agreement executed by me (regardless of whether such trust agreement was executed or amended prior to or subsequent to the date hereof and regardless of whether, by virtue of the terms of such trust agreement, the property transferred to the trustee(s) of such trust will, upon my death, be distributed pursuant to the provisions of such trust agreement instead of such trust assets being "poured into" and made a part of my probate estate and thus being ultimately distributed in accordance with the provisions of my will or pursuant to laws of descent and distribution) any and all assets, real or personal, now or at any time hereafter standing in my name (or owned jointly, commonly or otherwise with any other person or persons). This shall include the power to transfer the same into the names of any nominee or nominees as such trustee or trustees shall direct (even into the names of persons or firms which would not cause the ownership of public record to appear as being in the name of such trust). Also, my agent shall be authorized to make additions of funds and assets, real and personal, to any revocable trust established by me.

18. If I am a party Grantor to any revocable or irrevocable inter vivos or testamentary trust (in which I have any vested rights), or if I have the right to revoke part or all of any existing trust to the extent of my beneficial interest therein, then I authorize my Attorney-In-Fact to withdraw assets from any such revocable trust for my benefit with the full prior consent of all other parties Grantor having the right to exercise any such reserved power to withdraw assets from the trust. If I have a spouse then surviving, and if my spouse is my agent, then I authorize withdrawals from any such trust for my spouse's benefit alone, and not for my benefit, without breach of any fiduciary duty, and this provision shall be deemed my full prior consent.

19. To enter any safe deposit or other place of safekeeping standing in my name with full authority to remove any and all contents thereof and to make additions, substitutions and replacements, specifically including any safe deposit box in my name jointly with my spouse or

any other person, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agent to exercise this power.

20. To make and execute any bond whatsoever as principal and to sign, seal, acknowledge and deliver the same for me and in my name as principal.

21. To contract for, or to dispense with, all personal, professional, and other services, including, but not by way of limitation, medical, hospital, nursing, legal, household, business, clerical, and other services, which, in the opinion of my Attorney-in-Fact, should be performed or dispense with in the furtherance of my interests or my estate; and to pay for any or all such services performed out of my assets.

22. To purchase, pay the premiums on, exercise my rights to elect options, and borrow against any life, casualty, health or accident insurance. By way of illustration, but not by way of limitation, my Agent is empowered to exercise any and all rights of ownership as to insurance policies upon the life of any person or persons (other than on the life of the Attorney-in-Fact), annuities, pension and retirement benefits, stock bonus plans, and profit-sharing plans, other employee benefit plans, individual retirement accounts, simplified employee pensions, retirement-annuity contracts, and stock options, including specifically the right to make beneficiary designations with respect to, or to change the beneficiary or beneficiaries designated thereon, to any person or persons other than my Attorney-in-Fact. My Attorney-in-Fact, however, is specifically prohibited from having any power or authority over any life insurance policies which the principal owns on the life of the Attorney-in-Fact.

23. To seek appropriate court orders mandating acts which the Attorney-in-Fact deems appropriate if a third party refuses to comply with, or give effect to, actions taken by the Attorney-in-Fact which are authorized herein or enjoining acts by third parties which the Attorney-in-Fact has not authorized. In addition, the Attorney-in-Fact may bring legal action against any third party who fails to comply with actions authorized herein and demand damages on my behalf for such noncompliance. If any third party (including but without limitation stock transfer agents, title insurance companies, banks, credit unions, and savings and loan associations) with whom my Attorney-in-Fact seeks to engage in transactions refuses to recognize the authority of my Attorney-in-Fact to act on my behalf pursuant to this Power of Attorney, I authorize my Attorney-in-Fact to sue and recover from such third party all resulting damages, costs, expenses, and attorneys' fees that are incurred because of such failure to act. The costs, expenses, and attorneys' fees incurred in bringing such action shall be charged against my general assets, to the extent that they are not recovered from said third party.

24. To exercise any statutory rights or elections, including, but not limited to, any rights or elections in any probate or similar proceeding to which I am or may become entitled; to renounce or disclaim any interest otherwise passing to me by testate or intestate succession or by inter vivos transfer.

25. My Attorney-in-Fact is specifically authorized and empowered to indemnify and hold harmless any third party person dealing with my Attorney-in-Fact who accepts and acts under this Power of Attorney, from and against any and all claims, demands, losses, damages, actions, and causes of action that such person may sustain or incur in connection with accepting and acting under this Power of Attorney.

26. My Attorney-in-Fact, so long as my Attorney-in-Fact exercises good faith while so acting, shall have the power to make contracts and have dealings with my Attorney-in-Fact individually or with any person or entity regardless of any relationship of the person or entity to my Attorney-in-Fact. My Attorney-in-Fact, or any entity owned (directly or indirectly, wholly or partially) or controlled by my Attorney-in-Fact, may individually or jointly engage in or own an interest in other business ventures of every nature and description and in any vicinity whatsoever and I shall not have any rights in and to any such interest and to any profits therefrom. Any such independent activity may be undertaken by my Attorney-in-Fact with or without notice to or participation by me.

27. This instrument is executed by me in the State of Florida, but it is my intention that the powers and authority herein conferred upon my Attorney-in-Fact, as authorized by the laws of Florida now or hereafter in force and effect, shall be exercisable in any other state or jurisdiction where I may have any property or assets.

**28. This Durable Power of Attorney is not affected and shall not be affected by subsequent incapacity or disability of the principal except as provided in Section 709.08, Florida Statutes. This sentence is for the purpose of expressing my intent that the authority conferred is exercisable notwithstanding my subsequent incapacity or disability, except as otherwise provided in the above section.**

#### **DESIGNATION OF HEALTH CARE SURROGATE**

29. In the event that I have been determined to be incapacitated to provide informed consent for medical treatment and surgical and diagnostic procedures, I wish to designate as my surrogate for health care decisions:

Name: CYNTHIA K. BAILEY.

I fully understand that this designation will permit my designee to make health care decisions and to provide, withhold, or withdraw consent on my behalf; to apply for public benefits to defray the cost of health care; and to authorize my admission to or transfer from a health care facility.

I further affirm that this designation is not being made as a condition of treatment or admission to a health care facility.



Conclusion of designation of health care surrogate provision.

\* \* \* \* \*

I hereby ratify and confirm, and promise at all times to ratify and confirm, all and whatsoever my duly authorized Attorney-in-Fact hereunder shall lawfully do or cause to be done by virtue of these presents, including anything which shall be done between the revocation of this instrument by my death or in any other manner and notice of such revocation reaching my Attorney-in-Fact; and I hereby declare that as against me and all persons claiming under me everything which my said Attorney-in-Fact shall do or cause to be done in pursuance hereof after such revocation as aforesaid shall be valid and effectual in favor of any persons claiming the benefit thereof who, before the doing thereof, shall not have had notice of such revocation.

Giving and granting unto my said Agent full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully and to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said Agent shall lawfully do or cause to be done by virtue of these presents. If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

This Power of Attorney is being executed in duplicate and there will be an original and one xerographic copy. I authorize my Agent to obtain duplicate copies hereof, if necessary, by the recordation of the original or executed xerographic copy in the public records of any appropriate Florida county, and obtaining certified copies of the same. This Power of Attorney shall be exercisable from the date of execution of this Durable Power of Attorney which date is indicated in the next following paragraph. Unless a written instrument of revocation is executed, acknowledged, and filed in the Deed Records of the County of my domicile, as provided herein, and regardless of whether I have designated any other person to act as my Attorney-in-Fact in any other documents, no person, firm, or corporation dealing with my Attorney-in-Fact designated herein, if acting in good faith, shall be required to ascertain the authority of my Attorney-in-Fact, nor to see to the performance of the agency, nor be responsible in any way for the proper application of funds or property paid or delivered by my Attorney-in-Fact; but, if acting in good faith, may deal with my Attorney-in-Fact as though my Attorney-in-Fact were the unconditional owner, and shall incur no liability to me or to my estate or to any person whomsoever as a result

of permitting my Attorney-in-Fact to exercise any power.

Witness my hand and seal on May 2, 2000.

Signed, sealed and delivered in the presence of the following witnesses:

Richard N. Sherrill  
Printed name of above  
witness: Richard N. Sherrill

Peggy L. Nicholson  
PEGGY L. NICHOLSON

Melissa R. Lott  
Printed name of above  
witness: Melissa R. Lott

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

INDIVIDUAL ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on May 2, 2000, by PEGGY L. NICHOLSON, who is personally known to me or who has produced \_\_\_\_\_ (type of identification, but where this blank is unfilled or where this blank contains "N/A", reliance has been made on personal knowledge) as the identification and who did (did not) take an oath.

Signature of person taking acknowledgment:  
Name of person taking acknowledgment:  
(typed, printed, or stamped)  
Date Commission Expires:

Richard N. Sherrill  
\_\_\_\_\_  
NOTARY PUBLIC  
\_\_\_\_\_

nicholson\pln-ckb.poa\wa5110



Richard N. Sherrill  
MY COMMISSION # CC870009 EXPIRES  
September 8, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

Prepared by:

Record and Return to:

Cynthia Nicholson Bailey  
996 South Fairfield Dr  
Pens FL 32506

**Quit Claim DEED**

This Quit Claim Deed made on the 2 day of June, 2021

Between Peggy L. Nicholson

Whose mailing address is: 996 South Fairfield Dr Pens FL 32506

Hereinafter called the first party,

and Cynthia N. + Jon J. Bailey + Peggy L. Nicholson + Randall L. Nicholson

Whose mailing address is: 996 South Fairfield Dr Pens FL 32506

Hereinafter called the second party,

**WITNESSETH**, that the first party, for and in consideration of the sum of \$NO CONSIDERATION  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby  
remise, release, and quit-claim unto the said second party forever,

☐ as joint tenants with right of survivorship [check and initial this line ONLY  
if creating a right of survivorship]

all the right, title, interest, claim and demand which the said first party has in and to the  
following described lot, piece or parcel of land, situate, lying and being in the County of  
Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 09-4537-100

Legal does not match folio  
number - legal matches folio  
number 09-4537-250  
see corrective deed

To have and to hold the same together with all and singular the appurtenances thereunto  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim  
whatsoever of the said first party either in law or equity, to the only proper use, benefit and  
behalf of the said second party.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her  
name this 14 day of June, 2021.

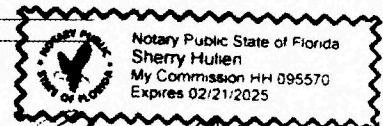
(Wit.) Tres Jefferson

(Grantor) Peggy Nicholson by Cynthia N. Bailey POA  
Peggy Nicholson by Cynthia N. Bailey POA

(Wit.) Mark Lane

(Grantor)

State of Florida  
County of Escambia

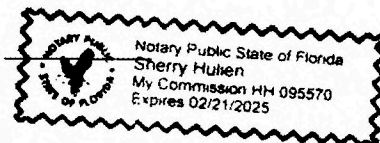


The foregoing instrument is acknowledged before me by means of ☒ physical presence or  
☐ online notarization on this 14 day of June, 2021 by  
Cynthia N. Bailey, the first party, and  
Tres Jefferson and Mark Lane, as Witnesses, who is/are  
personally known to me or who has/have produced \_\_\_\_\_ as  
identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Sherry Hulien  
Notary Public

My commission expires  
(Affix Notary Seal)



9.00  
201.00  
210.00

State of Florida

Escambia County

996 South Fairfield Dr.  
32506

NOTED FROM THE  
DEED OF REALTY  
FOR BOOK BY  
HAROLD BROWN  
PENSACOLA, FLA  
1983

Ex 1815 REC 94

Know All Men by These Presents, That J. Harold Brown & Betty S. Brownfor and in consideration of Ten & 00/100 (\$10.00) Dollars

DOLLARS.

the receipt whereof is hereby acknowledged, do bargain, sell and grant unto Jimmy & Peggy  
Nicholson, husband and wife, whose address is 1000 South Fairfield  
Drive, Pensacola, Florida, 32506.

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the \_\_\_\_\_, County of Escambia

State of Florida to-wit: Commencing at the Southwest  
Corner of Government Lot 4 in Section 21, Township 2 South, Range 31  
West in Escambia County, Florida, run thence North 01 degrees 37 minutes  
45 seconds East for 198.60 feet to the point of beginning of this des-  
cription; thence deflecting 134 degrees 50 minutes 30 seconds to the  
right, run 80.45 feet; thence deflecting 89 degrees 49 minutes 30  
seconds to the left, run 411.70 feet to the southerly right-of-way line  
of Fairfield Drive (100-foot right-of-way); run thence northerly along  
a curve to the right having a radius of 1960.08 feet, a chord distance  
of 152.0 feet; run thence South 46 degrees 30 minutes 14 seconds West for  
374.46 feet; and thence, deflecting 45 degrees 01 minutes 00 seconds to  
the left, run 84.14 feet to the point of beginning.

This conveyance is made and accepted subject to easement to Gulf Power  
Company, recorded in Deed Book 426 at page 108 of the public records of  
said County; to reservation of mineral rights made in deed recorded in  
Deed Book 207 at page 506 of said records; to easements of record; and  
to ad valorem taxes for 1978 and subsequent years, all of which are excepted  
from the covenants of warranty hereof,  
together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in  
anywise appertaining, free from all exemptions and right of homestead.

In Witness Whereof, We have hereunto set our hands and seals this 7<sup>th</sup>  
day of Sept - A.D. 1983.

Signed, sealed and delivered in the presence of

Diane E. Reloph  
Mavis Walker

This instrument was prepared by:

J. H. Brown

P.O. Box 954 Foley, AL 36536  
Address

Prepared by:  
Record and Return to:

Cynthia Nicholson Bailey  
994 South Fairfield Dr  
Pens FL 32506  
corrective  
Quit Claim DEED

This Quit Claim Deed made on the 2 day of June, 2021

Between Peggy L. Nicholson  
Whose mailing address is: 994 South Fairfield Dr Pens FL 32506  
Hereinafter called the first party,

and Cynthia N. + Jon J. Bailey + Peggy L. Nicholson + Randall L. Nicholson  
Whose mailing address is: 994 South Fairfield Dr Pens FL 32506  
Hereinafter called the second party,

WITNESSETH, that the first party, for and in consideration of the sum of \$ NO CONSIDERATION  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby  
remise, release, and quit-claim unto the said second party forever,

☐ as joint tenants with right of survivorship [check and initial this line ONLY  
if creating a right of survivorship]

all the right, title, interest, claim and demand which the said first party has in and to the  
following described lot, piece or parcel of land, situate, lying and being in the County of  
Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 09-4537-100

legal does not match folio  
number - legal matches folio  
number for 09-4537-150

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 first party either in law or equity, to the only proper use, benefit and  
behoof of the said second party.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her  
name this 14 day of June, 2021.

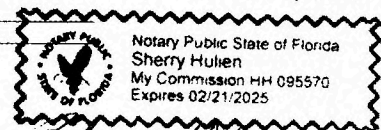
(Wit.) Tres Jefferson

(Grantor) Peggy Nicholson by Cynthia N. Bailey POA  
Peggy Nicholson by Cynthia N. Bailey POA

(Wit.) Mark Lane

(Grantor)

State of Florida  
County of Escambia

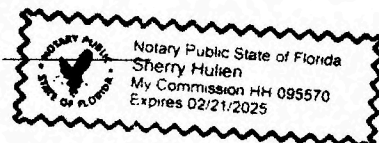


The foregoing instrument is acknowledged before me by means of ☒ physical presence or  
☐ online notarization on this 14 day of June, 2021 by  
Cynthia N. Bailey, the first party, and  
Tres Jefferson and Mark Lane, as Witnesses, who is/are  
personally known to me or who has/have produced \_\_\_\_\_ as  
identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Sherry Hulien  
Notary Public

My commission expires  
(Affix Notary Seal)





2/14/22, 11:11 AM

escpaLegal 212S314301002001

Escambia County Property Appraiser

**212S314301002001 - Full Legal Description**

BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI OF LT 4 381 5/10 FT W PARL WITH N LI OF S1/2 OF LT 4 941 FT  
CONT W ALG SAME LI 175 FT TO E R/W LI OF ST RD S289 A (100 FT R/W) FOR POB E ALG LI LAST  
TRAVERSED 175 FT SELY DEFLECTING RT 69 DEG 196 FT SWLY DEFLECTING RT 77 DEG 126 FT TO SD E R/W  
LI NLY ALG SD R/W LI TO POB OR 360 P 670 OR 8474 P 295 LESS MINERAL RIGHTS

Prepared by:

Record and Return to:

Cynthia Nicholson Bailey  
994 South Fairfield Dr  
Pens FL 32506

Corrective  
Quit Claim DEED

This Quit Claim Deed made on the 2 day of June, 20 21

Between Peggy L. Nicholson

Whose mailing address is: 994 South Fairfield Dr Pens. FL 32506

Hereinafter called the first party,

and Randall L. Nicholson and Peggy L. Nicholson + Cynthia N. Bailey

Whose mailing address is: 994 South Fairfield Dr Pens FL 32506

Hereinafter called the second party,

WITNESSETH, that the first party, for and in consideration of the sum of \$ NO Consideration  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby  
remit, release, and quit-claim unto the said second party forever,

☐ as joint tenants with right of survivorship [check and initial this line ONLY  
if creating a right of survivorship]

all the right, title, interest, claim and demand which the said first party has in and to the  
following described lot, piece or parcel of land, situate, lying and being in the County of  
Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 09-4537-150

This is our correct legal but  
wrong folio number.

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 first party either in law or equity, to the only proper use, benefit and  
behoof of the said second party.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her  
name this 14 day of June, 20 21.

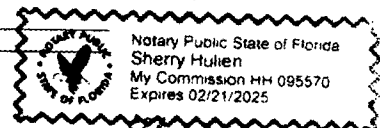
(Wit.) Tris Jefferson

(Grantor) Peggy L. Nicholson By Cynthia N. Bailey  
By POA

(Wit.) Mark Lane

(Grantor)

State of Florida  
County of Escambia

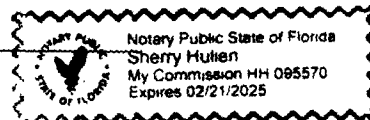


The foregoing instrument is acknowledged before me by means of ☒ physical presence or  
☐ online notarization on this 14 day of June, 20 21 by  
Cynthia N. Bailey, the first party, and  
Tris Jefferson and Mark Lane, as Witnesses, who is/are  
personally known to me or who has/have produced \_\_\_\_\_ as  
identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Sherry Hulien  
Notary Public

My commission expires  
(Affix Notary Seal)



Escambia County Property Appraiser  
**212S314301001001 - Full Legal Description**

THAT PART OF S1/2 OF GOV LT 4 LYING E OF STATE RD 289 A OR 360 P 670 OR 1815 P 94 OR 8474 P 295 LESS MINERAL RIGHTS LESS BEG AT NE COR OF S1/2 OF LT 4 S ALG E LI 381 5/10 FT W 941 FT CONT W 175 FT TO E R/W LI OF ST RD S-289 A (100 FT R/W) FOR POB E ALG LI LAST TRAVERSED 175 FT SELY DEFLECTING 69 DEG RT 196 FT SWLY DEFLECTING 77 DEG RT 126 FT TO SD E R/W LI NLY ALG SD R/W LI TO POB LESS OR 2131 P 185 PILKEY LESS MINERAL RIGHTS



Form 668 (Y)(c) (Rev. February 2004)		4811 Department of the Treasury - Internal Revenue Service			
<b>\$ 10.00 DUE Notice of Federal Tax Lien</b>					
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 450386108	For Optional Use by Recording Office		
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer JAMES W NICHOLSON					
Residence 994 S FAIRFIELD DR PENSACOLA, FL 32506-6500					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX	06/04/2007	07/04/2017	2571.10
1040	12/31/2004	XXX-XX	05/28/2007	06/27/2017	2186.22
1040	12/31/2005	XXX-XX	05/28/2007	06/27/2017	2032.82
1040	12/31/2006	XXX-XX	05/12/2008	06/11/2018	10089.05
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 16879.19

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 12th day of June, 2008.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

<b>Form 668 (Y)(c)</b> <small>(Rev. February 2004)</small>	3479	Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>				<b>\$10.00 DUE</b>
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number <div style="text-align: right;">558450709</div>		For Optional Use by Recording Office		
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>						
Name of Taxpayer JAMES W NICHOLSON						
Residence 994 S FAIRFIELD DR PENSACOLA, FL 32506-6500						
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).						
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)	
1040	12/31/2007	XXX-XX-████	05/12/2008	06/11/2018	619.21	
Place of Filing <div style="text-align: center;">CLERK OF CIRCUIT COURT          ESCAMBIA COUNTY          PENSACOLA, FL 32595</div>					Total	\$ 619.21

This notice was prepared and signed at BALTIMORE, MD, on this,

the 18th day of June, 2009.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903
23-00-0008	

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

**Part 1 - Kept By Recording Office**

Form **668(Y)(c)** (Rev. 2-2004)  
 CAT. NO 60025X