

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300311

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-0369-000	2021/4317	06-01-2021	LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-26-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	45,531.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1223.38

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	EDWARDS BRET SANDON EDWARDS ANGELA MAXINE 1916 BLAKELY AVE PENSACOLA, FL 32507 1916 BLAKELY AVE 10-0369-000 LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH H (Full legal attached.)	Certificate #	2021 / 4317
		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)
# 2021/4317	06/01/2021	885.92	44.30	930.22
→Part 2: Total*				930.22

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)
# 2022/4679	06/01/2022	906.30	6.25	45.32	957.87
Part 3: Total*					957.87

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)	1,888.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	831.52
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)	3,094.61

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

Sign here: Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida
Date May 8th, 2023

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

+ \$6.25



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ● Account ○ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	352S311000008049	Year	Land	Imprv	Total	Cap Val
Account:	100369000	2022	\$15,000	\$168,102	\$183,102	\$91,063
Owners:	EDWARDS BRET SANDON EDWARDS ANGELA MAXINE	2021	\$12,000	\$133,720	\$145,720	\$88,411
Mail:	1916 BLAKELY AVE PENSACOLA, FL 32507	2020	\$12,000	\$117,127	\$129,127	\$87,191
Situs:	1916 BLAKELY 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					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
12/01/2016	7631	1775	\$73,000	WD	📄	Legal Description 🔑 LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC...	
05/2004	5421	1573	\$19,500	WD	📄		
05/2004	5421	1572	\$100	WD	📄		
10/2002	5012	875	\$100	QC	📄		
06/2001	4734	465	\$26,000	WD	📄		
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: 35-25-31-3 Approx. Acreage: 0.3298 Zoned: 🔑 MDR Evacuation & Flood Information Open Report	<div> <div>+</div> <div>-</div> </div>		
View Florida Department of Environmental Protection (DEP) Data		Buildings	

Address: 1916 BLAKELY AVE, Year Built: 2017, Effective Year: 2017, PA Building ID#: 110557

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-7

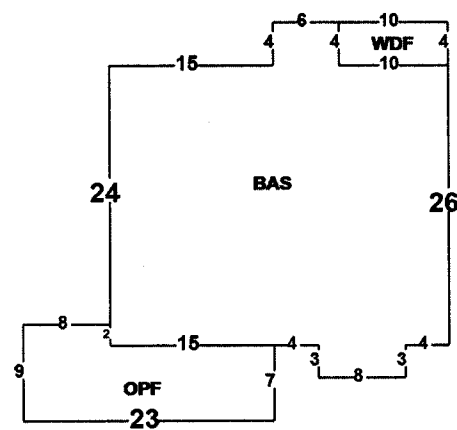
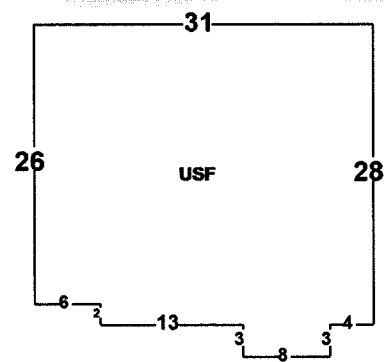
NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 1951 Total SF

BASE AREA - 854

OPEN PORCH FIN - 177

UPPER STORY FIN - 880

WOOD DECK FIN - 40

Images



4/27/2017 12:00:00 AM

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

Last Updated: 05/09/2023 (tc.8267)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037788 5/11/2023 3:43 PM
OFF REC BK: 8975 PG: 1854 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04317**, 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:

LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100369000 (1223-38)

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

BRET SANDON EDWARDS and ANGELA MAXINE EDWARDS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **6th day of December 2023**.

Dated this 10th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 1854, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04317, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **100369000 (1223-38)**

DESCRIPTION OF PROPERTY:

**LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT 8
BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: BRET SANDON EDWARDS and ANGELA MAXINE EDWARDS

Dated this 5th day of July 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

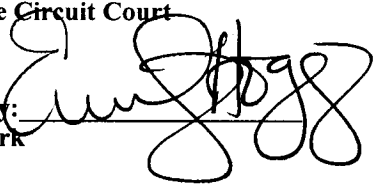
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100369000 Certificate Number: 004317 of 2021**

**Payor: ANGELA MAXINE EDWARDS 1916 BLAKELY AVE PENSACOLA, FL 32507 Date
7/5/2023**

Clerk's Check #	1	Clerk's Total	\$519.72 \$3,396.64
Tax Collector Check #	1	Tax Collector's Total	\$3,472.21
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,059.93

\$3,413.64

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 004317

Redeemed Date 7/5/2023

Name ANGELA MAXINE EDWARDS 1916 BLAKELY AVE PENSACOLA, FL 32507

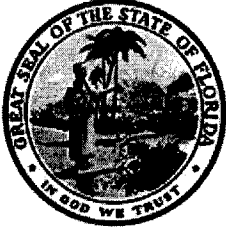
Clerk's Total = TAXDEED	\$510.72 \$ 3,396.64
Due Tax Collector = TAXDEED	\$3,472.21
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 100369000 Certificate Number: 004317 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/6/2023"/>	Redemption Date <input type="text" value="7/5/2023"/>
Months	8	3
Tax Collector	<input type="text" value="\$3,094.61"/>	<input type="text" value="\$3,094.61"/>
Tax Collector Interest	\$371.35	\$139.26
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,472.21	<input type="text" value="\$3,240.12"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$20.52
Total Clerk	\$510.72	<input type="text" value="\$476.52"/> 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	\$4,059.93	\$3,733.64
	Repayment Overpayment Refund Amount	\$326.29
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1854"/>



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 #: 10-0369-000 CERTIFICATE #: 2021-4317

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: September 5, 2003 to and including September 5, 2023 Abstractor: Alicia Hahn

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 13, 2023

Tax Account #: **10-0369-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRET SANDON EDWARDS AND ANGELA MAXINE EDWARDS**

By Virtue of Warranty Deed recorded 12/5/2016 in OR 7631/1775

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Lien in favor of Rinker Materials of Florida Inc recorded 1/13/2006 OR 5819/1059 List them all**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-0369-000

Assessed Value: \$91,063.00

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: DEC 6, 2023

TAX ACCOUNT #: 10-0369-000

CERTIFICATE #: 2021-4317

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

BRET SANDON EDWARDS
ANGELA MAXINE EDWARDS
1916 BLAKELY AVE
PENSACOLA, FL 32507

RINKER MATERIALS OF FLORIDA INC
3626 QUADRANGLE BLVD, STE 200
ORLANDO, FL 32817

Certified and delivered to Escambia County Tax Collector, this 13th day of September, 2023.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

September 13, 2023

Tax Account #:10-0369-000

LEGAL DESCRIPTION EXHIBIT "A"

**LTS 8 9 BLK 49 BEACH HAVEN PLAT DB 46 P 51 OR 7631 P 1775 ALSO W1/2 OF ALLEY ADJ LT
8 BLK 49 BEACH HAVEN SEC 54/35 T 2S R 30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0369-000(1223-38)

File No.: 1615011C

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Janna Berry

SURETY LAND TITLE OF FLORIDA, LLC

2600 N. 12th Ave. Pensacola, FL 32503

Pensacola, Florida 32503

Property Appraisers Parcel Identification (Folio) Number: 352S311000008049

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1 day of December, 2016 by Lawrence S. Powell, a single man, whose post office address is 603 Paula St, Pensacola, FL 32507 herein called the grantor, to Bret Sandon Edwards and Angela Maxine Edwards, husband and wife, whose post office address is 1916 Blakely Ave, Pensacola, FL 32507, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lots 7, 8, 9, and 10 Block 49, Beach Haven, being a part of the Pablo Graupera Grant in Sections 35 and 54, Township 2 South, Ranges 30 and 31 West, according to the plat of Beach Haven Subdivision recorded in Deed Book 46, at Page 51, of the Public Records of Escambia County, Florida, together with the West 1/2 of Alley adjoining Lots 7 and 8, Block 49, Beach Haven Subdivision.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

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 grantees 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 hereby 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, 2015.

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:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Lawrence S. Powell

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of December, 2016 by Lawrence S. Powell who is personally known to me or has produced Driver License as identification.

SEAL



JANNA BERRY
MY COMMISSION # FF 199091
EXPIRES: March 14, 2019
Bonded Thru Budget Notary Services

Notary Public

Printed Notary Name

My Commission Expires:

Recorded in Public Records 01/13/2006 at 03:17 PM OR Book 5819 Page 1059,
Instrument #2006004055, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

**This document prepared by
and should be returned to:**
Rinker Materials of Florida, Inc.
3626 Quadrangle Blvd, Suite 200
Orlando, FL 32817
Attn: COLLEEN DOUGHERTY

WARNING!

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE
REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO
SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF
RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL
PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

C L A I M O F L I E N

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared **ANGELO ILANO** (name), who
being duly sworn and says that she or he is the **AUTHORIZED AGENT** (title) of **Rinker Materials of Florida,
Inc.**, Lienor, whose address is 3626 Quadrangle Blvd., Suite 200, Orlando, FL 32817, and that in accordance
with a contract with **JIM WALTER HOMES**, Lienor furnished labor, services or materials consisting of
CONSTRUCTION MATERIALS on the following described real property in **ESCAMBIA** County, Florida:

**BEACH HAVEN LT 7 8 9 & 10 BLK 49 BCH HAVEN DB 46/51, TOG WITH 1/2 ALLEY ADJ DB 46
51 ESCAMBIA COUNTY FLORIDA
BEACH HAVEN LT 7 8 9 & 10 BLK 49 BCH ; 1916 BLAKLEY AVE (RINKER #12036440)**

owned by **LAWRENCE S POWELL** for a total value of **\$ 1,835.79** of which there remains unpaid
principal, in the amount of **\$ 1,046.74**, together with finance charges through the date of payment; and
furnished the first of the items on **10/07/2005** and the last of the items on **10/18/2005** and that the Lienor
served its Notice to Owner on the Owner on **NOVEMBER 14, 2005** by United States Certified Mail, #
71073226748006623264 and that the Lienor served a copy of the notice on the Contractor on
NOVEMBER 14, 2005 by United States Certified Mail # **N/A**

Signed, sealed and delivered
In the presence of:

RINKER MATERIALS OF FLORIDA, INC.

Carol B. Rubel
SIGN & Print Name: Carol B Rubel
Cheryl A. Smith
SIGN & Print Name: Cheryl A. Smith

By: Angelo Ilano
Name: **ANGELO ILANO**
Title: **AUTHORIZED AGENT**
Angelo Ilano

SWORN TO AND SUBSCRIBED BEFORE ME, by **ANGELO ILANO** (name) as **AUTHORIZED
AGENT** (title) of Rinker Materials of Florida, Inc., a Florida corporation, on behalf of the corporation, who is
personally known to me or produced **FDL** as identification, and who did take an oath, this **13** day of
JANUARY, 2006.

Susan H. J.
Notary Public; State of Florida
My Commission Expires:

3-9-2008

