



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0324-59

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	COPPIN PEGGY SUE 171 6TH ST CAMPBELL, OH 44405 5336 AVON RD 10-3263-500 LTS 21 & 22 BLK4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667	Certificate #	2021 / 4688
		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)
# 2021/4688	06/01/2021	639.98	32.00	671.98
# 2022/5083	06/01/2022	745.42	37.27	782.69
→ Part 2: Total*				1,454.67

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/5252	06/01/2023	796.96	6.25	39.85	843.06
Part 3: Total*					843.06

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,297.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,672.73

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 Escambia, Florida  
Signature, Tax Collector or Designee Date August 11th, 2023

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

+ \$12.50

<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>03/06/2024</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300560

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
10-3263-500	2021/4688	06-01-2021	LTS 21 & 22 BLK4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667

I agree to:

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

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

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

07-26-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information	
<b>Parcel ID:</b>	123S322000021004
<b>Account:</b>	103263500
<b>Owners:</b>	COPPIN PEGGY SUE
<b>Mail:</b>	171 6TH ST CAMPBELL, OH 44405
<b>Situs:</b>	5336 AVON RD 32507
<b>Use Code:</b>	MOBILE HOME
<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	

Assessments				
Year	Land	Imprv	Total	Cap Val
2023	\$40,000	\$14,582	\$54,582	\$46,022
2022	\$30,000	\$13,466	\$43,466	\$41,839
2021	\$26,000	\$12,036	\$38,036	\$38,036
Disclaimer				
Tax Estimator				
<a href="#">File for New Homestead Exemption Online</a>				
<a href="#">Report Storm Damage</a>				


Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/18/2020	8315	1667	\$75,000	WD	
09/23/2008	6382	718	\$100	WD	
06/24/2008	6354	59	\$280,000	WD	
05/08/2008	6324	1785	\$48,000	WD	
01/2005	5588	1410	\$100	WD	
07/2003	5196	687	\$100	WD	
05/2003	5159	1155	\$100	WD	
05/2003	5159	1153	\$100	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2023 Certified Roll Exemptions
None
Legal Description
LTS 21 & 22 BLK4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667
Extra Features
None

[Parcel Information](#) [Launch Interactive Map](#)

Section  
Map Id:  
12-35-32-2

Approx.  
Acreage:  
0.2299

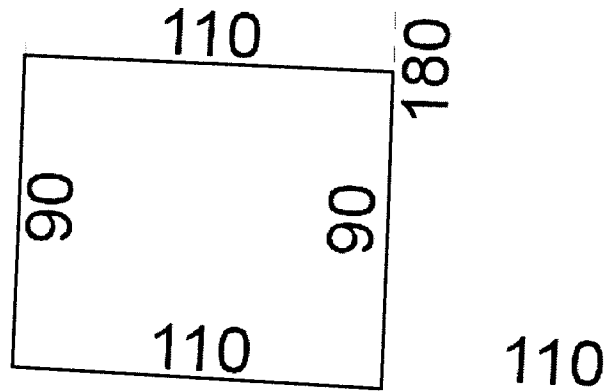
Zoned:   
HDMU  
HDMU

Evacuation  
& Flood  
Information  
[Open  
Report](#)



45  
45  
45  
45  
45

AVON RD



180



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

#### Buildings

Address: 5336 AVON RD, Year Built: 1999, Effective Year: 1999, PA Building ID#: 129718

##### 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-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-8

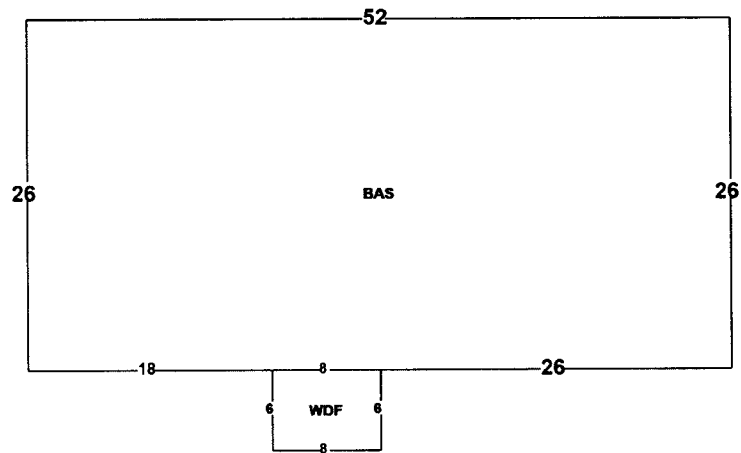
NO. STORIES-1

STORY HEIGHT-0

 Areas - 1400 Total SF

BASE AREA - 1352

WOOD DECK FIN - 48



#### Images



11/20/2020 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: 06/18/2023 (tc 2256)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 04688, 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 21 & 22 BLK4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667**

**SECTION 12, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103263500 (0324-59)**

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

**PEGGY SUE COPPIN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **6th** day of March 2024.

Dated this 18th day of August 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



**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

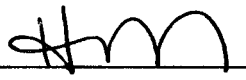
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 103263500 Certificate Number: 004688 of 2021**

**Payor: PEGGY COPPIN 5336 AVON ROAD PENSACOLA, FL 32507      Date 1/12/2024**

Clerk's Check #                      5508429995  
Tax Collector Check #              1

Clerk's Total	\$510.72
Tax Collector's Total	\$3,005.96
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	<del>\$3,593.68</del>
	<b>\$3119.82</b>

**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 004688**

**Redeemed Date 1/12/2024**

**Name PEGGY COPPIN 5336 AVON ROAD PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$3,005.96
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: 103263500 Certificate Number: 004688 of 2021**

Redemption ☒ Yes ☐ No    Application Date     Interest Rate

Final Redemption Payment  
ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date  

Months	8	6
Tax Collector	<input type="text" value="\$2,672.73"/>	<input type="text" value="\$2,672.73"/>
Tax Collector Interest	\$320.73	\$240.55
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,005.96	\$2,925.78 — TO 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	\$41.04
Total Clerk	\$510.72	\$497.04 — TO 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	\$3,593.68	\$3,439.82
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Repayment Overpayment Refund Amount \$153.86

Book/Page	<input type="text" value="9028"/>	<input type="text" value="1220"/>
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## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9028, Page 1220, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04688, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 103263500 (0324-59)

DESCRIPTION OF PROPERTY:

LTS 21 & 22 BLK4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: PEGGY SUE COPPIN

Dated this 12th day of January 2024.



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 #: 10-3263-500 CERTIFICATE #: 2021-4688

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

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

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

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

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

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

BY

Michael A. Campbell,  
As President  
Dated: December 29, 2023

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

December 29, 2023

Tax Account #: **10-3263-500**

1. The Grantee(s) of the last deed(s) of record is/are: **PEGGY SUE COPPIN**

**By Virtue of Warranty Deed recorded 6/18/2020 in OR 8315/1667**

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

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

a. **NONE**

4. Taxes:

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

**Tax Account #: 10-3263-500**

**Assessed Value: \$46,022.00**

**Exemptions: NONE**

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

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

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

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** MAR 6, 2024

**TAX ACCOUNT #:** 10-3263-500

**CERTIFICATE #:** 2021-4688

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 SUE COPPIN**  
**171 6TH ST**  
**CAMPBELL, OH 44405**

**PEGGY SUE COPPIN**  
**5336 AVON RD**  
**PENSACOLA, FL 32507**

**Certified and delivered to Escambia County Tax Collector, this 29<sup>th</sup> day of December, 2023.**

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**December 29, 2023**

**Tax Account #:10-3263-500**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 21 & 22 BLK 4 TREASURE HILL PARK PLAT DB 102 P 286 OR 8315 P 1667**

**SECTION 12, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-3263-500(0324-59)**

Prepared by and return to:  
Tina M. Wiles

**Emerald Coast Title, Inc.**  
**811 N. Spring Street**  
**Pensacola, FL 32501**  
**850-434-3223**  
File Number: **20-14385**  
Will Call No.: **TW/AB**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **18th** day of **June, 2020** between **Eric L. Gleaton, a married man** whose post office address is **102 E. Nine Mile Rd., Pensacola, FL 32534**, grantor, and **Peggy Sue Coppin, a single woman** whose post office address is **171 6th St., Campbell, OH 44405**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lots 21 and 22, Block 4, Treasure Hill Park, according to the map or plat thereof as recorded in Deed Book 102, Page 286, Public Records of Escambia County, Florida.**

**Parcel Identification Number: 123S322000021004**

TOGETHER WITH 1999 PINR DOUBLEWIDE MOBILE HOME, TITLE #88358500 AND TITLE #88358561

**\*This is not the constitutional homestead of Eric L. Gleaton, grantor.**

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tina M. Wiles  
Witness Name: Tina M. Wiles

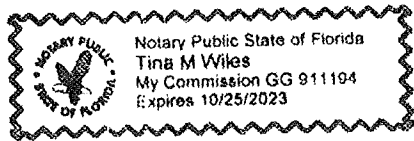
Tina M. Wiles  
Witness Name: Tina M. Wiles

Eric L. Gleaton (Seal)  
Eric L. Gleaton

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2020 by Eric L. Gleason, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Tina M. Wiles  
Notary Public

Printed Name: Tina M. Wiles

My Commission Expires: October 25, 2023





RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Avon Rd.

Legal Address of Property: 5336 Avon Rd., Pensacola, FL 32507

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

This form completed by: Emerald Coast Title  
811 North Spring Street  
Pensacola, FL 32501

Witness to Buyer(s):

AS TO BUYER (S):

Pamela L. Woodward  
Witness Name: Pamela Woodward  
Terri L. Randall  
Witness Name: Terri L. Randall

Pepper Lee Coppin  
Pepper Lee Coppin

Witness to Seller(s):

AS TO SELLER (S):

Eric L. Gleaton  
Witness Name: Eric L. Gleaton  
Terri L. Langhan  
Witness Name: Terri L. Langhan

Eric L. Gleaton  
Eric L. Gleaton