

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300341

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
11-0351-470	2021/4969	06-01-2021	BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20 FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC) NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST PHASE 3 UNRECORDED S/D OR 6654 P 529

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.	
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.

BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20 FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC) NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST PHASE 3 UNRECORDED S/D OR 6654 P 529



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

1223.44

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	RUSSELL WINSLOW 1620 BLANC LN CANTONMENT, FL 32533 1821 WINDING CREEK CIR 11-0351-470 BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N (Full legal attached.)	Certificate #	2021 / 4969
		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)
# 2021/4969	06/01/2021	424.35	21.22	445.57
→ Part 2: Total*				445.57

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)
# 2022/5361	06/01/2022	429.35	6.25	21.47	457.07
Part 3: Total*					457.07

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)	902.64
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	291.46
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,569.10

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 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:	201N301102032003	Year	Land	Imprv	Total	Cap Val
Account:	110351470	2022	\$20,000	\$0	\$20,000	\$20,000
Owners:	RUSSELL WINSLOW	2021	\$20,000	\$0	\$20,000	\$20,000
Mail:	1620 BLANC LN CANTONMENT, FL 32533	2020	\$20,000	\$0	\$20,000	\$20,000
Situs:	1821 WINDING CREEK CIR 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑	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)	None	
11/03/2010	6654	529	\$2,700	TD	📄	Legal Description 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN...	
						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section Map Id:	20-1N-30-1		
Approx. Acreage:	0.2873		
Zoned: 🔑	LDR		
Evacuation & Flood Information	Open Report		
View Florida Department of Environmental Protection (DEP) Data			

Buildings

Images

None

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.12118)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04969**, 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:

BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20 FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC) NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST PHASE 3 UNRECORDED S/D OR 6654 P 529

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110351470 (1223-44)

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

WINSLOW RUSSELL

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

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

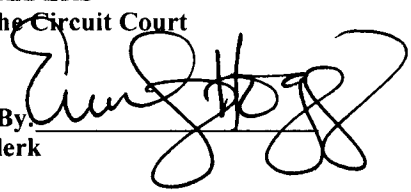
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110351470 Certificate Number: 004969 of 2021**

Payor: WINSLOW RUSSELL 1620 BLANC LN CANTONMENT, FL 32533 Date 7/13/2023

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,763.64
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,351.36

\$1,802.48

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 004969

Redeemed Date 7/13/2023

Name WINSLOW RUSSELL 1620 BLANC LN CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$510.72 \$1,802.48
Due Tax Collector = TAXDEED	\$1,763.64
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: 110351470 Certificate Number: 004969 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="7/13/2023"/> 
Months	8	3
Tax Collector	<input type="text" value="\$1,569.10"/>	<input type="text" value="\$1,569.10"/>
Tax Collector Interest	\$188.29	\$70.61
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,763.64	<input type="text" value="\$1,645.96"/> 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	\$2,351.36	\$2,139.48
	Repayment Overpayment Refund Amount	\$211.88
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1916"/>

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 1916, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04969, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 110351470 (1223-44)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20 FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC) NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST
PHASE 3 UNRECORDED S/D OR 6654 P 529

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: WINSLOW RUSSELL

Dated this 13th day of July 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 #: 11-0351-470 CERTIFICATE #: 2021-4969

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 19, 2003 to and including September 19, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 25, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 25, 2023

Tax Account #: **11-0351-470**

1. The Grantee(s) of the last deed(s) of record is/are: **WINSLOW RUSSELL**

By Virtue of Tax Deed recorded 11/3/2010 in OR 6654/529

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 Kingswood Estates Homeowners' Association Inc recorded 11/21/1994 OR 3681/292**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-0351-470

Assessed Value: \$20,000.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION INC**

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 #: 11-0351-470

CERTIFICATE #: 2021-4969

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.

WINSLOW RUSSELL
1620 BLANC LN
CANTONMENT, FL 32533

WINSLOW RUSSELL
7185 EIGHT MILE CREEK RD
PENSACOLA, FL 32526

KINGSWOOD ESTATES HOMEOWNERS'
ASSOCIATION INC
3760 FIRESTONE BLVD
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 25th 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 25, 2023

Tax Account #:11-0351-470

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20 FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC) NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST PHASE 3 UNRECORDED S/D OR 6654 P 529

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0351-470(1223-44)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 10-511
Property Identification No. 201N301102032003
Tax Account No. 110351470

TAX DEED

State of Florida
County of Escambia


The following Tax Sale Certificate Numbered 06327 issued on May 30, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 1st day of November 2010, offered for sale as required by law for cash to the highest bidder and was sold to: **WINSLOW RUSSELL, 7185 EIGHT MILE CREEK RD PENSACOLA, FL 32526**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

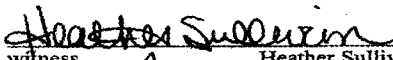
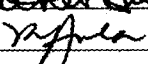
Now, on this 1st day of November 2010, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,700.00) TWO THOUSAND SEVEN HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

BEG AT NE COR OF SEC N 89 DEG 21 MIN 28 SEC W 1060 30/100 FT S 0 DEG 09 MIN 59 SEC W 640 52/100 FT N 84 DEG 33 MIN 21 SEC E 195 98/100 FT FOR POB N 13 DEG 04 MIN 48 SEC W 120 FT TO PT ON WINDING CREEK CIR R/W (20FT R/W) SD PT BEING ON CURVE CONCAVE NW RADIUS 30 FT CENTRAL ANG 86 DEG 44 MIN 02 SEC NELY ALG CURVE ARC DIST 34 94/100 FT (CHORD DIST 33 FT CHORD BEARING S 43 DEG 34 MIN 14 SEC W) S 54 DEG 59 MIN 47 SEC E 208 56/100 FT S 82 DEG 59 MIN 18 SEC W 168 52/100 FT TO POB A/K/A LT 32 KINGSWOOD EST PHASE 3 UNRECORDED S/D OR 2484/2500 P 867/409

** Property previously assessed to: CLASSIC HOMEBUILDERS INC

SECTION 20, TOWNSHIP 1 N, RANGE 30 W


ERNIE LEE MAGAHA, Clerk of the Circuit
Court
Escambia County, Florida


witness  Heather Sullivan
witness Maryline Avila

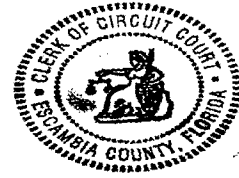
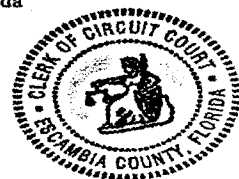
State of Florida
County of Escambia

On this 3rd November 2010 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit
Court

By: 
Maryline Avila, Deputy Clerk



OR Bk3681 Pg0292
INSTRUMENT 00171333

This instrument prepared by:
Jeffrey T. Sauer
Smith, Sauer, DeMaria & Johnson
510 East Zaragoza Street
Pensacola, FL 32501

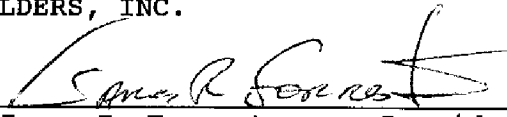
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CLAIM OF LIEN


BEFORE ME, the undersigned authority, personally appeared James R. Forrester, who, being duly sworn, deposes and says that he is the President of Kingswood Estates Homeowners' Association, Inc., a Florida corporation not-for-profit (the "Association") and that in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2521 at page 38, as rerecorded and amended in Official Records Book 2562 at page 470, Official Records Book 2477 at page 828, Official Records Book 2679 at page 880, Official Records Book 2731 at page 706, Official Records Book 2793 at page 966, Official Records Book 2824 at page 875, and Official Records Book 2911 at page 590, all of the public records of Escambia County, Florida, as well as the Articles of Incorporation and By-laws of the Association, the Association hereby claims a lien for unpaid assessments in the sum of \$2,640.00 (\$110.00 per lot for a total of 24 lots) for the period from July 1, 1994, through June 30, 1995; together with interest, late charges, costs and attorney's fees which are now due; along with those assessments, interest, costs and fees which may accrue subsequent to the recording of this lien, against the following parcels in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto.

RECORD OWNER: CLASSIC HOMEBUILDERS, INC.


James R. Forrester, as President of
Kingswood Estates Homeowners'
Association, Inc.

Sworn to and subscribed before me this 21st day of
November, 1994, and the foregoing instrument was
acknowledged before me this same day by James R. Forrester, as
President of Kingswood Estates Homeowners' Association, Inc., a
Florida corporation, on behalf of the corporation. He () is
known to me or (X) has produced FL Drivers License
as identification and did take an oath.


Printed name: BRENDA HERRIS
NOTARY PUBLIC
My commission expires: _____

BRENDA HERRIS
"Notary Public-State of Florida"
My Commission Expires June 16, 1997
CC 295053

EXHIBIT "A"

OR Bk3681 Pg0293
INSTRUMENT 00171333

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 1067.05 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°09'59" WEST A DISTANCE OF 201.54 FEET;
 THENCE SOUTH 89°17'27" EAST A DISTANCE OF 103.42 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 213.51 FEET;
 THENCE NORTH 64°28'37" WEST A DISTANCE OF 114.44 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.56 ACRES MORE OR LESS,
 ALSO BEING LOT 1 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 1328.59 FEET;
 THENCE SOUTH 89°17'27" EAST A DISTANCE OF 103.42 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 100.00 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 200.00 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 69.50 FEET;
 THENCE NORTH 64°28'37" WEST A DISTANCE OF 33.75 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 213.51 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.46 ACRES MORE OR LESS.
 ALSO BEING LOT 2 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 1328.59 FEET;
 THENCE SOUTH 89°17'27" EAST A DISTANCE OF 203.42 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 100.00 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 200.95 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.46 ACRES MORE OR LESS.
 ALSO BEING LOT 3 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 1328.59 FEET;
 THENCE SOUTH 89°17'27" EAST A DISTANCE OF 603.42 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 100.00 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 204.83 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 00°09'59" WEST A DISTANCE OF 203.79 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.47 ACRES MORE OR LESS.
 ALSO BEING LOT 7 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

OR BK3681 Pg0294
INSTRUMENT 00171333

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 791.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 349.27 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 11 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE J.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 691.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 348.94 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 80.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 52°15'32";
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.80 FEET (CHORD DISTANCE: 22.02 FEET; CHORD BEARING: NORTH 26°18'03" EAST);
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 155.30 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 12 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 565.52 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 363.42 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 135.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 66°36'50";
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 46.51 FEET (CHORD DISTANCE: 43.93 FEET; CHORD BEARING: NORTH 33°28'19" EAST);
THENCE NORTH 23°13'36" WEST A DISTANCE OF 120.00 FEET;
THENCE SOUTH 53°52'44" WEST A DISTANCE OF 138.30 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.36 ACRES MORE OR LESS.
ALSO BEING LOT 15 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 991.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 534.94 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 110.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 145.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET (CENTRAL ANGLE: 90°00'00");
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.41 FEET (CHORD DISTANCE: 28.28 FEET; CHORD BEARING: NORTH 45°10'00" EAST) TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.41 ACRES MORE OR LESS.
ALSO BEING LOT 20 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

OR Bk3681 Pg0295
INSTRUMENT 00171333

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE NORTH 89°21'28" WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1060.30 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 540.52 FEET;
THENCE NORTH 84°33'21" EAST A DISTANCE OF 195.98 FEET FOR THE POINT OF BEGINNING;
THENCE NORTH 83°06'40" EAST A DISTANCE OF 169.66 FEET;
THENCE NORTH 55°07'23" WEST A DISTANCE OF 210.65 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET (CENTRAL ANGLE: 66°44'02");
THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 34.94 FEET (CHORD DISTANCE: 33.00 FEET; CHORD BEARING: SOUTH 43°34'15" WEST);
THENCE SOUTH 13°03'45" EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.31 ACRES MORE OR LESS.
ALSO BEING LOT 32 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 391.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 182.95 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 215.13 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 83.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 400.00 FEET (CENTRAL ANGLE: 04°38'32");
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.41 FEET (CHORD DISTANCE: 32.40 FEET; CHORD BEARING: NORTH 80°40'24" EAST) TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET (CENTRAL ANGLE: 105°00'32");
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 91.64 FEET (CHORD DISTANCE: 79.34 FEET; CHORD BEARING: SOUTH 41°54'58" EAST) TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 210.00 FEET (CENTRAL ANGLE: 11°24'45");
THENCE SOUTHEASTLY ALONG SAID CURVE AN ARC DISTANCE OF 41.83 FEET (CHORD DISTANCE: 41.76 FEET; CHORD BEARING: SOUTH 05°22'30" WEST) TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.82 ACRES MORE OR LESS.
ALSO BEING LOT 39 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 491.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 183.28 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 40 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 591.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 183.61 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 41 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 691.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 183.94 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 42 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

OR BK3681 PG0296
INSTRUMENT 00171333

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 891.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 184.61 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 44 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 891.72 FEET;
THENCE NORTH 89°50'01" WEST A DISTANCE OF 184.94 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°50'01" WEST A DISTANCE OF 165.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 165.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.38 ACRES MORE OR LESS.
ALSO BEING LOT 45 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1329.88 FEET;
THENCE NORTH 89°17'27" WEST A DISTANCE OF 251.08 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°17'27" WEST A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 204.83 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 00°09'59" WEST A DISTANCE OF 205.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.47 ACRES MORE OR LESS.
ALSO BEING LOT 47 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1329.88 FEET;
THENCE NORTH 89°17'27" WEST A DISTANCE OF 81.08 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°17'27" WEST A DISTANCE OF 170.00 FEET;
THENCE NORTH 00°09'59" EAST A DISTANCE OF 205.78 FEET;
THENCE SOUTH 89°50'01" EAST A DISTANCE OF 39.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET (CENTRAL ANGLE: 45°33'39");
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.88 FEET (CHORD DISTANCE: 19.36 FEET; CHORD BEARING: SOUTH 67°02'50" EAST) TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET (CENTRAL ANGLE: 41°45'31");
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.22 FEET (CHORD DISTANCE: 17.82 FEET; CHORD BEARING: SOUTH 65°08'36" EAST);
THENCE SOUTH 26°30'00" EAST A DISTANCE OF 215.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.55 ACRES MORE OR LESS.
ALSO BEING LOT 48 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1101.72 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 00°01'25" EAST A DISTANCE OF 228.16 FEET;
THENCE NORTH 89°17'27" WEST A DISTANCE OF 81.08 FEET;
THENCE NORTH 26°30'00" WEST A DISTANCE OF 215.35 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET (CENTRAL ANGLE: 117°23'13");
THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 51.22 FEET (CHORD DISTANCE: 42.72 FEET; CHORD BEARING: NORTH 35°16'53" EAST);
THENCE SOUTH 89°51'01" EAST A DISTANCE OF 152.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.70 ACRES MORE OR LESS.
ALSO BEING LOT 49 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

OR BK3681 P90297
 INSTRUMENT 00171333

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 991.72 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°01'25" EAST A DISTANCE OF 110.00 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 152.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET (CENTRAL ANGLE: 21°59'56");
 THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 9.60 FEET (CHORD DISTANCE: 9.54 FEET; CHORD BEARING: NORTH 34°24'26" WEST) TO A POINT OF REVERSAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET (CENTRAL ANGLE: 45°31'39");
 THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.60 FEET (CHORD DISTANCE: 19.76 FEET; CHORD BEARING: NORTH 22°37'04" WEST) TO THE POINT OF TANGENCY OF SAID CURVE;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 84.29 FEET;
 THENCE SOUTH 89°50'01" EAST A DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.41 ACRES MORE OR LESS,
 ALSO BEING LOT 50 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 791.72 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°01'25" EAST A DISTANCE OF 100.00 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 164.61 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 89°50'01" EAST A DISTANCE OF 164.27 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.38 ACRES MORE OR LESS,
 ALSO BEING LOT 52 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 491.72 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°01'25" EAST A DISTANCE OF 100.00 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 163.61 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 89°50'01" EAST A DISTANCE OF 163.28 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.38 ACRES MORE OR LESS,
 ALSO BEING LOT 55 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20;
 THENCE SOUTH 00°01'25" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 391.72 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°01'25" EAST A DISTANCE OF 100.00 FEET;
 THENCE NORTH 89°50'01" WEST A DISTANCE OF 163.28 FEET;
 THENCE NORTH 00°09'59" EAST A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 89°50'01" EAST A DISTANCE OF 162.95 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.38 ACRES MORE OR LESS,
 ALSO BEING LOT 56 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES PHASE 3.

OR Bk3681 Pg0298
INSTRUMENT 00171333

LOT 35:

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH $89^{\circ}21'23''$ WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1324.75 FEET; THENCE SOUTH $00^{\circ}09'59''$ WEST A DISTANCE OF 1040.00 FEET; THENCE NORTH $89^{\circ}21'28''$ WEST A DISTANCE OF 137.55 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 120.00 FEET; THENCE SOUTH $00^{\circ}09'59''$ WEST A DISTANCE OF 264.03 FEET; THENCE SOUTH $89^{\circ}41'49''$ EAST A DISTANCE OF 120.00 FEET; THENCE NORTH $00^{\circ}09'59''$ EAST A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING. CONTAINING 0.73 ACRES MORE OR LESS. BEING LOT 35 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES, PHASE - 1.

LOT 36:

LEGAL DESCRIPTION: A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH $89^{\circ}21'28''$ WEST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 1324.75 FEET; THENCE SOUTH $00^{\circ}09'59''$ WEST A DISTANCE OF 1040.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 288.29 FEET; THENCE NORTH $89^{\circ}17'27''$ WEST A DISTANCE OF 16.36 FEET; THENCE NORTH $00^{\circ}03'00''$ WEST A DISTANCE OF 25.67 FEET; THENCE NORTH $89^{\circ}41'49''$ WEST A DISTANCE OF 121.10 FEET; THENCE NORTH $00^{\circ}09'59''$ EAST A DISTANCE OF 263.32 FEET; THENCE SOUTH $89^{\circ}21'28''$ EAST A DISTANCE OF 137.55 FEET TO THE POINT OF BEGINNING. CONTAINING 0.84 ACRES MORE OR LESS. BEING LOT 36 OF AN UNRECORDED SUBDIVISION OF KINGSWOOD ESTATES, PHASE - 1.

Instrument 00171333
Filed and recorded in the
public records
NOVEMBER 21, 1994
at 04:38 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida