
Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300367

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
12-0566-703	2021/5751	06-01-2021	BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR POB S 0 DEG 08 MIN 01 SEC W 214 64/100 FT S 58 DEG 38 MIN 01 SEC W 164 25/100 FT N 32 DEG 25 MIN 59 SEC W 100 FT S 58 DEG 33 MIN 01 SEC W 100 59/100 FT TO A POINT ON NE R/W LINE SR 95 PENSACOLA BLVD (200 FT R/W) ALG SD R/W BEING A CURVE TO RIGHT HAVING A RADIUS 2732 93/100 FT A CHORD BEARING N 32 DEG 17 MIN 29 SEC W A CHORD DISTANCE 140 65/100 FT S 89 DEG 47 MIN 59 SEC E 100 FT N 07 DEG 50 MIN 59 SEC W 50 50/100 FT N 89 DEG 45 MIN 01 SEC E 46 27/100 FT N 0 DEG 23 MIN 18 SEC W 100 FT S 89 DEG 51 MIN E 216 62/100 FT TO POB OR 7491 P 1588 LESS OR 206 P 345 LESS OR 946 P 452

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

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:	
Signature, Clerk of Court or Designee	
Date of sale <u>12/06/2023</u>	

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 CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR
POB S 0 DEG 08 MIN 01 SEC W 214 64/100 FT S 58 DEG 38 MIN 01 SEC W 164 25/100 FT N 32 DEG 25 MIN 59 SEC W 100 FT
S 58 DEG 33 MIN 01 SEC W 100 59/100 FT TO A POINT ON NE R/W LINE SR 95 PENSACOLA BLVD (200 FT R/W) ALG SD
R/W BEING A CURVE TO RIGHT HAVING A RADIUS 2732 93/100 FT A CHORD BEARING N 32 DEG 17 MIN 29 SEC W A
CHORD DISTANCE 140 65/100 FT S 89 DEG 47 MIN 59 SEC E 100 FT N 07 DEG 50 MIN 59 SEC W 50 50/100 FT N 89 DEG 45
MIN 01 SEC E 46 27/100 FT N 0 DEG 23 MIN 18 SEC W 100 FT S 89 DEG 51 MIN E 216 62/100 FT TO POB OR 7491 P 1588
LESS OR 206 P 345 LESS OR 946 P 452



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

1223.51

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	ST LUKE MISSIONARY BAPTIST CHURCH KENNEDY ERVIN JR TRUSTEE & 2436 NORTH HWY 29 CANTONMENT, FL 32533 2400 BLK HIGHWAY 29 12-0566-703 BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN WALG N LINE OF SD 1/2 LINE 496 70/100 (Full legal attached.)	Certificate #	2021 / 5751
		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)
# 2021/5751	06/01/2021	256.81	12.84	269.65
→ Part 2: Total*				269.65

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)
# 2022/6261	06/01/2022	260.32	6.25	13.02	279.59
Part 3: Total*					279.59

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)	549.24
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)	924.24

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

Parcel ID: 332N311201015001
Account: 120566703
Owners: ST LUKE MISSIONARY BAPTIST CHURCH
KENNEDY ERVIN JR TRUSTEE &
WHITE WILIE E TRUSTEE &
TUCKER TONY COLEMAN TRUSTEE &...
Mail: 2436 NORTH HWY 29
CANTONMENT, FL 32533
Situs: 2400 BLK HIGHWAY 29 32533
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments				
Year	Land	Imprv	Total	Cap Val
2022	\$14,071	\$0	\$14,071	\$14,071
2021	\$14,071	\$0	\$14,071	\$14,071
2020	\$14,071	\$0	\$14,071	\$14,071

Disclaimer

Tax Estimator

File for New Homestead Exemption Online

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
09/05/2014	7491	1588	\$100	WD		
05/28/2013	7074	1822	\$18,500	WD		
05/1991	3011	924	\$4,700	WD		
09/1990	2910	76	\$12,000	WD		
05/1989	2728	798	\$100	QC		
05/1989	2697	974	\$100	QC		

Official Records Inquiry courtesy of Pam Chidren
Escambia County Clerk of the Circuit Court and
Comptroller

2022 Certified Roll Exemptions	
None	
Legal Description	
BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR POB S...	
Extra Features	
None	

Parcel Information

[Launch Interactive Map](#)

Section
Map Id
33-2N-3

1

Approx
Acreage
1.5600

Zoned: RMU
Evacuation & Flood Information
Open
Report

1

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

Building

Image

Non

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: 05/10/2023 (tc.78096)

LEGAL DESCRIPTION

BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR POB S 0 DEG 08 MIN 01 SEC W 214 64/100 FT S 58 DEG 38 MIN 01 SEC W 164 25/100 FT N 32 DEG 25 MIN 59 SEC W 100 FT S 58 DEG 33 MIN 01 SEC W 100 59/100 FT TO A POINT ON NE R/W LINE SR 95 PENSACOLA BLVD (200 FT R/W) ALG SD R/W BEING A CURVE TO RIGHT HAVING A RADIUS 2732 93/100 FT A CHORD BEARING N 32 DEG 17 MIN 29 SEC W A CHORD DISTANCE 140 65/100 FT S 89 DEG 47 MIN 59 SEC E 100 FT N 07 DEG 50 MIN 59 SEC W 50 50/100 FT N 89 DEG 45 MIN 01 SEC E 46 27/100 FT N 0 DEG 23 MIN 18 SEC W 100 FT S 89 DEG 51 MIN E 216 62/100 FT TO POB OR 7491 P 1588 LESS OR 206 P 345 LESS OR 946 P 452

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037822 5/11/2023 4:13 PM
OFF REC BK: 8975 PG: 1925 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. 05751, 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:

(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120566703 (1223-51)

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

**ST LUKE MISSIONARY BAPTIST CHURCH and ERVIN KENNEDY JR TR and WILIE E WHITE
TR and TONY COLEMAN TUCKER TR and MARY LAKETHA TUCKER TR**

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 and Comptroller, Escambia County

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

May 11, 2023

MIKON FINANCIAL SERVICES INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI FL 33126

Dear Certificate Holder:

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

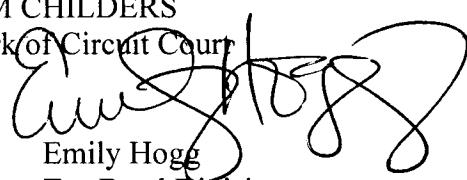
TAX CERT	ADDITIONAL FEES
2021 TD 02048	\$80.00 - Sheriff Fee
2021 TD 02659	\$40.00 - Sheriff Fee
2021 TD 03095	\$40.00 - Sheriff Fee
2021 TD 05751	\$120.00 - Sheriff Fee
2021 TD 05760	\$40.00 - Sheriff Fee
2021 TD 06318	\$240.00 - Sheriff Fee
2021 TD 06326	\$40.00 - Sheriff Fee
2018 TD 08055	\$160.00 - Sheriff Fee

PLEASE REMIT \$760.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale**

Account: 120566703 Certificate Number: 005751 of 2021

**Payor: ST LUKE MISSIONARY BAPTIST CHURCH 2436 NORTH HWY 29 CANTONMENT, FL
 32533 Date 9/25/2023**

Clerk's Check #	6635803834	Clerk's Total	\$645.12	\$1,179.01
Tax Collector Check #	1	Tax Collector's Total	\$1,041.40	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,763.52	

\$1,196.01

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Eve Hogg*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 MIS
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 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

Case # 2021 TD 005751

Redeemed Date 9/25/2023

Name ST LUKE MISSIONARY BAPTIST CHURCH 2436 NORTH HWY 29 CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$645.12	\$ 1179.01
Due Tax Collector = TAXDEED	\$1,041.40	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120566703 Certificate Number: 005751 of 2021

Redemption No Application Date 4/26/2023 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/6/2023	Redemption Date 9/25/2023 TC
Months	8	5
Tax Collector	\$924.24	\$924.24
Tax Collector Interest	\$110.91	\$69.32
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,041.40	\$999.81 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$240.00	\$240.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$69.12	\$43.20
Total Clerk	\$645.12	\$619.20 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$1,763.52	\$1,636.01
	Repayment Overpayment Refund Amount	\$127.51
Book/Page	8975	1925

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023078139 9/25/2023 4:15 PM
OFF REC BK: 9046 PG: 951 Doc Type: RTD

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 1925, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05751, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **120566703 (1223-51)**

(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: ST LUKE MISSIONARY BAPTIST CHURCH and ERVIN KENNEDY JR
TR and WILIE E WHITE TR and TONY COLEMAN TUCKER TR and MARY LAKETHA TUCKER TR

Dated this 25th day of September 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR POB S 0 DEG 08 MIN 01 SEC W 214 64/100 FT S 58 DEG 38 MIN 01 SEC W 164 25/100 FT N 32 DEG 25 MIN 59 SEC W 100 FT S 58 DEG 33 MIN 01 SEC W 100 59/100 FT TO A POINT ON NE R/W LINE SR 95 PENSACOLA BLVD (200 FT R/W) ALG SD R/W BEING A CURVE TO RIGHT HAVING A RADIUS 2732 93/100 FT A CHORD BEARING N 32 DEG 17 MIN 29 SEC W A CHORD DISTANCE 140 65/100 FT S 89 DEG 47 MIN 59 SEC E 100 FT N 07 DEG 50 MIN 59 SEC W 50 50/100 FT N 89 DEG 45 MIN 01 SEC E 46 27/100 FT N 0 DEG 23 MIN 18 SEC W 100 FT S 89 DEG 51 MIN E 216 62/100 FT TO POB OR 7491 P 1588 LESS OR 206 P 345 LESS OR 946 P 452



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 #: 12-0566-703 CERTIFICATE #: 2021-5751

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 25, 2003 to and including September 25, 2023 Abstractor: Vicki Campbell

BY

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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 27, 2023
Tax Account #: **12-0566-703**

1. The Grantee(s) of the last deed(s) of record is/are: **ERVIN KENNEDY, JR., WILLIE E. WHITE, TONY COLEMAN TUCKER AND MARY LAKETHA TUCKERS OR CURRENT TRUSTEES OF THE ST. LUKE MISSIONARY BAPTIST CHURCH**

By Virtue of Warranty Deed recorded 3/14/2016 in OR 7491/1588

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 #: 12-0566-703

Assessed Value: \$14,071.00

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: DEC 6, 2023

TAX ACCOUNT #: 12-0566-703

CERTIFICATE #: 2021-5751

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2022 tax year.

ERVIN KENNEDY, JR.,
WILLIE E WHITE,
TONY COLEMAN TUCKER
AND MARY LAKETHA TUCKER
AS TRUSTEES OR CURRENT
TRUSTEES OF THE ST LUKE
MISSIONARY BAPTIST CHURCH
2436 N HWY 29
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 27th 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 27, 2023
Tax Account #:12-0566-703

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE CORNER OF S 1/2 OF NW1/4 OF NE 1/4 N 89 DEG 51 MIN W ALG N LINE OF SD 1/2 LINE 496 70/100 FT FOR POB S 0 DEG 08 MIN 01 SEC W 214 64/100 FT S 58 DEG 38 MIN 01 SEC W 164 25/100 FT N 32 DEG 25 MIN 59 SEC W 100 FT S 58 DEG 33 MIN 01 SEC W 100 59/100 FT TO A POINT ON NE R/W LINE SR 95 PENSACOLA BLVD (200 FT R/W) ALG SD R/W BEING A CURVE TO RIGHT HAVING A RADIUS 2732 93/100 FT A CHORD BEARING N 32 DEG 17 MIN 29 SEC W A CHORD DISTANCE 140 65/100 FT S 89 DEG 47 MIN 59 SEC E 100 FT N 07 DEG 50 MIN 59 SEC W 50 50/100 FT N 89 DEG 45 MIN 01 SEC E 46 27/100 FT N 0 DEG 23 MIN 18 SEC W 100 FT S 89 DEG 51 MIN E 216 62/100 FT TO POB OR 7491 P 1588 LESS OR 206 P 345 LESS OR 946 P 452

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0566-703(0324-66)

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. IT APPEARS LESS OUT PARCELS MAY NOT BE PART OF
OUR LEGAL AS WRITTEN.**



This instrument prepared by:

Raymond B. Palmer, Esq.
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, FL 32561
850-916-1000

Tax Parcel ID: 332N31-1201-015-001
RE2065WHI-12

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made between **Willie E. White**, a married person, party of the first part, and whose post office address is 6851 Fields Lane, Pensacola, FL 32505, and **Ervin Kennedy, Jr.**, **Willie E. White**, **Tony Coleman Tucker** and **Mary Laketha Tucker** as Trustees of the **St. Luke Missionary Baptist Church**, an unincorporated church association, party of the second part, and whose post office address is 2436 North Highway 29, Cantonment, FL 32533

Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 2 North, Range 31 West, Escambia County, Florida, described as follows:

Commencing at the Northeast Corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 33; thence North 89 deg. 51' West, along the North line of said 1/2 line a distance of 496.70 feet for the Point of Beginning; thence South 0 deg. 08'01" West 214.64 feet; thence South 58 deg. 38'01" West for 164.25 feet; thence North 32 deg. 25'59" West 100.00 feet; thence South 58 deg. 33'01" West 100.59 feet to a point on the Northeastern right-of-way line of State Road No. 95, Pensacola Boulevard (200 foot right-of-way); thence along said right-of-way being a curve to the right having a radius of 2732.93 feet, a chord bearing of North 32 deg. 17'29" West a chord distance of 140.65 feet; thence South 89 deg. 47'59" East 100.00 feet; thence North 7 deg. 50'59" West 50.50 feet; thence North 89 deg. 45'01" East 46.27 feet; thence North 0 deg. 23'18" West 100.00 feet; thence South 89 deg. 51' East 216.62 feet to the Point of Beginning.

Less and Except those certain lands more particularly described in Official Records Book 206, Page 345 and Official Records Book 946, Page 452, of the Public Records of Escambia County, Florida.

Grantor hereby attests that the subject property is not now and has never been Grantor's homestead.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat or restrictive covenants currently of public record; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

Full power and authority is hereby granted to a MAJORITY of the said Trustee(s) named above, (and a MAJORITY of Successor Trustee[s]) to protect, conserve, manage, sell, lease, encumber, mortgage, or otherwise manage and dispose of the said interest in and to the demised premises and real property described hereinabove. If three out of four of the above name Trustees or a majority of successors trustees which trustees can be verified by an Affidavit of the Pastor pursuant to Florida Statute 692.101, as amended.

No party dealing with the said Trustee(s) of the aforesaid Trust (or any Successor Trustee[s] of the Trust) in relation to said above described interests in and to the above described real property in any manner whatsoever shall be obliged to see to the application of any purchase money, rent, lease payments, money borrowed or otherwise advanced, nor to inquire into the authority of said Trustee(s) (or any Successor Trustee[s]).

The recording of evidence of a Trustee's death, resignation, disability, or incapacity upon the public records in the county where the real property described above is located shall be deemed conclusive proof and that the Successor Trustee is authorized to manage and administer the trust property.

Evidence of a Trustee's death shall consist of the recording of a certified copy of the deceased Trustee's death certificate in the public records of the county where the above described real property is located.

Evidence of a Trustee's incapacity or disability shall consist of an affidavit signed by two physicians licensed to practice medicine in the State of Florida or any state where the incapacitated or disabled Trustee resides, establishing that the said Trustee is incapable of performing the duties as Trustee and which said affidavit is recorded in the public records of the county where the above described real property is located.

Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee and recorded in the public records of the county where the above described real property is located.

The Successor Trustee shall have all powers as granted herein to the original Trustee.

TO HAVE AND TO HOLD the aforesaid interests in the above described real property with all and singular the rights, interests and appurtenances thereto appertaining unto the said Trustee(s) (and to any Successor Trustee[s]),

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever not excepted above.

Part of the first part hereby attests said property is not now, nor has ever been, is Constitutional Homestead.

Dated on August 5, 2014

Signed, sealed and delivered in the presence of:



Witness 1:

sign: Kimberly Schneider
Kimberly Schneider

Willie E. White
Willie E. White

Witness 2:

sign: R.B.P.
Raymond B. Palmer

STATE OF FLORIDA }
COUNTY OF SANTA ROSA }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on August 5, 2014, Willie E. White who is personally known to me or who produced a Florida Driver's License as identification.

NOTARY PUBLIC:

Raymond B. Palmer

{notarial seal}



LESS OUT LESS OUT

4/03
2/70
1/10
7/80 State of Florida
Escambia County

Prepared by Ruth Ots

Box 454 Cottage Hill, Fla 32688-9399

Form 140
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SPECIAL PAPER

WARRANTY DEED

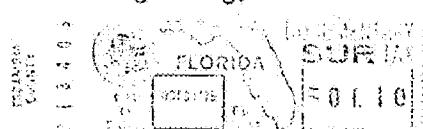
946 PAGE 452

Know All Men by These Presents: That I, Polly Bradley, single woman

for and in consideration of One dollars and other valuable consideration

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Joseph Carter and
Mary Frances Carter, husband and wife

Heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the Quinette County of Escambia State of Florida to-wit: A parcel of land running; 100 feet South, thence East 100 feet; North 100 feet and West 100 feet to the point of beginning. The plot it situates parallel or right behing the said description: A lot or parcel of land located in the South 1/4 of the Northwest Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 31 West, Escambia County, Florida and being more particulary described as follows: Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 33, Township 2 North, Range 31 West, thence run West 854 feet to a stake, thence run South along the East right-of-way of U.S. HW. #29 384 feet to point of beginning; thence continue South 100 feet; thence East 100 feet; thence North 100 feet; thence West 100 feet to the Point of Beginning.



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

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee and my heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of October A.D. 19 75.

Signed, sealed and delivered in the presence of

Ruth E. Ots

Cottage Hill, Fla

Ruth E. Ots
Cottage Hill, Fla

State of Florida

Escambia County

Before the subscriber personally appeared Polly Bradley

and his wife, known to me, and known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of October 19

Ruth E. Ots
Notary Public

My commission expires May 1, 1978

225
153
152
4.3 State of Florida
Escambia County

COPIE
SCL 206 PAGE 345Form 140
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PENSACOLA, FLA.

WARRANTY DEED

to Morris Combs

Know All Men by These Presents: That we, Curby Bradley and Polly Bradley,

husband and wife,

for and in consideration of

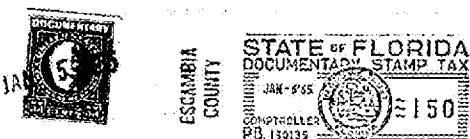
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Franklin & Margaret McNeil, husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Courtesy at the intersection of North line of S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 33 T2N, R31W, and the Easterly right of way line of State Rd. 95, thence Southerly along said road 344 ft., thence continue Southerly 100 feet, thence N54° 39' E 100 feet, thence N34° 25' W 96.74 feet thence S 56° 31' W a distance of 100 feet.



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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal to this 7th day of April, A.D. 1964.

Signed, sealed and delivered in the presence of

Ernestine Bradley
Sally C. Jones

X Curby Bradley (SEAL)
Polly Bradley (SEAL)
Sally C. Jones (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Curby Bradley, and Polly Bradley, his wife, known to me, and known to me to be the individual so described by said name, and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of April, 1964.

Sally C. Jones, Notary Public, State of Florida
My commission expires May 25, 1965
My Commission Expires May 25, 1965
Sally C. Jones, Notary Public, State of Florida
My commission expires May 25, 1965