



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

0424-01

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	SCOTT CHADRICK V SCOTT CLAYTON & 3130 MASON RD WALNUT HILL, FL 32568 3140 MASON RD 12-2651-520 BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 (Full legal attached.)	Certificate #	2021 / 6069
		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)
# 2021/6069	06/01/2021	711.68	35.58	747.26
→ Part 2: Total*				747.26

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)
# 2023/6727	06/01/2023	861.23	6.25	43.06	910.54
# 2022/6626	06/01/2022	788.34	6.25	39.42	834.01
Part 3: Total*					1,744.55

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)	2,491.81
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)	2,866.81

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 August 11th, 2023

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

+ \$6.25

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>04/03/2024</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.

BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 76/100 FT S 77 DEG 12 MIN 15 SEC E 988 41/100 FT FOR POB CONT S 77 DEG 12 MIN 15 SEC E 114 36/100 FT S 02 DEG 38 MIN 29 SEC E 418 74/100 FT N 77 DEG 12 MIN 15 SEC W 99 36/100 FT N 04 DEG 36 MIN 01 SEC W 422 98/100 FT TO POB LESS RD R/W OR 3826 P 379 OR 4785 P 1844

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300512

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
12-2651-520	2021/6069	06-01-2021	BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 76/100 FT S 77 DEG 12 MIN 15 SEC E 988 41/100 FT FOR POB CONT S 77 DEG 12 MIN 15 SEC E 114 36/100 FT S 02 DEG 38 MIN 29 SEC E 418 74/100 FT N 77 DEG 12 MIN 15 SEC W 99 36/100 FT N 04 DEG 36 MIN 01 SEC W 422 98/100 FT TO POB LESS RD R/W OR 3826 P 379 OR 4785 P 1844

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						Assessments				
Parcel ID:	224N323202002001					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	122651520					2023	\$13,000	\$42,909	\$55,909	\$48,466
Owners:	SCOTT CHADRIK V SCOTT CLAYTON & SCOTT VERNA L					2022	\$13,000	\$38,151	\$51,151	\$44,060
						2021	\$8,961	\$33,066	\$42,027	\$40,055
Mail:	3130 MASON RD WALNUT HILL, FL 32568					Disclaimer				
Situs:	3140 MASON RD 32568					Tax Estimator				
Use Code:	MOBILE HOME 					File for New Homestead Exemption Online				
Taxing Authority:	COUNTY MSTU					<u>Report Storm Damage</u>				
Tax Inquiry:	<u>Open Tax Inquiry Window</u>									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
10/2001	4785	1844	\$34,000	WD		Legal Description 				
05/1999	4432	839	\$33,000	WD		BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN				
02/1999	4387	1314	\$100	CT		05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91				
08/1995	3826	379	\$3,500	WD		76/100 FT S 77...				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						FRAME SHED METAL BUILDING				

Parcel Information Section Map Id: 22-4N-32 Approx. Acreage: 1.0172 Zoned: RMU RMU Evacuation & Flood Information Open Report		Launch Interactive Map 	
		View Florida Department of Environmental Protection (DEP) Data	

Buildings

Address:3140 MASON RD, Year Built: 1996, Effective Year: 1996, PA Building ID#: 125543

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-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-7

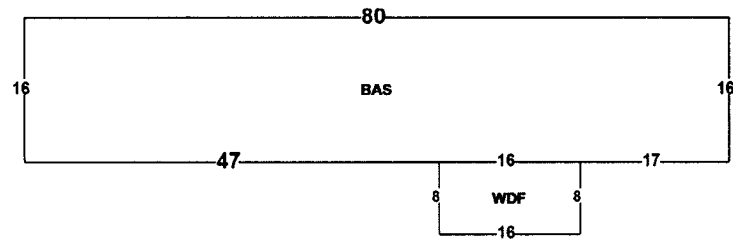
NO. STORIES-1

STORY HEIGHT-0

 Areas - 1408 Total SF

BASE AREA - 1280

WOOD DECK FIN - 128



Images



5/9/2019 12:00:00 AM

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

Last Updated:08/18/2023 (tc 3333)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 06069**, 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 NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 76/100 FT S 77 DEG 12 MIN 15 SEC E 988 41/100 FT FOR POB CONT S 77 DEG 12 MIN 15 SEC E 114 36/100 FT S 02 DEG 38 MIN 29 SEC E 418 74/100 FT N 77 DEG 12 MIN 15 SEC W 99 36/100 FT N 04 DEG 36 MIN 01 SEC W 422 98/100 FT TO POB LESS RD R/W OR 3826 P 379 OR 4785 P 1844

SECTION 22, TOWNSHIP 4 N, RANGE 32 W

TAX ACCOUNT NUMBER 122651520 (0424-01)

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

CHADRICK V SCOTT and CLAYTON SCOTT and VERNAL L SCOTT

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 April, which is the **3rd** day of April 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 and Comptroller, Escambia County

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

August 28, 2023

TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266

Dear Certificate Holder:

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

TAX CERT	ADDITIONAL FEES
2021 TD 01660	\$40.00 - Sheriff Fee
2021 TD 02855	\$40.00 - Sheriff Fee
2021 TD 03224	\$40.00 - Sheriff Fee
2021 TD 03358	\$200.00 - Sheriff Fee
2021 TD 00107	\$80.00 - Sheriff Fee
2021 TD 06069	\$40.00 - Sheriff Fee
2021 TD 04906	\$40.00 - Sheriff Fee

PLEASE REMIT \$480.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 122651520 Certificate Number: 006069 of 2021**

Payor: RYAN MORTON 3219 S ORANGE AVE #265 ORLANDO FL 32806 Date 10/2/2023

Clerk's Check # 1798530
Tax Collector Check # 1

Clerk's Total	\$562.96
Tax Collector's Total	\$3,260.08
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,900.04

REDUCED \$3,177.39

**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>**

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 9027, Page 1929, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06069, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 122651520 (0424-01)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 76/100 FT S 77 DEG 12 MIN 15 SEC E 988 41/100 FT FOR POB CONT S 77 DEG 12 MIN 15 SEC E 114 36/100 FT S 02 DEG 38 MIN 29 SEC E 418 74/100 FT N 77 DEG 12 MIN 15 SEC W 99 36/100 FT N 04 DEG 36 MIN 01 SEC W 422 98/100 FT TO POB LESS RD R/W OR 3826 P 379 OR 4785 P 1844

SECTION 22, TOWNSHIP 4 N, RANGE 32 W

NAME IN WHICH ASSESSED: CHADRICK V SCOTT and CLAYTON SCOTT and VERNAL SCOTT

Dated this 2nd day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

09/29/2023

Ryan Morton
321-230-0808
Ryan.Morton3711@gmail.com

TO: Escambia Clerk of Court
ATTN: Tax Deed

Enclosed is a Cashiers Check in the amount of **\$3177.39**, which is the total of Delinquent Taxes that are due on Property: **3140 Mason Road, McDavid, FL 32568** (*Deed may still be listed under Chadrick Scott & Verna Lee Scott*). I, Ryan L. Morton, am the current and new owner of this property and should be contacted directly if any other items need further attention. Thank you and God Bless.

A handwritten signature in black ink, appearing to read 'Ryan L. Morton', with a long horizontal flourish extending to the right.

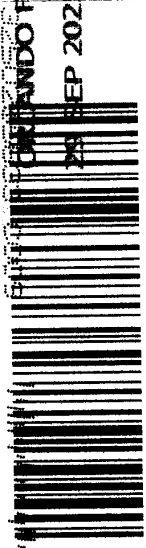
Ryan L. Morton

Ryan Morton

3219 S. Chippewee Ave.
Orlando, FL 32806

#295

CERTIFIED MAIL



9589 0710 5270 1009 7590 40

Retail



32502

RDC 99

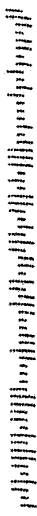
U.S. POSTAGE PAID
FCM LETTER
ORLANDO, FL 32806
SEP 29, 2023

\$5.01

R2305K142190-17

Escambia Clerk of Court
ATTN: TAX DEED
221 S. Palatka Place Ste: 110
Pensacola, FL 32502

32502-563335





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 #: 12-2651-520 CERTIFICATE #: 2021-6069

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: January 19, 2004 to and including January 19, 2024 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: January 24, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 24, 2024

Tax Account #: **12-2651-520**

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

By Virtue of Warranty Deed recorded 10/16/2023 in OR 9055/1026

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. **Judgment in favor of Jefferson Capital Systems, LLC recorded 7/11/2022 – OR 8819/357**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-2651-520

Assessed Value: \$48,446

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: APR 3, 2024

TAX ACCOUNT #: 12-2651-520

CERTIFICATE #: 2021-6069

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>2023</u> tax year.

RYAN MORTON
CHADRICK V SCOTT
VERNA SCOTT
ESTATE OF CLAYTON SCOTT
3140 MASON RD
WALNUT HILL, FL 32568

CHADRICK V SCOTT
ESTATE OF CLAYTON SCOTT
VERNA SCOTT
3130 MASON RD
WALNUT HILL, FL 32568

JEFFERSON CAPITAL SYSTEMS, LLC
P.O. BOX 166
NEWARK, NJ 07101

Certified and delivered to Escambia County Tax Collector, this 24th day of January, 2024

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

January 24, 2024

Tax Account #: 12-2651-520

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF NW 1/4 OF SW 1/4 S 89 DEG 15 MIN 05 SEC W 50 75/100 FT S 13 DEG 03 MIN 30 SEC W 91 76/100 FT S 77 DEG 12 MIN 15 SEC E 988 41/100 FT FOR POB CONT S 77 DEG 12 MIN 15 SEC E 114 36/100 FT S 02 DEG 38 MIN 29 SEC E 418 74/100 FT N 77 DEG 12 MIN 15 SEC W 99 36/100 FT N 04 DEG 36 MIN 01 SEC W 422 98/100 FT TO POB LESS RD R/W OR 9055 P 1026

SECTION 22, TOWNSHIP 4 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2651-520 (0424-01)

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

WARRANTY DEED

**STATE OF FLORIDA §
COUNTY OF ESCAMBIA §**

Know all men by these presents,

That **CHADRICK V. SCOTT** and **VERNA L. SCOTT**, the **GRANTORS**, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable considerations to them in hand paid by **RYAN MORTON**, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the said **GRANTEE**, the following described real estate situated in Escambia County, Florida, to-wit:

THAT PORTION OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 22, THENCE S 89 DEGREES 15'05"W ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF SOUTHWEST ¼ OF SAID SECTION 22 (SOUTH LINE OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 32 WEST) FOR 50.75 FEET; THENCE S13 DEGREES 03'30"W FOR 91.76 FEET; THENCE S77 DEGREES 12'15"E FOR 988.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S77 DEGREES 12'15"E FOR 114.36 FEET; THENCE S02 DEGREES 38'29" EAST FOR 418.74 FEET; THENCE N77 DEGREES 12'15"W FOR 99.36 FEET; THENCE N04 DEGREES 36'01"W FOR 422.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION LYING IN THE RIGHT OF WAY OF MASON LANE.

ALSO A 1997 WEST MOBILE HOME, TITLE NUMBER 71725813, IDENTIFICATION NUMBER GAFLT75A65976WS21.

TO HAVE AND TO HOLD the same unto the said **GRANTEE**, his heirs and assigns forever, together with every contingent remainder and right of reversion, and **GRANTORS** do, for themselves and their heirs, executors and administrators, covenant with the said **GRANTEE**, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, and that said **GRANTORS** have a good right to sell and convey said property; and that they will and their heirs, executors, and administrators, shall

warrant and defend the same unto the said **GRANTEE**, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Given under my hand and seal on the 8th day of September, 2023.

Executed in presence of:

Allison Boldt

Chadrick V. Scott
CHADRICK V. SCOTT,
GRANTOR

Charles R. Godwin

Verna L. Scott
VERNA L. SCOTT,
GRANTOR

STATE OF ALABAMA §

COUNTY OF ESCAMBIA §

I, Amy Rowell, a Notary Public in and for said County in said State, hereby certify that **CHADRICK V. SCOTT** and **VERNA L. SCOTT**, whose names are signed to the foregoing Warranty Deed and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 8th day of September, 2023.



Amy Rowell
NOTARY PUBLIC
Alabama State At Large
My Commission Expires
March 07, 2027

Amy Rowell
NOTARY PUBLIC
My Commission Expires: 03-07-2027

This Instrument Prepared By:
CHARLES R. GODWIN
Attorney at Law
10388 Highway 31
Atmore, Alabama 36502
Office: (251) 368-1417
Fax: (251) 368-0839
godwinlaw@frontier.com

Filing # 152343262 E-Filed 06/28/2022 02:31:59 PM

**IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

JEFFERSON CAPITAL SYSTEMS, LLC
P O BOX 166
NEWARK, NJ 07101

Plaintiff,

Case No.: 2020 SC 004642

vs.

CHADRICK SCOTT
3130 Mason Rd
Mc David FL 32568-2133

Defendant.

_____ /

FINAL JUDGMENT

At a Small Claims Pretrial Conference on January 5, 2021, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the Plaintiff, JEFFERSON CAPITAL SYSTEMS, LLC, shall recover from the Defendant, CHADRICK SCOTT, 3130 Mason Rd , Mc David FL 32568-2133,

Principal:	\$5,582.71
Court Costs/Process server fee:	\$ 375.35
Less Payments/Credits:	\$1,500.00

TOTAL: \$4,458.06

For all of which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


Assigned by COUNTY COURT JUDGE PAT KINSEY
on 06/25/2022 14:00:25 OCIPL/sg

Copies to:

LLOYD & McDANIEL, PLC
Attorney for Plaintiff

Defendant