

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300315

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
12-3497-000	2021/7028	06-01-2021	LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871

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.



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

1223.54

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	THAMES FLOYD C/O DONALD EPHRIAM PO BOX 2335 JONESBORO, GA 30237 6050 ARTHUR BROWN RD 12-3497-000 LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871	Certificate #	2021 / 7028
		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)
# 2021/7028	06/01/2021	1,361.30	68.07	1,429.37
→ Part 2: Total*				1,429.37

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)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,429.37
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)	1,804.37

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:	014N333300008001		Year	Land	Imprv	Total	Cap Val
Account:	123497000		2022	\$1,700	\$85,589	\$87,289	\$74,330
Owners:	THAMES FLOYD		2021	\$1,700	\$68,192	\$69,892	\$67,573
Mail:	C/O DONALD EPHRIAM PO BOX 2335 JONESBORO, GA 30237		2020	\$1,700	\$59,730	\$61,430	\$61,430
Situs:	6050 ARTHUR BROWN RD 32568		Disclaimer				
Use Code:	SINGLE FAMILY RESID 		Tax Estimator				
Taxing Authority:	COUNTY MSTU		File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window						
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/1994	3542	871	\$100	QC		Legal Description	
12/1988	2633	899	\$100	QC		LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871	
01/1970	519	10	\$1,000	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME SHED	

Parcel Information	Launch Interactive Map
Section Map Id: 01-4N-33 Approx. Acreage: 0.1607 Zoned: Agr Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection(DEP) Data	

Buildings
Address: 6050 ARTHUR BROWN RD, Year Built: 2000, Effective Year: 2000, PA Building ID#: 16323

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

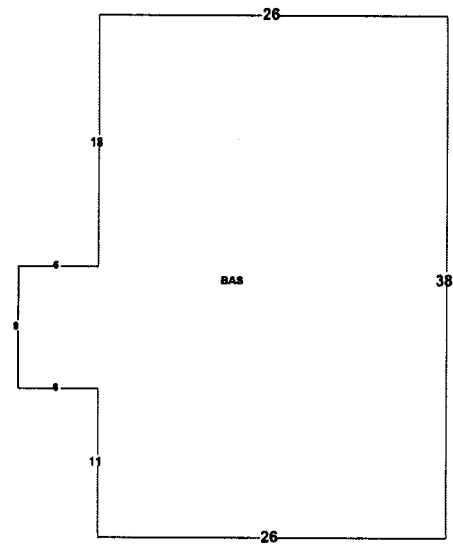
ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 1042 Total SF

BASE AREA - 1042



Images



6/28/2021 12:00:00 AM

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

Last Updated:05/10/2023 (tc.78280)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037825 5/11/2023 4:15 PM
OFF REC BK: 8975 PG: 1929 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. 07028**, 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:

LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871

SECTION 01, TOWNSHIP 4 N, RANGE 33 W

TAX ACCOUNT NUMBER 123497000 (1223-54)

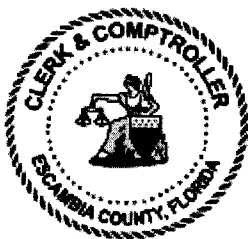
The assessment of the said property under the said certificate issued was in the name of

FLOYD THAMES

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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 123497000 Certificate Number: 007028 of 2021

Redemption 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="6/7/2023"/>
Months	8	2
Tax Collector	<input type="text" value="\$1,804.37"/>	<input type="text" value="\$1,804.37"/>
Tax Collector Interest	\$216.52	\$54.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,027.14	<input type="text" value="\$1,864.75"/> 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	\$13.68
Total Clerk	\$510.72	<input type="text" value="\$469.68"/> 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	\$2,614.86	\$2,351.43
	Repayment Overpayment Refund Amount	\$263.43
Book/Page	<input type="text" value="8975"/>	<input type="text" value="1929"/>

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 007028

Redeemed Date 6/7/2023

Name DONALD EPHRIAM PO BOX 2335 JONESBORO, GA 30237

Clerk's Total = TAXDEED	\$510.72 \$2014.43
Due Tax Collector = TAXDEED	\$2,027.14
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JUVENILE
 MENTAL HEALTH
 MIS
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 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: 123497000 Certificate Number: 007028 of 2021**

Payor: DONALD EPHRIAM PO BOX 2335 JONESBORO, GA 30237 Date 6/7/2023

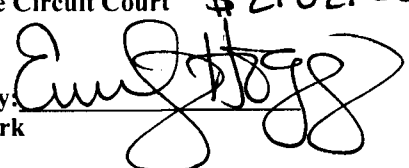
Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,027.14
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,614.86

\$2014.43

\$2031.43

+ 71.10 card fee

**PAM CHILDERS
 Clerk of the Circuit Court \$2102.52**

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 8975, Page 1929, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07028, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 123497000 (1223-54)

DESCRIPTION OF PROPERTY:

LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871

SECTION 01, TOWNSHIP 4 N, RANGE 33 W

NAME IN WHICH ASSESSED: FLOYD THAMES

Dated this 7th day of June 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 #: 12-3497-000 CERTIFICATE #: 2021-7028

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: August 15, 2003 to and including August 15, 2023 Abstractor: Byron Brown

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 13, 2023

Tax Account #: **12-3497-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF FLOYD THAMES**

By Virtue of Quit Claim Deed recorded 3/21/1994 in OR 3542/871 and Death Certificate - OR 3648/587 and PROBATE CASE NO 2016-CP-1648. PROBATE WAS INCOMPLETE SO WE HAVE INCLUDED ALL HEIRS LISTED FOR NOTICE.

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 State of FL/Escambia County recorded 4/19/2007 OR 6129/96**
- b. **Lien in favor of Emerald Coast Utilities Authority recorded 3/22/2010 OR 6571/1523**
- c. **Lien in favor of Casa Heating & Cooling Inc. recorded 12/29/2016 OR 7645/1361**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-3497-000

Assessed Value: \$123,456.78

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 #: 12-3497-000

CERTIFICATE #: 2021-7028

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

SHAQUANA SAULSBERRY
DAVIONA SAULSBERRY
FLOYD THAMES
DONALD EPHRIAM
SHIRLEY COLEY
MARGARET GEORGE
PO BOX 2335
JONESBORO, GA 30237

SHAQUANA SAULSBERRY
DAVIONA SAULSBERRY
FLOYD THAMES
DONALD EPHRIAM
SHIRLEY COLEY
MARGARET GEORGE
6050 ARTHUR BROWN RD
MCDavid, FL 32568

SHIRLEY COLEY
MARGARET GEORGE
3307 W LEE ST
PENSACOLA, FL 32505

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514-0311

MARGARET GEORGE
8121 LILLIAN HWY
PENSACOLA, FL 32506

CASA HEATING & COOLING INC
4560 HWY 99-A
WALNUT HILL, FL 32568

DONALD EPHRIAM
4632 BURKS RD
FOREST PARK, GA 30297

CONTINUED ON PAGE 4

CONTINUED FROM PAGE 3

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

PERDIDO TITLE & ABSTRACT, INC.

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

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

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

PROPERTY INFORMATION REPORT

September 13, 2023

Tax Account #:12-3497-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871

SECTION 01, TOWNSHIP 4 N, RANGE 33 W

TAX ACCOUNT NUMBER 12-3497-000(1223-54)

Return to: (enclose self-addressed stamped envelope)

Name:

Floyd Thames

Address:

6050 Arthur Brown Road
McDavid, FL 32568

This instrument Prepared by:

Floyd Thames

Address:

6050 Arthur Brown Road
McDavid, FL 32568

Property Appraisers Parcel Identification (Folio Number(s)):

01 4N 33 3300 004 001; 12-3497-000

Grantee(s) S.S. #s:

QUIT CLAIM DEED

RAMCO FORM NO. 8

OR Bk3542 Pg0871
INSTRUMENT 00114547

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 21st day of March, 1994, by
Addie Lee Thames, an unmarried widow, 6050 Arthur Brown Road, McDavid, FL 32568,
first party, to Floyd Thames
whose post office address is 6050 Arthur Brown Road, McDavid, FL 32568
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$1.00, in
hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-
claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to
the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia
, State of Florida, to-wit:

Lot 4, Block 1, in the McMillan Mill Company's Addition to Walnut Hill, Florida, Escambia County, being a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 4 North, Range 33 West, according to Plat recorded in Deed Book 79 at page 484 of the public records of Escambia County, Florida.

Grantee reserves unto herself a life estate in the above described property with the right to live thereon as long as she shall live.

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party,
either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed, these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Patricia I. Rudd
 Witness Signature (as to first Grantor)

Patricia I. Rudd

Printed Name

Judy Leatherwood
 Witness Signature (as to first Grantor)

Judy Leatherwood

Printed Name

D.S. PD \$.70

DATE 3/21/94
JOE A. FLOWERS, COMPTROLLER

Witness Signature (as to Co-Grantor, if any)

BY: *Joe A. Flowers*
CERT. REG. #89-2048328-27-01

Printed Name

Witness Signature (as to Co-Grantor, if any)

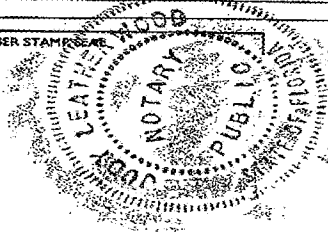
Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Addie Lee Thames

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she
 executed the same, and an oath was not taken. (Check one: ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following
 type of identification: FL Identification Card #1520-012-19-611-0

NOTARY RUBBER STAMP



Witness my hand and official seal in the County and State last aforesaid this
 21st day of March, A.D. 1994

Judy Leatherwood
 Notary Signature
 Judy Leatherwood

Printed Notary Signature, Comm. No. CC142877
 My Comm Expires: 10/6/95

Addie Lee Thames

Her mark

Grantor Signature

Addie Lee Thames

Printed Name

6050 Arthur Brown Road
McDavid, FL 32568

Post Office Address

Instrument 00114547

Filed and recorded in the

public records

MARCH 21, 1994

at 03:53 P.M.

in Book and Page noted

above or hereon

and record verified

JOE A. FLOWERS,

COMPTROLLER

Escambia County,

Florida

I hereby Certify that on this day, before me, an officer duly authorized
 to administer oaths and take acknowledgments, personally appeared

Recorded in Public Records 03/22/2010 at 02:51 PM OR Book 6571 Page 1523,
Instrument #2010017780, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
Amy Carillion
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 4 BLK 1 WALNUT HILL S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899

Customer: Floyd Thames Jr

Account Number: 309375-143267

Amount of Lien: \$ 474.45, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 3-18-10

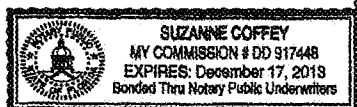
EMERALD COAST UTILITIES AUTHORITY

BY: Amy Carillion

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of March, 20 10, by Amy Carillion of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



Suzanne Coffey
Notary Public - State of Florida

RWK:ls
Revised 04/24/08

Recorded in Public Records 12/29/2016 3:38 PM OR Book 7645 Page 1361,
Instrument #2016100019, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

MECHANIC'S LIEN

STATE OF FLORIDA

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COUNTY OF FLORIDA

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BE IT KNOWN, that the undersigned lien claimant, Casa Heating & Cooling Inc. located at 4560 Hwy. 99-A, in Walnut Hill located in the County of FL in the State of Florida with the zip code of 32568, hereby files a claim for a Mechanic's Lien against Floyd Thames located at 6050 Arthur Brown Rd., in Walnut Hill located in the County of Florida in the State of Florida in the zip code 32568, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on 03/25/2016, the aforementioned Owner, did own the following described real estate property located in the County of Florida, in the State of Florida to wit:

The property being located at 6050 Arthur Brown Rd., in the City of Walnut Hill, Florida 32568, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 12-3497-000 and the legal property description as follows:

LT 4 BLK 1 Walnut Hill S/D PLAT DB 79 P 484 OR 519 P 10 OR 2633 P 899 OR 3542 P 871

On 03/25/2016, the Lien Claimant entered into a written contract with the aforementioned Owner to replace air-handler on said Premises for the original total sum of \$1,860.00, which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to replace air-handler on the aforementioned Premises on 03/25/2016, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$280.00, thus leaving a balance due of \$1,580.00.

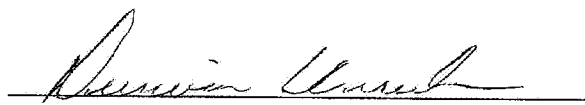
Lien Claimant, in good faith, provided the agreed upon labor and materials needed to replace air-handler at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 9 months have elapsed since the Owner was provided with the final balance due.

The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$1,580.00 in which the aforementioned party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have

BK: 7645 PG: 1362

imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Florida Statutes.

**Casa Heating & Cooling Inc.
4560 Hwy. 99-A
Walnut Hill Florida 32568**



(Signature)

Durwin Unruh

Owner

12-22-16
(Date)

BK: 7645 PG: 1363 Last Page

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

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ss.

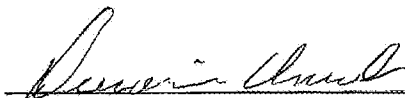
COUNTY OF FLORIDA

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The Affiant, Casa Heating & Cooling Inc., being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on December 22, 2016.

Casa Heating & Cooling Inc.
4560 Hwy. 99-A
Walnut Hill Florida 32568



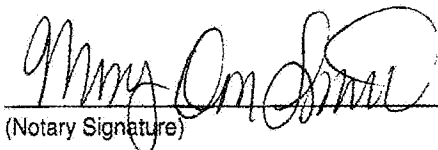
(Signature)

Durwin Unruh

Owner

12-22-16

(Date)



(Notary Signature)



(Notary Printed Name)



My commission expires on: 10/15/20