



# 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

1224.59

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	ROSSIGNOL GARY MAURICE 6416 PERFECT ACRES RD MILTON, FL 32570 2400 BLK LE RUTH DR 01-3796-000 LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 WOR 4268 P 1384 OR 4961 P 47 (Full legal attached.)	Certificate #	2022 / 299
		Date certificate issued	06/01/2022

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2022/299	06/01/2022	370.16	18.51	388.67
<b>→Part 2: Total*</b>				<b>388.67</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant <span style="float: right;">(*Total of Parts 2 + 3 above)</span>	388.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	339.36
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. <b>Total Paid (Lines 1-6)</b>	<b>1,103.03</b>

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.

Escambia, Florida

Sign here: \_\_\_\_\_ Date April 25th, 2024

Signature, Tax Collector or Designee

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

+0.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	<b>Total Paid (Lines 8-13)</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</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.

LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 4268 P 1384 OR 4961 P 477 OR 6705 P 435 OR 6726 P 609

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400399

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
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
01-3796-000	2022/299	06-01-2022	LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 4268 P 1384 OR 4961 P 477 OR 6705 P 435 OR 6726 P 609

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 #204  
MIAMI, FL 33126

04-17-2024  
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				
<b>Parcel ID:</b>	041S300101017005	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	013796000	2023	\$24,012	\$0	\$24,012	\$23,512
<b>Owners:</b>	ROSSIGNOL GARY MAURICE	2022	\$24,012	\$0	\$24,012	\$21,375
<b>Mail:</b>	6416 PERFECT ACRES RD MILTON, FL 32570	2021	\$24,012	\$0	\$24,012	\$19,432
<b>Situs:</b>	2400 BLK LE RUTH DR 32514	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
06/01/2011	6726	609	\$100	OT		<b>Legal Description</b> LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 4268 P 1384 OR 4961 P 477 OR 6705 P...
03/31/2011	6705	435	\$100	QC		
08/2002	4961	477	\$100	QC		
06/1998	4268	1384	\$14,000	WD		
03/1997	4178	1820	\$100	WD		
01/1976	1019	671	\$2,800	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b> None

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

**Section Map Id:**  
04-1S-30

**Approx. Acreage:**  
0.6929

**Zoned:**

MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

200

150

200

150

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

**Evacuation  
& Flood  
Information**  
Open  
Report

Buildings

Images

None

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

Last Updated: 04/30/2024 (tr.3962)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00299**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 4268 P 1384 OR 4961 P 477 OR 6705 P 435 OR 6726 P 609**

**SECTION 04, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 013796000 (1224-59)**

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

**GARY MAURICE ROSSIGNOL**

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 **4th day of December 2024**.

Dated this 30th day of April 2024.

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



**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 #: 01-3796-000 CERTIFICATE #: 2022-299

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 1, 2004 to and including August 1, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: August 2, 2024

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

August 2, 2024

Tax Account #: **01-3796-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GARY MAURICE ROSSIGNOL**

**By Virtue of Quit Claim Deed recorded 3/31/2011 in OR 6705/435 and Death Certificate recorded 06/01/2011 - OR 6726/609.**

**ABTRACTOR'S NOTE: DEED ABOVE WAS CONVEYED BY POA TO HIMSELF. WE HAVE INCLUEDE THE ESTATE OF GRANTOR MAURICE ROSSIGNOL 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. **NONE**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 01-3796-000**

**Assessed Value: \$23,512.00**

**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 4, 2024**  
**TAX ACCOUNT #:** \_\_\_\_\_ **01-3796-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2022-299**

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.                    |

**GARY MAURICE ROSSIGNOL**  
**AND ESTATE OF MAURICE ROSSIGNOL**  
**6416 PERFECT ACRES RD**  
**MILTON, FL 32570**

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of Aug, 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**

**August 2, 2024**

**Tax Account #:01-3796-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 17 18 19 & 20 BLK 5 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 4268 P 1384 OR  
4961 P 477 OR 6705 P 435 OR 6726 P 609**

**SECTION 04, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 01-3796-000(1224-59)**

66.00  
98.00

OR BK 4268 PG1384  
Escambia County, Florida  
INSTRUMENT 98-492101

DEED DOC STAMPS PD @ ESC CO \$ 98.00

06/12/98 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

RCD Jun 12, 1998 09:12 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-492101

This Document Prepared By and Return to:

VINCENT J. WHIBBS, JR., P.A.  
421 N. PALAFOX STREET  
PENSACOLA, FL 32501  
(850) 434-5395

Parcel ID Number: 04-1S-30-0101-017-005

Grantee #1 TIN:

Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 9th day of June, 1998 A.D., Between  
ARCHIE E. FILLINGIM, JR. AND SARA M. FILLINGIM TRUST DATED 3/14/97

of the County of Escambia, State of Florida, grantor, and  
MAURICE ROSSIGNOL and HELEN R. ROSSIGNOL, husband and wife

whose address is: 2431 LE RUTH DRIVE, Pensacola, FL 32514

of the County of Escambia, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

LOTS 17, 18, 19 AND 20, BLOCK 5, FERRY PASS HEIGHTS, A SUBDIVISION OF  
A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA  
COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, AT PAGE  
64, OF THE PUBLIC RECORDS OF SAID COUNTY.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to 1997.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

ARCHIE E. FILLINGIM, JR. AND SARA  
M. FILLINGIM TRUST DATED 3/14/97

*[Signature]*  
Tony Bucci  
Witness

By: *[Signature]* (Seal)

ARCHIE E. FILLINGIM, JR.  
TRUSTEE  
P.O. Address: 1914 W. JACKSON STREET, Pensacola, FL 32501

*[Signature]*  
Tracy Ratzin  
Witness

By: *[Signature]* (Seal)

SARA M. FILLINGIM, TRUSTEE  
P.O. Address: 1914 W. JACKSON STREET, Pensacola, FL 32501

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 9th day of June, 1998 by  
ARCHIE E. FILLINGIM, JR., TRUSTEE and SARA M. FILLINGIM, TRUSTEE on  
behalf of said Florida trust  
who are personally known to me or who have produced their Florida driver's license as identification.



Tracy N. Ratzin  
MY COMMISSION # CC715441 EXPIRES  
April 11, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

*[Signature]*  
Printed Name: TRACY N. RATZIN  
Notary Public  
My Commission Expires: 04/11/02

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
08/26/02 ERNIE LEE MAGAHA, CLERK  
By: Salere Arnold

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that HELEN R. ROSSIGNOL, a married woman, joined by her husband, MAURICE ROSSIGNOL, whose address is 2431 Le Ruth Street, Pensacola, Florida 32514 (hereinafter the "Grantor") for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does remise, release, convey and quit claim unto MAURICE ROSSIGNOL, a married man, whose address is 2431 Le Ruth Street, Pensacola, Florida 32514 (hereinafter the "Grantee"), his successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOTS 17, 18, 19 and 20, BLOCK 5, FERRY PASS HEIGHTS, A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 64 OF THE PUBLIC RECORDS OF SAID COUNTY.

To have and to hold unto the said Grantee, his successors and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantors, have executed these presents, this 22nd day of August, 2002.



Stacey M. Olschewski  
MY COMMISSION # CC945569 EXPIRES  
June 15, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

Signed, sealed and delivered  
in the presence of:

Margie Bryan BSW Margie Bryan  
Name: Helen R. ROSSIGNOL

Helen R. ROSSIGNOL  
HELEN R. ROSSIGNOL

Sandra F. Coppie Sandra F. Coppie  
Print: Maurice ROSSIGNOL

Maurice ROSSIGNOL  
MAURICE ROSSIGNOL

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 22nd day of August 2002 by Helen R. Rossignol and Maurice Rossignol personally appeared before me and who are personally known to me or who produced Florida Drivers Licenses as identification.

Stacey M. Olschewski  
NOTARY PUBLIC, State of Florida

This document prepared by:  
Vincent J. Whibbs, Jr.  
Whibbs, Whibbs, P.A.  
105 East Gregory Square  
Pensacola, Florida 32501  
(850) 434-5395



Stacey M. Olschewski  
MY COMMISSION # CC945569 EXPIRES  
June 15, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

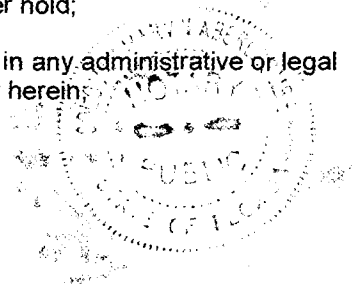
RCD Aug 26, 2002 10:04 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-999534

**General Durable Power of Attorney**  
**Effective Upon Execution**  
MAURICE ROSSIGNOL

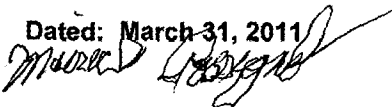
I, **MAURICE ROSSIGNOL** a resident of Pensacola Florida, County of Escambia . Designate Gary M. Rossignol ("Son") as my agent. presently residing in Milton, FL. As my attorney in fact ("the Agent") on the following terms and conditions:

- 1) **Authority to Act.** The Agent is authorized to act for me under this Power of Attorney and shall exercise all powers in my best interests and for my welfare.
- 2) **Powers of Agent.** The Agent shall have the full power and authority to manage and conduct all of my affairs, and to exercise my legal rights and powers, including those rights and powers that I may acquire in the future, including the following:
  - i) **Collect and Manage.** To collect, hold, maintain, improve, invest, lease, or otherwise manage any or all of my real or personal property or any interest therein;
  - ii) **Buy and Sell.** To purchase, sell, mortgage, grant options, or otherwise deal in any way in any real property or personal property, tangible or intangible, or any interest therein, upon such terms as the Agent considers proper, including the power to buy United States Treasury Bonds that may be redeemed at par to pay federal estate tax and to sell or transfer Treasury securities;
  - iii) **Borrow.** To borrow money, to execute promissory notes therefore, and to secure any obligation by mortgage or pledge.
  - iv) **Business and Banking.** To conduct and participate in any kind of lawful business of any nature or kind, including the right to sign partnership agreements, continue, reorganize, merge, consolidate, recapitalize, close, liquidate, sell, or dissolve any business and to vote stock, including the exercise of any stock options and the carrying out of any buy sell agreement; to receive and endorse checks and other negotiable paper, deposit and withdraw funds (by check or withdrawal slips) that I now have on deposit or to which I may be entitled in the future in or from any bank, savings and loan, or other institution;
  - v) **Tax Returns and Reports.** To prepare, sign, and file separate or joint income, gift, and other tax returns and other governmental reports and documents; to consent to any gift; to file any claim for tax refund; and to represent me in all matters before the Internal Revenue Service;
  - vi) **Safe Deposit Boxes.** To have access to any safety deposit box registered in my name alone or jointly with others, and to remove any property or papers located therein;
  - vii) **Proxy Rights.** To act as my agent or proxy for any stocks, bonds, shares, or other investments, rights, or interests I may now or hereafter hold;
  - viii) **Legal and Administrative Proceedings.** To engage in any administrative or legal proceedings or lawsuits in connection with any matter herein;

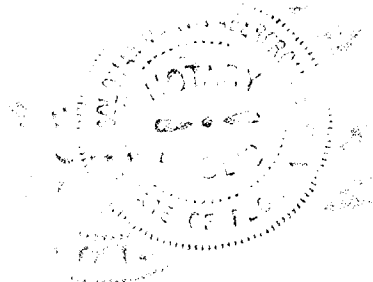


- ix) **Transfers in Trust.** To transfer any interest I may have in property, whether real or personal, tangible or intangible, to the trustee of any trust that I have created for my benefit;
  - x) **Delegation of Authority.** To engage and dismiss agents, counsel, and employees, in connection with any matter, upon such terms as my agent determines;
  - xi) **Restrictions on Agent's Powers.** Regardless of the above statements, my agent (1) cannot execute a will, a codicil, or any will substitute on my behalf; (2) cannot change the beneficiary on any life insurance policy that I own; (3) cannot make gifts on my behalf; and (4) may not exercise any powers that would cause assets of mine to be considered taxable to my agent or to my agent's estate for purposes of any income, estate, or inheritance tax, and (5) cannot contravene any medical power of attorney I have executed whether prior or subsequent to the execution of this Power of Attorney.
- 3) **Durability.** This durable Power of Attorney shall be irrevocable until the trust corpus is surrendered by the trustees, shall not be affected by my death or disability except as provided by law, and shall continue in effect after the surrender of the trust corpus until my death or until revoked by me in writing.
- 4) **Reliance by Third Parties.** Third parties may rely upon the representations of the Agent as to all matters regarding powers granted to the Agent. No person who acts in reliance on the representations of the Agent or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Agent to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operation of law or otherwise.
- 5) **Indemnification of Agent.** No agent named or substituted in this power shall incur any liability to me for acting or refraining from acting under this power, except for such agent's own misconduct or negligence.
- 6) **Original Counterparts.** Photocopies of this signed Power of Attorney shall be treated as original counterparts.
- 7) **Revocation.** I hereby revoke any previous Power of Attorney that I may have given to deal with my property and affairs as set forth herein.
- 8) **Compensation.** The Agent shall be reimbursed for reasonable expenses incurred while acting as Agent and may receive reasonable compensation for acting as Agent.
- 9) **Substitute Agent: Alternative Agent:** If Gary M. Rossignol at any time, unable or unwilling to act, I then appoint Brenda L. Rossignol ( Gary's Wife ) presently residing in Milton, Florida as my secondary Agent.

Dated: March 31, 2011



**MAURICE ROSSIGNOL, The Principal**



Signed in the presence of the witnesses

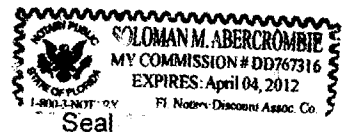
*[Signature]*  
Soloman M. Abercrombie

*[Signature]*  
Linda J Martin

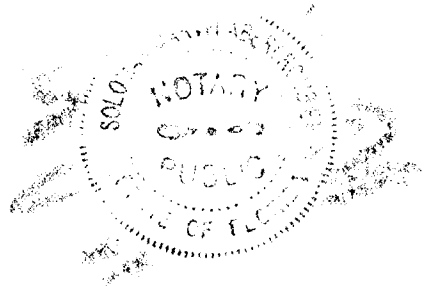
State of: Florida  
County of: Escambia

Subscribed and sworn to before me; Soloman M. Abercrombie, the undersigned Notary Public, on this 31st day of March 2011. appeared Maurice Rossignol, and produced State ID as his identification

*[Signature]*  
Soloman M. Abercrombie  
Notary Public, State Of Florida



My commission expires: April 4, 2012



This Instrument Prepared by:  
Lisa English  
C/O: Bill Thompson's Office Equipment Company  
100 South Baylen Street, Pensacola, Florida 32502  
850-434-2365  
Parcel ID Number:

Space above this line for recording data

### QUIT CLAIM DEED

**This Quit Claim Deed, Executed the 31<sup>st</sup> day of March 2011, by Maurice Rossignol, a widower, whose post office address 2431 Le Ruth Drive, Pensacola, FL 32514, first party.**

**To Maurice Rossignol and Gary Maurice Rossignol, a married man, (father/son) as Joint Tenants with Rights Of Survivorship whose post office address is 6416 Perfect Acres Road, Milton, FL 32570 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 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 \$ 10.00 (Ten Dollars) 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:**

**Parcel A: Parcel Id # 041S300101002008  
Lot 2 & 3 Block 8; DB 521 P 233 Ferry Pass Hts PB 1 P 64 Sec 4/15/16 T 1S R 30 W or 370 P 641**

**Parcel B: Parcel Id# 041S300101017005  
Lots 17, 18, 19 and 20, Block 5, Ferry Pass Heights, a Subdivision of a Portion of Section 4, Township 1 South, Range 30 West, Escambia County, Florida, According to Plat Recorded in Plat Book 1, Page 64 of the Public Records of Said County**

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

**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 written.

Signed, sealed and delivered in the presence of:

Edward J. Smith  
Witness Signature Edward J. Smith

Lisa English  
Witness Signature Lisa English

Maurice Rossignol  
Gary M. Rossignol P.O.A.  
Grantor Signature Maurice Rossignol  
By Power Of Attorney Gary M. Rossignol  
6416 Perfect Acres Road, Milton, FL 32570  
Post Office Address

State of Florida)  
County of Escambia)

The Foregoing Instrument Was Acknowledged Before Me this March 31, 2011 by Gary M. Rossignol by power of attorney for Maurice Rossignol, Who Is Personally Known to Me or Who Has Produced a Florida Drivers License and a Recorded Power of Attorney OR 6705 PG 400 as Identification.

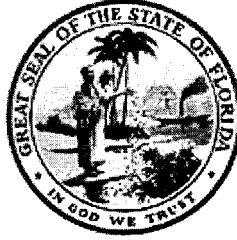
Lisa English  
Notary Signature Lisa English

NOTARY PUBLIC-STATE OF FLORIDA  
Lisa English  
Commission #DD679466  
Expires: JULY 11, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

(SEAL)



**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: 013796000 Certificate Number: 000299 of 2022**

**Payor: BRENDA LEE ROSSIGNOL 6416 PERFECT ACRES RD MILTON, FL 32570**      **Date**  
 9/5/2024

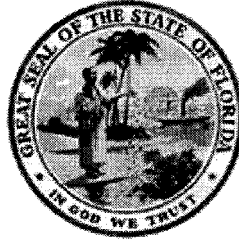
Clerk's Check #	1	Clerk's Total	<del>\$310.72</del> <b>\$1,362.21</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,241.64</del>
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,785.76</del>

**\$1,379.21**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

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



**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 # 2022 TD 000299**

**Redeemed Date 9/5/2024**

**Name BRENDA LEE ROSSIGNOL 6416 PERFECT ACRES RD MILTON, FL 32570**

Clerk's Total = TAXDEED	<del>\$510.72</del> <b>\$1,362.21</b>
Due Tax Collector = TAXDEED	<del>\$1,741.64</del>
Postage = TD2	<del>\$16.40</del>
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 013796000 Certificate Number: 000299 of 2022**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="9/5/2024"/>
Months	8	5
Tax Collector	<input type="text" value="\$1,103.03"/>	<input type="text" value="\$1,103.03"/>
Tax Collector Interest	\$132.36	\$82.73
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,241.64	<input type="text" value="\$1,192.01"/> 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	<input type="text" value="\$34.20"/>
Total Clerk	\$510.72	<input type="text" value="\$490.20"/> 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="\$16.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,785.76	\$1,699.21
	Repayment Overpayment Refund Amount	\$86.55
Book/Page	<input type="text" value="9139"/>	<input type="text" value="114"/>