



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

0525-07

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	Apr 22, 2024
Property description	LLOYD CHANCE 50% INT LLOYD PRECIOUS 50% INT 4824 FRIENDLY ST PACE, FL 32571 152 HOLSBERRY LN 01-4672-503 BEG AT NE COR OF LT 1 DANIEL BOONE S/D PB 4 P 81 SLY ALG PROJ OF E LI OF LT 1 662 28/100 FT ELY PARL (Full legal attached.)	Certificate #	2022 / 403
		Date certificate issued	06/01/2022

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)
# 2022/403	06/01/2022	814.06	40.70	854.76
→ Part 2: Total*				854.76

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)
# 2023/371	06/01/2023	858.65	6.25	68.87	933.77
Part 3: Total*					933.77

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)	1,788.53
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)	2,163.53

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:	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2024

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

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>05/07/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 46.25

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 LT 1 DANIEL BOONE S/D PB 4 P 81 SLY ALG PROJ OF E LI OF LT 1 662 28/100 FT ELY PARL TO N LI OF S/D 8 FT TO W R/W LI OF HOLSBERRY LN (50 FT R/W) SLY & PARL TO E LI OF LT 1 155 57/100 FT TO N R/W OF 30 FT PRIVATE RD W & PARL WITH N LI OF S/D 495 FT FOR POB CONT W ALG SAME COURSE 70 FT NLY WITH INTERIOR ANG 90 DEG 28 MIN 0 SEC 155 57/100 FT E WITH INTERIOR ANG 89 DEG 32 MIN 0 SEC TO LEFT 70 FT SLY WITH INTERIOR ANG 90 DEG 28 MIN LEFT 155 57/100 FT TO POB OR 6874 P 1098

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400653

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
01-4672-503	2022/403	06-01-2022	BEG AT NE COR OF LT 1 DANIEL BOONE S/D PB 4 P 81 SLY ALG PROJ OF E LI OF LT 1 662 28/100 FT ELY PARL TO N LI OF S/D 8 FT TO W R/W LI OF HOLSBERRY LN (50 FT R/W) SLY & PARL TO E LI OF LT 1 155 57/100 FT TO N R/W OF 30 FT PRIVATE RD W & PARL WITH N LI OF S/D 495 FT FOR POB CONT W ALG SAME COURSE 70 FT NLY WITH INTERIOR ANG 90 DEG 28 MIN 0 SEC 155 57/100 FT E WITH INTERIOR ANG 89 DEG 32 MIN 0 SEC TO LEFT 70 FT SLY WITH INTERIOR ANG 90 DEG 28 MIN LEFT 155 57/100 FT TO POB OR 6874 P 1098

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

04-22-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

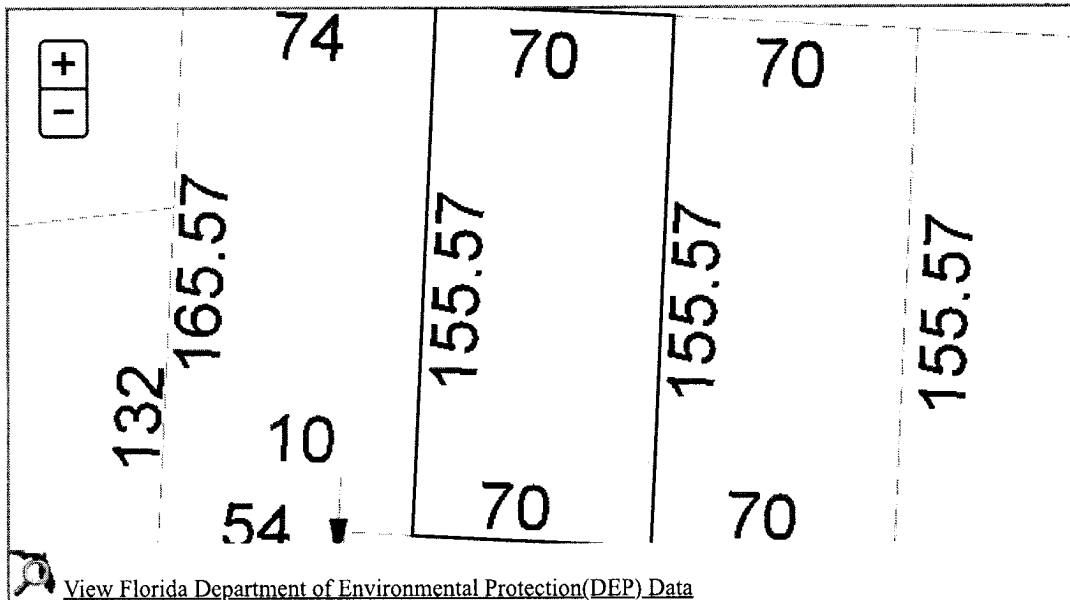
[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 0815301003034031 Account: 014672503 Owners: LLOYD CHANCE 50% INT LLOYD PRECIOUS 50% INT Mail: 4824 FRIENDLY ST PACE, FL 32571 Situs: 152 HOLSBERRY LN 32534 Use Code: MOBILE HOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$14,820</td> <td>\$36,501</td> <td>\$51,321</td> <td>\$51,321</td> </tr> <tr> <td>2022</td> <td>\$14,820</td> <td>\$31,855</td> <td>\$46,675</td> <td>\$46,675</td> </tr> <tr> <td>2021</td> <td>\$14,820</td> <td>\$27,732</td> <td>\$42,552</td> <td>\$42,552</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$14,820	\$36,501	\$51,321	\$51,321	2022	\$14,820	\$31,855	\$46,675	\$46,675	2021	\$14,820	\$27,732	\$42,552	\$42,552																																								
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Parcel Information						Launch Interactive Map																																																																





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 #: 01-4672-503 CERTIFICATE #: 2022-403

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 14, 2005 to and including January 14, 2025 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: January 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2025

Tax Account #: **01-4672-503**

1. The Grantee(s) of the last deed(s) of record is/are: **John H Ellis**

By Virtue of Corrected Quit Claim Deed recorded 6/30/2023 in OR 9001/300 which corrects Quit Claim Deed recorded 3/17/2023- OR 8945/844

ABSTRACTOR'S NOTE: WE ARE UNSURE IF AGREEMENT IN OR5503/1622 CONVEYS ALL INTEREST OF RUSSELLE E. THOMPSON CONVEYED IN OR 5082/608 TOGETHER WITH SUBSEQUENT DIVORCE SO WE HAVE INCLUDED HIM FOR NOTIFICATION.

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 #: 01-4672-503

Assessed Value: \$59,517.00

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: MAY 7, 2025

TAX ACCOUNT #: 01-4672-503

CERTIFICATE #: 2022-403

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>2024</u> tax year.

JOHN H. ELLIS
RUSSELL E THOMPSON
CHANCE LLOYD AND PRECIOUS LLOYD
4824 FRIENDLY ST
PACE, FL 32571

RUSSELL E THOMPSON
8677 N PALAFOX ST
PENSACOLA, FL 32534

JOHN H ELLIS
152 HOLSBERRY LN
CANTONMENT, FL 32534

Certified and delivered to Escambia County Tax Collector, this 15th day of January, 2025.

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 15, 2025

Tax Account #:01-4672-503

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF LT 1 DANIEL BOONE S/D PB 4 P 81 SLY ALG PROJ OF E LI OF LT 1 662
28/100 FT ELY PARL TO N LI OF S/D 8 FT TO W R/W LI OF HOLSBERRY LN (50 FT R/W) SLY &
PARL TO E LI OF LT 1 155 57/100 FT TO N R/W OF 30 FT PRIVATE RD W & PARL WITH N LI
OF S/D 495 FT FOR POB CONT W ALG SAME COURSE 70 FT NLY WITH INTERIOR ANG 90
DEG 28 MIN 0 SEC 155 57/100 FT E WITH INTERIOR ANG 89 DEG 32 MIN 0 SEC TO LEFT 70 FT
SLY WITH INTERIOR ANG 90 DEG 28 MIN LEFT 155 57/100 FT TO POB OR 6874 P 1098**

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-4672-503(0525-07)

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

This Quitclaim Deed, Made this 17 day of
FEBRUARY, 2023, by CHANCE
A. LLOYD AND PRECIOUS B. LLOYD
hereinafter called the Grantor, to John
H. Ellis
whose post office address is 4824 FRIENDLY
ST, PACE, FLA 32571
hereinafter called the Grantee.

This document was prepared by:

John H. Ellis
4824 FRIENDLY ST.
PACE, FLA 32571

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10⁰⁰

TEN

Dollars (\$ 10⁰⁰) paid by the said

Grantee the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of ESCAMBIA
State of FLORIDA, to wit:

152 Holsberry Lane, Pensacola, Florida 32534
Parcel Number: 081S301003034031

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF DANIEL BOONE SUBDIVISION, AS RECORDED IN PLAT BOOK 4, AT PAGE 81 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE SOUTHERLY ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 1 FOR 662.28 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION FOR 8.0 FEET TO THE WEST RIGHT OF WAY LINE OF HOLSBERRY LANE (50' R/W); THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 1 FOR 155.57 FEET TO THE NORTH RIGHT OF WAY OF A 30.0' PRIVATE ROAD; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION FOR 495.00 FEET TO AN IRON PIPE AND POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAME COURSE FOR 70.0 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES 28'00" FOR 155.57 FEET TO AN IRON PIPE; THENCE EAST WITH AN INTERIOR ANGLE OF 89 DEGREES 32'00" TO THE LEFT FOR 70.0 FEET TO AN IRON PIPE; THENCE SOUTHERLY WITH AN INTERIOR ANGLE 90 DEGREES 28' TO THE LEFT FOR 155.57 FEET TO THE POINT OF BEGINNING ALONG WITH A 1994 DOUBLEWIDE PALM MOBILE HOME TITLE NUMBERS 67100247 VIN # PH160611A AND 67100248 VIN # PH160611B.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Martha S. Cleford

Signature of Witness

Martha Cleford

Print name of Witness

Ami Russ

Signature of Witness

Ami Russ

Print name of Witness

State of Florida

County of Santa Rosa

The foregoing instrument was acknowledged before me on this 17th
Chance A. Lloyd and Precious B. Lloyd
Drivers Licenses

day of February, 2023, by
who is personally known to me ☐ or who produced
as identification. BY MEANS OF PHYSICAL
PRESENCE

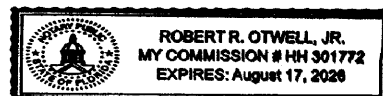
Robert R. Otwell Jr.

Signature of Notary

Robert R. Otwell Jr.

Print Name

Aug 17, 2026
My Commission Expires



CORRECTS
CORRECTIVE OR 8945 P 844
This Quitclaim Deed, Made this 23 day of
MAY, 20 23, by
CHANCE LLOYD and PRECIOUS LLOYD
hereinafter called the Grantor, to
John H. Ellis
whose post office address is 4824 FRIENDLY
ST, PACE, FLA 32571
hereinafter called the Grantee.

This document was prepared by:

John H. Ellis
4824 FRIENDLY ST.
PACE, FLA 32571

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00
TEN Dollars (\$ 10.00) paid by the said
Grantee the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee
forever, all the right, title, interest and claim which said Grantor has in and to the following described parcel of land,
and improvements and appurtenances thereto in the County of ESCAMBIA
State of FLA., to wit:

152 Holsberry Lane, Pensacola, Florida 32534
Parcel Number: 081S301003034031

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST
CORNER OF LOT 1 OF DANIEL BOONE SUBDIVISION, AS RECORDED IN PLAT
BOOK 4, AT PAGE 81 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
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POINT OF BEGINNING ALONG WITH A 1994 DOUBLEWIDE PALM MOBILE HOME
TITLE NUMBERS 67100247 VIN # PH160611A AND 67100248 VIN # PH160611B.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first
above written. Signed, sealed and delivered in the presence of:

Mark T. Amann II
Signature of Witness

MARK T. AMANN II
Print name of Witness

DL
Signature of Witness

Donald Lee Dine II
Print name of Witness

State of FL
County of Santa Rosa

The foregoing instrument was acknowledged before me on this
Chance Lloyd and Precious Lloyd
Drivers license(s)

Robert R. Otwell Jr.
Signature of Notary

Robert R. Otwell Jr.
Print Name

August 17, 2026.
My Commission Expires

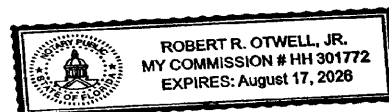
Precious Lloyd
Signature of Grantor

Precious Lloyd
Print Name of Grantor

CL
Signature of Co-Grantor

CHANCE LLOYD
Print name of Co-Grantor

day of May, 20 23, by
who is personally known to me ☒ or who produced
as identification. BY MEANS OF PHYSICAL
PRESENCE



OR BK 5082 PG0608
Escambia County, Florida
INSTRUMENT 2003-066360

DEED DOC STAMPS PD @ ESC CO \$ 364.00
03/05/03, ERNIE LEE MORGAN, CLERK
By: *[Signature]*

1950
36400
Prepared by and return to:
Vincent J. Whibbs, Jr.
Attorney at Law
✓ Whibbs & Whibbs, P.A.
105 E. Gregory Square
Pensacola, FL 32501

File Number: 03-0121
Will Call No.:

Parcel Identification No. 08-1S-30-1003-034-031

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of February, 2003 between Carlton E. Coffey and Frances B. Coffey, husband and wife whose post office address is 3397 Pine Forest Rd., Cantonment, FL 32533 of the County of Escambia, State of Florida, grantor*, and Russell E. Thompson, a single man whose post office address is 152 Holsberry Ln., Cantonment, FL 32534 of the County of Escambia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit 'A' attached hereto and made a part hereof

Subject to taxes for 2003 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1290 E. Nine Mile Rd., Pensacola, FL 32514.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Donna Gessler

[Signature] (Seal)
Carlton E. Coffey

[Signature]
Witness Name: TRACY RATZIN

[Signature]
Witness Name: Donna Gessler

[Signature] (Seal)
Frances B. Coffey

[Signature]
Witness Name: TRACY RATZIN

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of February, 2003 by Carlton E. Coffey and Frances B. Coffey, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Tracy Ratzin

My Commission Expires: April 11, 2006



DoubleTimes

EXHIBIT 'A'

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF DANIEL BOONE SUBDIVISION, AS RECORDED IN PLAT BOOK 4, AT PAGE 81 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE SOUTHERLY ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 1 FOR 662.28 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION FOR 8.0 FEET TO THE WEST RIGHT OF WAY LINE OF HOLSBERRY LANE (50' R/W); THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 1 FOR 155.57 FEET TO THE NORTH RIGHT OF WAY OF A 30.0' PRIVATE ROAD; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION FOR 495.00 FEET TO AN IRON PIPE AND POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAME COURSE FOR 70.0 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES 28'00" FOR 155.57 FEET TO AN IRON PIPE; THENCE EAST WITH AN INTERIOR ANGLE OF 89 DEGREES 32'00" TO THE LEFT FOR 70.0 FEET TO AN IRON PIPE; THENCE SOUTHERLY WITH AN INTERIOR ANGLE 90 DEGREES 28' TO THE LEFT FOR 155.57 FEET TO THE POINT OF BEGINNING ALONG WITH A 1994 DOUBLEWIDE PALM MOBILE HOME TITLE NUMBERS 67100247 VIN # PH160611A AND 67100248 VIN # PH160611B.S

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 152 Holsberry Ln., Cantonment, FL 32534
Legal Address of Property: 152 Holsberry Ln., Cantonment, FL 32534
The County (☒) has accepted () has not accepted the abutting roadway for maintenance.
This form completed by: Whibbs & Whibbs, P.A.
105 E. Gregory Square
Pensacola, FL 32501

AS TO SELLER(S):

Donna Gessler
Witness Name: Donna Gessler

Tracy Ratzin
Witness Name: TRACY RATZIN

Carlton E. Coffey (Seal)
Carlton E. Coffey

Donna Gessler
Witness Name: Donna Gessler

Tracy Ratzin
Witness Name: TRACY RATZIN

Frances B. Coffey (Seal)
Frances B. Coffey

AS TO BUYER(S):

Donna Gessler
Witness Name: Donna Gessler

Tracy Ratzin
Witness Name: TRACY RATZIN

Russell E. Thompson (Seal)
Russell E. Thompson

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
3300 NORTH PACE BOULEVARD #300
PENSACOLA, FLORIDA 32505**



February 18, 2003

OR BK 5082 PG0611
Escambia County, Florida
INSTRUMENT 2003-066360

Frances Coffey
1290 East Nine Mile Road
Pensacola, FL 32514

RE: Three Bedroom
Single Family Residence
152 Holsberry Lane
Pensacola, FL 32534
Parcel ID: 08-15-30-1003-034-031

Dear Ms. Coffey:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

The premise has been occupied for a considerable time and no overflows were observed at the time of the inspection. The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank did not reveal any structural deficiencies.

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality. Minor root intrusion was found in the drainfield area. This item is for information only. The system appeared to be operating properly at the time of our inspection.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

Mary M. Beverly, REHS
Environmental Supervisor I

RCD Mar 05, 2003 08:47 am
Escambia County, Florida

MMB/sm
OSTDS # 03-4391
c: Frances Coffey, facsimile 471-3441

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-066360

TOTAL P.02

Signed under seal this 4th day of October, 2004.

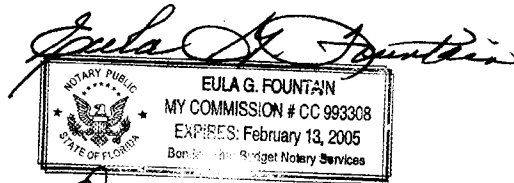
Witnesses:

Leonard S. Ruffin

Francine Fountain

Melissa & Kaye Thompson
Signature of Bride

Paul E. Frazier
Signature of Groom



October 4, 2004

OR BK 5503 PG1624
Escambia County, Florida
INSTRUMENT 2004-289975

RCD Oct 05, 2004 01:32 pm
Escambia County, Florida

State of Florida
County of Escambia

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-289975

Before the undersigned Notary Public, personally appeared Melessa Lloyd Thompson
and Russell E. Thompson
who is personally known to me or who has produced identification FLDL

and _____ who did ☒ did not take an oath.

Given under my hand and official seal this 4th day of October, A.D., 20 04.

Eula G. Fountain
Notary Public
My Commission expires

Prepared: Eula G. Fountain
name
3011 W. Blount St.
address
Pensacola, FL 32505
city/state



Copies to:

✓ J. Rod Cameron, 5089 Highway 90, Pace, FL 32571

✓ Russell Thompson, 8677 N. Palafox Street, Pensacola, FL 32534

JKE
6-22-12
Envelope S
provided

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
FAMILY LAW DIVISION

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 MAY 29 P 3:58

FAMILY LAW
FILED & RECORDED
CASE NO.:10-DR-1501

IN RE: THE MARRIAGE OF:

MELESSA LLOYD THOMPSON,
Petitioner/Wife,

vs.

RUSSELL E. THOMPSON,
Respondent/Husband.

ADDENDUM TO MARITAL SETTLEMENT AGREEMENT

THIS ADDENDUM made and entered into this 25th day of May 2012,
between MELESSA LLOYD THOMPSON, hereinafter referred to as the "Wife", and
RUSSELL E. THOMPSON, hereinafter referred to as the "Husband".

WITNESSETH:

WHEREAS, it is the desire and intention of the Petitioner/Wife, MELESSA LLOYD THOMPSON, to have her name changed back to her maiden name of MELESSA LLOYD ELLIS. Both parties recognize and agree that this request was not made to the Court at the time the petition for dissolution was made, and thus was not requested in the initial pleading, nor at the time the Respondent/Husband, RUSSELL E. THOMPSON, accepted service, and answered the petition for dissolution. Now therefore, the parties state and agree as follows:

1. The Petitioner/Wife, MELESSA LLOYD THOMPSON, shall be allowed to amend her pleadings, and in so amending, include a request for name change.
2. Respondent/Husband, RUSSELL E. THOMPSON, understands and agrees that the former wife's pleadings may be amended for the sole purpose of changing her last name from Thompson to Ellis.
3. The Petitioner/Wife and Respondent/Husband requests that in addition to those other promises and agreement contained within the Marital Settlement Agreement, the parties agree and request that MELESSA LLOYD THOMPSON, be hereafter known as MELESSA LLOYD ELLIS, which is/was her maiden name prior to this marriage.

Signed, sealed and delivered in the presence of:

Melessa L Thompson John E. Connor
Wife, Melessa L Thompson As to Wife

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, the undersigned authority, personally appeared Melessa L. Thompson, who being first duly sworn, deposes and says that she is the Wife in the above Agreement and that this Addendum was executed freely and voluntarily for the purposes stated therein, and the matters therein are agreed to by the Wife.

May SWORN TO AND SUBSCRIBED before me this 29th day of
_____, 2012.



Elizabeth Sheehan
NOTARY PUBLIC

My commission expires: 12/28/13

Signed, sealed and delivered in the presence of:

Russell E. Thompson John E. Connor
Husband, Russell E. Thompson As to Husband

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, the undersigned authority, personally appeared Russell E. Thompson, who being first duly sworn, deposes and says that he is the Husband in the above Agreement and that this Addendum was executed freely and voluntarily for the purposes stated therein, and the matters therein are agreed to by the Husband.

May SWORN TO AND SUBSCRIBED before me this 25th day of
_____, 2012.

{seal}

Elizabeth Sheehan
NOTARY PUBLIC

My commission expires: 12/28/13



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
FAMILY LAW DIVISION
ESCAMBIA COUNTY, FL

IN RE: THE MARRIAGE OF:

2010 DEC 30 P 2:07

MELESSA LLOYD THOMPSON,

Petitioner/Wife,

FAMILY LAW CASE NO.:10-DR-1501
FILED & RECORDED

vs.

RUSSELL E. THOMPSON,

Respondent/Husband.

MARITAL SETTLEMENT AGREEMENT

THIS AGREEMENT made and entered into this 17th day of September, 2010, between MELESSA LLOYD THOMPSON, hereinafter referred to as the "Wife", and RUSSELL E. THOMPSON, hereinafter referred to as the "Husband".

WITNESSETH:

WHEREAS, the parties now are Husband and Wife, having been lawfully married to each other on the 5th day of October, 2004 in Escambia County, Florida; and

WHEREAS, both parties have given much thought and careful consideration to a settlement of these differences and have determined that they are irreconcilable; and

WHEREAS, it is the desire and intention of the parties that their relations with respect to property, financial matters, child custody, and child support be finally fixed by this Agreement in order to settle and determine in all respects and for all purposes their respective present and future property rights, child custody and support, and all other claims and demands in such a manner that any action with respect to the rights and obligations, past, present and future, of either party with respect to each other, be finally and conclusively settled and determined by this Agreement;

NOW, THEREFORE, in consideration of the premises and mutual promises and undertakings herein contained, and for good and valuable considerations, the parties agree as follows:

- I. **MARITAL HOME:** The Husband and Wife now own, as an estate by the entirety, the marital home which is real property located at 152 Holsberry Rd., Pensacola, FL 32534, and further identified by legal description attached hereto as Exhibit "A". The parties agree that the Wife shall receive the marital home described above, free of all encumbrances, and the Husband, RUSSELL E. THOMPSON, will maintain regular and timely payment on the primary mortgage currently held by Carlton E. and Frances B. Coffey. Husband, RUSSELL E. THOMPSON, will also continue to pay the annual Escambia County property taxes until such time that the first

mortgage referenced above has been satisfied. Thereafter, the Wife, Melessa Thompson will become responsible for all property taxes related to this property. In accordance with the Agreement, the Husband has executed a Quit Claim Deed attached hereto as Exhibit "B", relinquishing all ownership interest in the property located at 152 Holsberry Rd., Pensacola, FL 32534.

III. PERSONAL PROPERTY: All furnishing and household effects located at the marital home located at 152 Holsberry Rd., Pensacola, FL 32534, Florida, shall constitute the sole and exclusive property of the Wife.

The Wife recognizes certain items were removed by the husband prior to the signing of this instrument. The Wife acknowledges those items to be the sole and exclusive property of the Husband. The Husband and Wife, through counsel, will arrange a mutually agreeable time for the Husband to obtain the above items from the marital home. Said event to occur within (30) thirty days from the date of this signed Agreement.

The individual bank accounts now standing in the name of the Wife shall constitute the sole and exclusive property of the Wife, and the Husband relinquishes all right, title and interest he may have therein. The individual bank accounts now standing in the name of the Husband shall constitute the sole and exclusive property of the Husband, and the Wife relinquishes all right, title and interest she may have therein.

The Toyota (vehicle), VIN: 4TANL42N2ZTZ203772, now registered in the name of the Husband, shall constitute the sole and exclusive property of the Husband, and the Wife relinquishes all right, title and interest she may have therein. The Husband hereby warrants that he will maintain the payments on all said vehicles. The Husband warrants that he will hold the Wife harmless from these debts.

The Ford (vehicle), VIN: 1FTRW07643KA94585, now registered in the name of the Wife, shall constitute the sole and exclusive property of the Wife, and the Husband relinquishes all right, title and interest he may have therein.

X. MUTUAL RELEASE: Except as provided in this Agreement, each party releases the other from all claims or demands up to the date of the execution of this Agreement. Except as otherwise provided, each party waives, relinquishes and releases all rights that he or she may now have or may hereafter acquire as to the other party's spouse under the present or future laws of any jurisdiction.

XI. PURPOSE: This Agreement has been entered into evidence for the ordinary settlement and disposition of the property rights, child custody, visitation, and child support interests and obligations of the parties.

XII. SUBSEQUENT DISSOLUTION OF MARRIAGE: It is understood that this Agreement is made in contemplation of dissolution of marriage, but it also understood that it is not intended to facilitate or promote the dissolution of marriage nor to produce directly or indirectly the procurement of a dissolution of marriage, but it is agreed that this Agreement may be offered

in evidence by either party in any dissolution of marriage proceeding, and if acceptable to the Court, it shall be incorporated by reference in any final judgment that may be rendered. However, notwithstanding incorporation in the final judgment, this Agreement shall not be merged in it but shall survive final judgment and be binding on the parties for all time.

XIII. REPRESENTATIONS: The parties represent to each other:

- a. Each has had independent legal advice by counsel of his or her selection in the negotiation of this Agreement. Each party fully understands the facts and has been fully informed as to his or her rights and obligations, and each is signing this Agreement, freely and voluntarily, intending to be bound by it.
- b. Each has made full disclosure to the other of his or her current financial condition. In the event, additional assets of either party are discovered subsequent to the signing of this Agreement, both parties agree to the equal division of those assets at a 50/50 ratio. No additional agreement will be required to render those assets between the parties, and each party pledges to cooperate fully in the division of these hitherto unknown assets.
- c. Each understands and agrees that this Agreement constitutes the entire contract of the parties. It supersedes prior understanding or agreements between them upon subjects covered in this Agreement. There are no representations or warranties other than set forth within this Agreement.

XIV. PLEDGE OF CREDIT: Neither the Wife nor the Husband shall pledge or engage the credit of the other and neither shall incur or contract any debt or obligation upon which either his or her estate could be held liable.

XV. BILLS: For the purpose of this paragraph, "Bills" are defined as Charge accounts and obligations which accrue and incurred in the ordinary course of events on a daily basis by a husband and wife. Except as otherwise provided herein, each party hereto agrees that they shall be responsible for and hold the other party harmless for the payment of any bills incurred by one party by the use of the credit history and/or rating of the other party subsequent to the entry of the final judgment. For all subsequent transactions, the party whose signature appears on the charge in question shall be responsible for payment of said bill and shall indemnify and hold the other party harmless for payment of same. The parties agree that RUSSELL E. THOMPSON will be solely responsible for the Wells Fargo credit account (Account #:6048700090220415).

XVI. NECESSARY DOCUMENTS: Each party shall execute and deliver to the other party any and all documents that may be reasonably required to accomplish the intention of this Agreement and shall do all necessary things to that end. If either party shall fail to comply with the provisions of this paragraph, the Agreement shall constitute an actual grant, assignment or conveyance of property rights in such matter, and with such force and effect as shall be necessary to effectuate the terms of this Agreement.

XIII. WAIVER OF BREACH AND MODIFICATION: No waiver of breach by any party of the terms of this Agreement shall be deemed a waiver of

any subsequent breach. This Agreement may be modified only by written instrument signed by both parties. This Agreement supersedes any and all prior agreements between the parties and represents a complete resolution of all matters in dispute.

XIV. GOVERNING LAW: This instrument is governed by Florida law in reference to interpretation and performance of the provisions contained herein.

Signed, sealed and delivered in the presence of:

Melessa L. Thompson Melessa L. Thompson
Wife, Melessa L. Thompson As to Wife

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, the undersigned authority, personally appeared Melessa L. Thompson, who being first duly sworn, deposes and says that she is the Wife in the above Agreement and that this Agreement was executed freely and voluntarily for the purposes stated therein, and the matters therein are agreed to by the Wife.

SWORN TO AND SUBSCRIBED before me this 17th day of September, 2010.

{seal}

Elizabeth Sheehan
NOTARY PUBLIC
My commission expires: 12/28/13



Signed, sealed and delivered in the presence of:

Russell E. Thompson _____
Husband, Russell E. Thompson As to Husband

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, the undersigned authority, personally appeared Russell E. Thompson, who being first duly sworn, deposes and says that he is the Husband in the

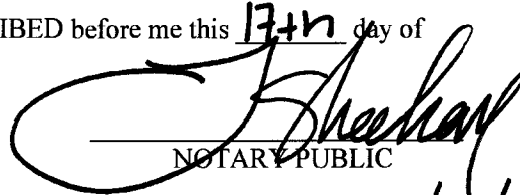
above Agreement and that this Agreement was executed freely and voluntarily for the purposes stated therein, and the matters therein are agreed to by the Husband.

SWORN TO AND SUBSCRIBED before me this 17th day of September, 2010.

{seal}

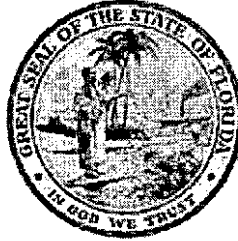


ELIZABETH SHEEHAN
MY COMMISSION # DO 948905
EXPIRES: December 28, 2013
Bonded Thru Budget Notary Services


NOTARY PUBLIC

My commission expires: 12/28/13

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**

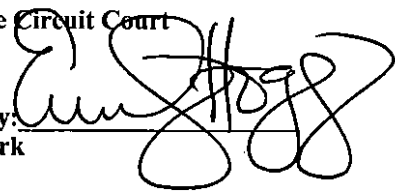
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 014672503 Certificate Number: 000403 of 2022**

Payor: JOHN ELLIS 4109 POLKS AVE PACE FL 32571 Date 3/14/2025

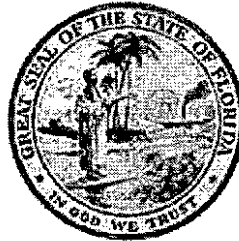
Clerk's Check #	1	Clerk's Total	\$544.92 \$2,738.00
Tax Collector Check #	1	Tax Collector's Total	\$2,591.67
		Postage	\$49.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,202.79 \$2755.00

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



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

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

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

Case # 2022 TD 000403

Redeemed Date 3/14/2025

Name JOHN ELLIS 4109 POLKS AVE PACE FL 32571

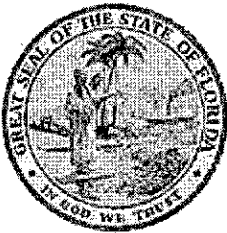
Clerk's Total = TAXDEED	\$544.92 \$ 2,738.00
Due Tax Collector = TAXDEED	\$2,791.67
Postage = TD2	\$49.20
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 014672503 Certificate Number: 000403 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="5/7/2025"/>	Redemption Date <input type="text" value="3/14/2025"/>
Months	13	11
Tax Collector	<input type="text" value="\$2,163.53"/>	<input type="text" value="\$2,163.53"/>
Tax Collector Interest	\$421.89	\$356.98
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,591.67	<input type="text" value="\$2,526.76"/> 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	\$88.92	\$75.24
Total Clerk	\$544.92	<input type="text" value="\$531.24"/> 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="\$49.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,202.79	\$3,075.00
	Repayment Overpayment Refund Amount	\$127.79
Book/Page	<input type="text" value="9149"/>	<input type="text" value="171"/>