



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

0525-08

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	WARD MARTIN E WARD RHONDA A 8454 DUDLEY AVE PENSACOLA, FL 32534 8454 DUDLEY AVE 02-0920-100 ALL LTS 18 & 19 ALSO BEG AT INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) & S R/W LI OF JOHNSON AVE (4 (Full legal attached.)	Certificate #	2022 / 536
		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)
# 2022/536	06/01/2022	549.33	27.47	576.80
→Part 2: Total*				576.80

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)
# 2023/525	06/01/2023	550.57	6.25	49.21	606.03
Part 3: Total*					606.03

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)	1,182.83
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)	1,557.83

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date April 24th, 2024

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

H

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.	26,689.50
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 *16.25*

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.

ALL LTS 18 & 19 ALSO BEG AT INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) & S R/W LI OF JOHNSON AVE (40 FT R/W) S 89 DEG 52 MIN 30 SEC E ALG S R/W LI OF 71 30/100 FOR POB S 0 DEG 33 MIN 29 SEC E 92 08/100 FT S 88 DEG 54 MIN 53 SEC W 72 21/100 FT TO E R/W LI OF DUDLEY AVE S ALG E LI 11 40/100 FT TO S LI OF LT 20 ELY ALG S LI 74 FT NLY 105 FT TO N LI OF BLK WLY 2 70/100 FT TO POB PART OF LTS 20 21 & 22 BLK 81 ENSLEY S/D PLAT DB 87 P 244 OR 3419 P 240 OR 4075 P 1419 OR 4141 P 1647

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400633

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
02-0920-100	2022/536	06-01-2022	ALL LTS 18 & 19 ALSO BEG AT INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) & S R/W LI OF JOHNSON AVE (40 FT R/W) S 89 DEG 52 MIN 30 SEC E ALG S R/W LI OF 71 30/100 FOR POB S 0 DEG 33 MIN 29 SEC E 92 08/100 FT S 88 DEG 54 MIN 53 SEC W 72 21/100 FT TO E R/W LI OF DUDLEY AVE S ALG E LI 11 40/100 FT TO S LI OF LT 20 ELY ALG S LI 74 FT NLY 105 FT TO N LI OF BLK WLY 2 70/100 FT TO POB PART OF LTS 20 21 & 22 BLK 81 ENSLEY S/D PLAT DB 87 P 244 OR 3419 P 240 OR 4075 P 1419 OR 4141 P 1647

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		Assessments				
Parcel ID:	111S301901018081	Year	Land	Imprv	Total	Cap Val
Account:	020920100	2023	\$13,069	\$69,971	\$83,040	\$53,379
Owners:	WARD MARTIN E WARD RHONDA A	2022	\$8,775	\$61,388	\$70,163	\$51,825
Mail:	8454 DUDLEY AVE PENSACOLA, FL 32534	2021	\$8,775	\$51,629	\$60,404	\$50,316
Situs:	8454 DUDLEY AVE 32534	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
05/1997	4141	1647	\$15,000	QC		Legal Description	
09/1996	4075	1419	\$100	QC		ALL LTS 18 & 19 ALSO BEG AT INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) & S R/W LI OF JOHNSON AVE (40 FT R/W) S 89...	
10/1994	3785	685	\$22,500	WD		Extra Features	
12/1992	3419	240	\$100	WD		FRAME BUILDING	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Section

Map Id:
11-1S-30-2

Approx. Acreage:
0.1857

Zoned:

HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU
HDMU

Parcel Information

[Launch Interactive Map](#)

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

Evacuation
& Flood
Information
[Open](#)
[Report](#)

Buildings

Address: 8454 DUDLEY AVE, Year Built: 1999, Effective Year: 1999, PA Building ID#: 126225

Structural Elements

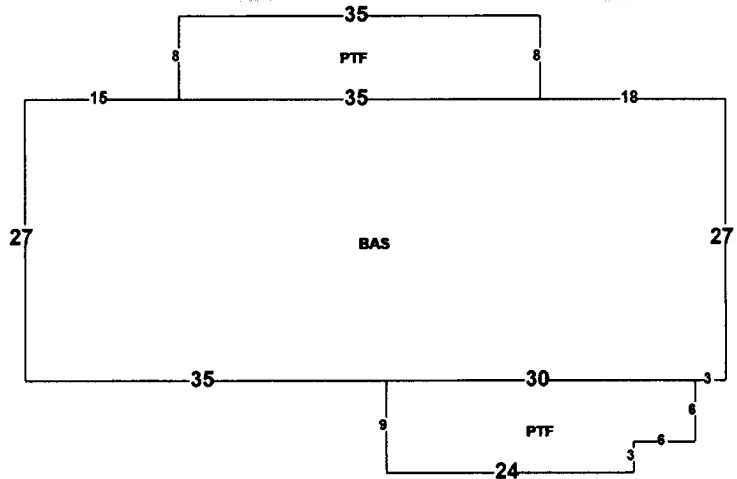
DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-7
NO. STORIES-1
STORY HEIGHT-0

Areas - 2368 Total SF

BASE AREA - 1836

PATIO FINISHED - 532



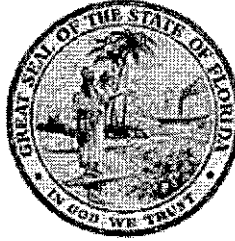
Images



1/22/2024 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.

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: 020920100 Certificate Number: 000536 of 2022

**Payor: MARTIN E WARD and RHONDA A WARD 8454 DUDLEY AVE PENSACOLA, FL 32534
 Date 1/28/2025**

Clerk's Check #	1	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$1,367.86
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,529.78

\$1,988.95

**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 000536

Redeemed Date 1/28/2025

Name MARTIN E WARD and RHONDA A WARD 8454 DUDLEY AVE PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$544.92 \$1,971.95
Due Tax Collector = TAXDEED	\$1,867.86
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020920100 Certificate Number: 000536 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="1/28/2025"/>
Months	13	9
Tax Collector	<input type="text" value="\$1,557.83"/>	<input type="text" value="\$1,557.83"/>
Tax Collector Interest	\$303.78	\$210.31
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,867.86	<input type="text" value="\$1,774.39"/> 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	\$61.56
Total Clerk	\$544.92	<input type="text" value="\$517.56"/> 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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,529.78	\$2,308.95
	Repayment Overpayment Refund Amount	\$220.83
Book/Page	<input type="text" value="9149"/>	<input type="text" value="173"/>



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 #: 02-0920-100 CERTIFICATE #: 2022-536

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 #: **02-0920-100**

1. The Grantee(s) of the last deed(s) of record is/are: **MARTIN E WARD AND RHONDA A. WARD**

By Virtue of Warranty Deed recorded 8/20/1993 in OR 3419/240, Quit Claim Deed recorded 11/25/1996 – OR 4075/1419 and Quit Claim Deed recorded 6/19/1997 – OR 4141/1647
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. **Notice of Lien for Fire Protection MSBU in favor of Escambia County/State of Florida – recorded 6/17/1999 – OR 4426/67**
 - b. **Judgment in favor of Midland Credit Management Inc. recorded 5/27/2021- OR 8540/1074**
 - c. **Judgment in favor or Pen Air Federal Credit Union – recorded 2/23/2010 – OR 6562/936 and recorded 4/1/2010 – OR 6575/1200**
 - d. **Notice of Federal Tax Lien in favor of Dept. of Treasury – Internal Revenue Service – recorded 5/29/2018 – OR 7907/1358**
 - e. **Judgment in favor or Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish, a/k/a D. S. Redish, a/k/a Dorris Slater Redish – recorded 8/11/2008 – OR 6363/288 and recorded 8/11/2008 – OR 6363/291 and recorded 8/12/2008 – OR 6363/1644 and recorded 8/12/2008 – OR 6363/1651 (Abstractor’s Note – Satisfaction recorded 11/13/2012 – OR 6933/1391 does not include the correct amounts to correspond with judgments to we added them to notifications)**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 02-0920-100
Assessed Value: \$54,980.00
Exemptions: HOMESTEAD EXEMPTION
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 #: 02-0920-100

CERTIFICATE #: 2022-536

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

MARTIN E. WARD
41 W JOHNSON AVE
PENSACOLA, FL 32534

RHONDA A. WARD
41 W JOHNSON AVE
PENSACOLA, FL 32534

MIDLAND CREDIT MANAGEMENT INC
P.O. BOX 290335
TAMPA, FL 33687

PEN AIR FEDERAL CREDIT UNION
1495 EAST NINE MILE ROAD
PENSACOLA, FL 32514

MARTIN E. WARD
8454 DUDLEY AVE.
PENSACOLA, FL 32534-3712

DEPT. OF TREASURY - IRS
400 W BAY ST STE 35045
JACKSONVILLE FL 32202-4437

CARL C. REDISH, PERSONAL
REPRESENTATIVE OF THE ESATE OF
DORRIS S. REDISH
515 JAMES RIVER ROAD
GULF BREEZE, FL 32561

MARY DIANNE MITCHELL
41 W JOHNSON AVE
PENSACOLA, FL 32534

RHONDA E. WARD
8454 DUDLEY AVE.
PENSACOLA, FL 32534-3712

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 #:02-0920-100

LEGAL DESCRIPTION EXHIBIT "A"

ALL LTS 18 & 19 & BEG INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) & S R/W LI OF JOHNSON AVE (40 FT RAV) S 89 DEG 52 MIN 30 SEC E ALG S RAV LI OF 71 30/100 FOR POB S 0 DEG 33 MIN 29 SEC E 92 08/100 FT S 88 DEG 54 MIN 53 SEC W 72 21/100 FT TO E R/W LI OF DUDLEY AVE S ALG E LI 11 40/100 FT TO S LI OF LT 20 ELY ALG S LI 74 FT NLY 105 FT TO N LI OF BLK WLY 2 70/100 FT TO POB PART OF LTS 20 21 & 22 BLK 81 ENSLEY S/D PLAT DB 87 P 244 OR 3419 P 240 OR 3785 P 685 OR 4075/1419 OR 4141 /1647

SECTION 11 , TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0920-100(0525-08)

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

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Henry C. Neal and Bonnie M. Neal
husband and wife

for and in consideration of TEN DOLLARS and other valuable considerations
TEN AND NO/100 - - - - - DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Martin E. Ward and Rhonda A. Ward, Husband and Wife
8454 Audley Avenue, Pensacola, 32534
their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Lots 18, 19, Block 81, Ensley formerly Figland Park in
Section 11, Township 1 South, Range 30 West, Escambia
County, Florida, according to plat recorded in Deed Book
87 at Page 244 of the public records of said County.

O.S. PD. 8.70
DATE 8-20-93
JOE A. FLOWERS, COMPTROLLER
BY [Signature] D.C.
CENT. REG. #59-2040328-27-01

FILED & RECORDED IN
ESCAMBIA COUNTY, FLORIDA
AUG 20 4 22 PM '93
TO BE OPENED UPON REQUEST
NOTARY PUBLIC
JOE A. FLOWERS
ESCAMBIA COUNTY
FLORIDA

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd
day of December A.D. 1992

Signed, sealed and delivered in the presence of

[Signature]
DONNA R. GLASS
ANNIE M. OVERSTREET

[Signature] (SEAL)
HENRY C. NEAL
[Signature] (SEAL)
BONNIE M. NEAL
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Henry C. Neal

and Bonnie M. Neal

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

Given under my hand and official seal this 2nd day of December 1992

[Signature]
Notary Public
JOE A. FLOWERS
MY COMMISSION EXPIRES MAR. 15, 1994

My commission expires

OR Bk3785 Pg0685
INSTRUMENT 00214464

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Versie Crissman, formerly known as Versie Parker, and J. B. Crissman, husband and wife,

for and in consideration of one dollar and other valuable considerations-----

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Henry C. and Bonnie M. Neal, husband and wife, 8423 Orange Ave. Pensacola Fl. 32534

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

to-wit: The West 74 feet of Lots 20, 21, and 22, Block 81, Ensley, formerly Figland Park in Section 11, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Deed Book 87 at page 244 of the public records of said County.

Instrument 00214464

Filed and recorded in the
public records
JUNE 15, 1995
at 08:56 A.M.
in Book and Page noted
above or hereon
and record verified
JIM MOYE,
COMPTROLLER
Escambia County,
Florida.

D S PD Deed \$157.50
Mort \$0.00 ASUM \$0.00
JUNE 15, 1995
Jim Moye, Comptroller
Cert. Reg. 59-2043328-27-01
BY: *M. Moye* D.C.

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

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

IN WITNESS WHEREOF, We have hereunto set our hand s and seal s this September day of September A. D. 19 9.

Signed, sealed and delivered in the presence of

■ addressed by:

Lisa A. Hudson
Lisa A Hudson

Witnessed by:

1.4405 P. GOSWAMI

Versie Crissman (SEAL)
Versie Crissman (SEAL)
J. B. Crissman (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared J. B. Crissman
and Versie Crissman

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

Given under my hand and official seal this 25 th day of October 1994

This instrument was prepared by: Banour's Tax Service

April J. DeLeon
Notary Public

P.O. Box 32, Cantonment, Fl. 32533 My commission expires 6/24/97

OFFICIAL NOTARY SEAL
APRIL J DELEON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC297256
MY COMMISSION EXP. JUNE 24, 1997

6.00
H1.30

Return to:

SOUTHEAST TITLE

Group, Inc.

Address: 1101 N. Palafox Street
Pensacola, FL 32501

This Instrument Prepared By:

SOUTHEAST TITLE

Group, Inc.

Address: 1101 N. Palafox Street
Pensacola, FL 32501

File #: 96P-08252/SUE MILLER

Parcel I.D.#(s): 02-0922-000

Grantee(s) S.S.#(s):

QUIT CLAIM DEED

OR BK 4075 P61419
Escambia County, Florida
INSTRUMENT 96-343640DEED DOC STAMPS PD @ ESC CO \$ 41.30
11/25/96 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*RCD Nov 25, 1996 09:25 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-343640

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed executed this 25th day of September A.D. 1996 by HENRY C. NEAL AND WIFE, BONNIE M. NEAL first party, to HENRY C. NEAL and MARTIN E. WARD, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP whose Post Office Address is 41 W. JOHNSON STREET, PENSACOLA, FL 32534 second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said first party, for and in consideration of the sum \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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:

THE WEST 74 FEET OF LOTS 20, 21 AND 22, BLOCK 81, ENSLEY, FORMERLY FIGLAND PARK IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 87 AT PAGE 244 OF THE PUBLIC RECORDS OF SAID COUNTY.

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:

[Signature: Susan L. Miller]
Witness Signature (as to first Grantor)

SUSAN L. MILLER

Printed Name

[Signature: Lesley L. Kizzee]
Witness Signature (as to first Grantor)

LESLEY L. KIZZEE

Printed Name

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

Printed Name

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

Printed Name

[Signature: Henry C. Neal]
HENRY C. NEAL

8423 ORANGE AVE

Post Office Address

PENSACOLA, FL 32534

Post Office Address

[Signature: Bonnie M. Neal]
BONNIE M. NEAL

8423 ORANGE AVE

Post Office Address

PENSACOLA, FL 32534

Post Office Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **HENRY C. NEAL AND BONNIE M. NEAL** to me known to be the person(s) or who produced **FLORIDA** Driver's Licenses and who did not take an oath executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of September, A.D. 1996.



SUSAN L. MILLER
My Commission CC425082
Expires Dec. 15, 1998
Bonded by NFNU
800-224-6388

[Signature: Susan L. Miller]
Notary Signature

SUSAN L. MILLER

Printed Notary Signature

My Commission Expires: 12/15/98

11-18-96

OR BK 4141 P61647
Escambia County, Florida
INSTRUMENT 97-394552

DEED DOC STAMPS PD @ ESC CO \$ 105.00
06/19/97 ERNIE LEE MAGANA, CLERK
By: *Ernie Lee Magana*

Return to:

SOUTHEAST TITLE

Group, Inc.

Address: 1101 N. Palafox Street
Pensacola, FL 32501

This Instrument Prepared By:

SOUTHEAST TITLE

Group, Inc.

Address: 1101 N. Palafox Street
Pensacola, FL 32501

File #: 97P-05098/LESLEY KIZZEE

Parcel I.D.#(s): 02-0922-000

Grantee(s) S.S.#(s):

QUIT CLAIM DEED

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed executed this 23RD day of May A.D. 1997 by **HENRY C. NEAL** AND **MARTIN E. WARD** **
first party, to **MARTIN E. WARD** AND **RHONDA A. WARD**, HUSBAND AND WIFE
whose Post Office Address is 41 WEST JOHNSON, PENSACOLA FL 32534
second party: **JOINED BY HIS SPOUSE, RHONDA A. WARD

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said first party, for and in consideration of the sum \$10.00, in hand paid by the
said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the
said 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:

**THE WEST 74 FEET OF LOTS 20, 21 AND 22, BLOCK 81, ENSLEY, FORMERLY FIGLAND
PARK IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY,
FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 87 AT PAGE 244 OF THE
PUBLIC RECORDS OF SAID COUNTY.**

HENRY C. NEAL
GRANTOR HEREBY WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT HIS
CONSTITUTIONAL HOMESTEAD AS PROVIDED BY THE FLORIDA CONSTITUTION.

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:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

MISA P. GRIEDER

Printed Name

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

DAN COCHRAN

Printed Name

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

DAN COCHRAN

Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and
in the County aforesaid to take acknowledgments, personally appeared **HENRY C. NEAL** to me known
to be the person(s) or who produced Driver's Licenses and who did not take an oath executed the foregoing
instrument.

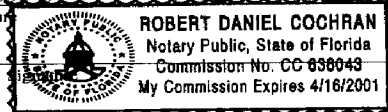
WITNESS my hand and official seal in the County and State last aforesaid this 23RD day of May, A.D.
1997.

SEAL

6-8-97

Notary Signature

Printed Notary



OR BK 4141 PG1648
Escambia County, Florida
INSTRUMENT 97-394552

RCD Jun 19, 1997 11:44 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-394552

WITNESSES AND NOTARY AS TO THE SIGNATURE OF MARTIN E. WARD AND RHONDA A. WARD

(WITNESSES MUST PRINT THEIR NAMES BENEATH THEIR SIGNATURES.)

Misa Grieger as to Martin E. Ward
WITNESS: MISA GRIEGER

Misa Grieger as to Rhonda A. Ward
WITNESS: MISA GRIEGER

STATE OF FLORIDA

COUNTY OF ESCAMBLA

I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA, AND

MY COMMISSION EXPIRES: _____
(Notary must enter commission expiration.)

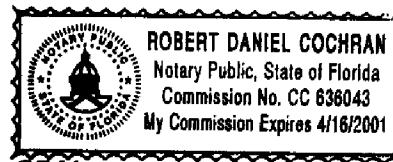
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

_____ BY MARTIN E. WARD AND RHONDA A. WARD
_____, WHO IS PERSONALLY KNOWN

TO ME OR HAS PRODUCED FL DRIVERS LICENSES AS IDENTIFICATION
(type of Identification)

AND WHO DID/DID NOT TAKE AN OATH.

Robert Daniel Cochran
NOTARY PUBLIC



SEAL

OR BK 4426 PG 0067
Escambia County, Florida
INSTRUMENT 99-619668

RCD Jun 17, 1999 01:33 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-619668

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARD MARTIN E & RHONDA A
41 W JOHNSON AVE
PENSACOLA FL 32534

ACCT.NO. 02 0920 100 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LTS 18 & 19 BLK 81
ENSLEY S/D DB 87 P 244
OR 3419 P 240

PROP.NO. 11 1S 30 1901 018 081

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

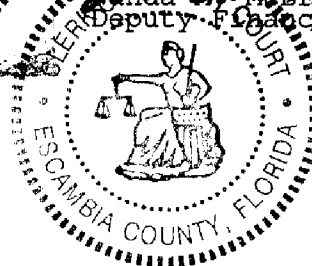
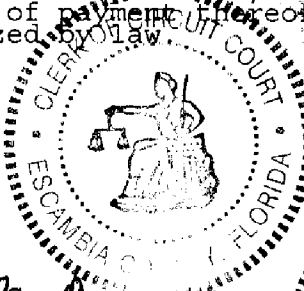
Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

by: Bernard B. Donnelly
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court

by: Thomas M. McBurney
Deputy Financial Director



Recorded in Public Records 5/27/2021 3:43 PM OR Book 8540 Page 1074,
Instrument #2021059051, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 127640972 E-Filed 05/27/2021 09:25:12 AM

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

CASE NO.: 2020 SC 003486

MIDLAND CREDIT
MANAGEMENT, INC.
P.O. BOX 290335
TAMPA, FL 33687

Plaintiff,

vs.

MARTIN WARD
8454 DUDLEY AVE
PENSACOLA, FL 32534

Defendant. _____ /

FINAL JUDGMENT

The parties in this Small Claims case entered into a stipulation agreement. The plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the plaintiff recover from defendant, MARTIN WARD, \$3,245.51, less payments of \$400.00, for a total of \$2,845.51, which shall bear interest at the rate of 4.31% per annum for which let execution issue.

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



Assigned by COUNTY COURT JUDGE PAT KINSEY
on 05/26/2021 16:32:24 wz54k.com

Copies to:
MIDLAND CREDIT MANAGEMENT, INC.
Attorney for Plaintiff

Defendant

Recorded in Public Records 02/23/2010 at 04:09 PM OR Book 6562 Page 936,
Instrument #2010011399, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

PEN AIR FEDERAL CREDIT UNION,

CASE NO. 2009 CA 003679

Plaintiff,

vs.

MARTIN E. WARD A/K/A MARTIN
WARD,


Defendant.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 FEB 16 P 2:55
CIRCUIT CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

THIS ACTION having come before the Court after entry of Default against Defendant, it is
ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION,
recover from Defendant, MARTIN E. WARD A/K/A MARTIN WARD, the principal amount of
\$17,296.72, interest in the amount of \$1,304.90, attorneys' fees in the amount of \$825.00, costs in
the amount of \$465.00, and late charges in the amount of \$46.91, making a total of \$19,938.53
that shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 16th
day of February, 2010.


CIRCUIT JUDGE

Plaintiff: PEN AIR FEDERAL CREDIT UNION
1495 East Nine Mile Road
Pensacola, FL 32514

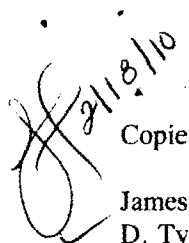
Case: 2009 CA 003679

00068459245

Dkt: CA1036 Pg#: 2

12

BK: 6562 PG: 937 Last Page

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Jared S. Gardner, Esquire,
Mary Linzee Van Leuven, Esquire, and
Elba N. Serrano-Torres, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

✓ Martin E. Ward
8454 Dudley Ave.
Pensacola, FL 32534-3712

Defendant

Recorded in Public Records 04/01/2010 at 09:50 AM OR Book 6575 Page 1200,
Instrument #2010020443, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 02/23/2010 at 04:09 PM OR Book 6562 Page 936,
Instrument #2010011399, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

PEN AIR FEDERAL CREDIT UNION,

CASE NO. 2009 CA 003679

Plaintiff,

vs.

MARTIN E. WARD A/K/A MARTIN
WARD,

Defendant.

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 FEB 16 P 2:55
CIRCUIT CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

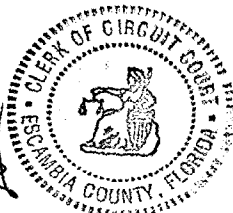
THIS ACTION having come before the Court after entry of Default against Defendant, it is
ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION,
recover from Defendant, MARTIN E. WARD A/K/A MARTIN WARD, the principal amount of
\$17,296.72, interest in the amount of \$1,304.90, attorneys' fees in the amount of \$825.00, costs in
the amount of \$465.00, and late charges in the amount of \$46.91, making a total of \$19,938.53
that shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 16th
day of February, 2010.

Ernie Lee Magaha
CIRCUIT JUDGE

Plaintiff: PEN AIR FEDERAL CREDIT UNION
1495 East Nine Mile Road
Pensacola, FL 32514

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNEE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"



Case: 2009 CA 003679
00068459245
Dkt: CA1036 Pg#: 2

12

BK: 6575 PG: 1201 Last Page

BK: 6562 PG: 937 Last Page

8/21/10
Copies furnished to:


James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
Jared S. Gardner, Esquire,
Mary Linzee Van Leuven, Esquire, and
Elba N. Serrano-Torres, Esquire, of
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.
Post Office Box 4128
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

✓ Martin E. Ward
8454 Dudley Ave.
Pensacola, FL 32534-3712

Defendant

Recorded in Public Records 5/29/2018 4:41 PM OR Book 7907 Page 1358,
Instrument #2018041512, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

16999		Department of the Treasury - Internal Revenue Service			
Form 668 (Y)(c) (Rev. February 2004)		Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 309143818		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer MARTIN E & RHONDA A WARD					
Residence 8454 DUDLEY AVE PENSACOLA, FL 32534					
<p>IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012		03/05/2018	04/04/2028	3391.12
1040	12/31/2013		03/05/2018	04/04/2028	4197.50
1040	12/31/2014		06/22/2015	07/22/2025	9060.61
1040	12/31/2015		09/04/2017	10/04/2027	4960.81
1040	12/31/2016		12/11/2017	01/10/2028	878.79
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 22488.83

This notice was prepared and signed at BALTIMORE, MD, on this,
the 21st day of May, 2018.

Signature <i>Jan Flach</i> for S. MCQUIGAN	Title ACS SBSE (800) 829-3903	23-00-0008
---	-------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

Recorded in Public Records 08/11/2008 at 10:16 AM OR Book 6363 Page 288,
Instrument #2008060226, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**Carl S. Redish, as Personal
Representative of the Estate of
Dorris S. Redish, a/k/a D. S.
Redish, a/k/a Dorris Slater
Redish,**

Plaintiff,

v.

**Case No.: 2008 CA 001538
Division : K**

**Martin E. Ward and Henry C.
Neal, and Ward Motors of Pensacola,
Inc., a Florida corporation,**

Defendants.

FINAL JUDGMENT

THIS CAUSE having come before the Court on the Motion for Summary Final Judgment of Plaintiff, Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish, a/k/a D. S. Redish, a/k/a Dorris Slater Redish, 515 James River Road, Gulf Breeze, Florida 32561, and the Court finding that **Defendants, Martin E. Ward and Henry C. Neal**, whose addresses are both 8423 Orange Avenue, Pensacola, Florida 32534, have been duly and properly served by process, and the Court having noted that all parties were timely served with the Summons and Complaint in the above-styled action, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED THAT:

1. This Court has jurisdiction over the parties and the subject matters of this cause. Due and legal service of process has been made on Martin E. Ward and Henry C. Neal.

Case: 2008 CA 001538



00002571828

Dkt: CA1036 Pg#: 3

15

2. Defendants, Martin E. Ward and Henry C. Neal, have filed no response to Plaintiff's Complaint, and a Default was subsequently entered by the Clerk on June 19, 2008 in the above-styled action.

3. Plaintiff is due from **Defendants, Martin E. Ward and Henry C. Neal**, the following amounts based on that certain Note dated December 4, 1995 from Defendants, Martin E. Ward and Henry C. Neal, in the principal amount of Twenty-Five Thousand Three Hundred Thirty-Two and 38/100 Dollars (\$25,332.38), in the following amounts:

a.	Principal due on the Note	\$23,251.21
b.	Interest through June 26, 2008	\$ 5,758.66
c.	Costs of lawsuit	\$ 330.00
d.	Attorneys' fees:	\$ 1,225.00
TOTAL		\$30,564.87

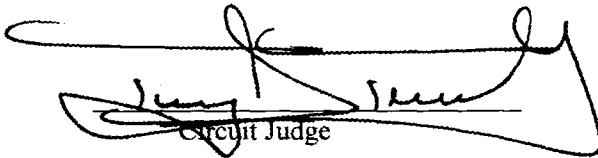
making a total sum of **\$30,564.87** due under said Note, plus interest at a rate of 11% per annum (i.e. \$9.21/day) from the date of this Judgment until paid, and any further sums in connection herewith, for all of which let execution issue.

4. That Defendants, Martin E. Ward and Henry C. Neal, shall complete under oath Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney, or the Plaintiff if no longer represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

5. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendants, Martin E. Ward and Henry C. Neal, to complete form 1.977,

including all required attachments, and serve it on the Plaintiff's attorney, or Plaintiff if Plaintiff is no longer represented by an attorney.


DONE AND ORDERED in Escambia County, Florida, on this 5th day of August, 2008.


Circuit Judge

Conformed copies to:

Matthew C. Hoffman, Esq.

Martin E. Ward and Henry C. Neal, 8423 Orange Avenue, Pensacola, FL 32534

no copies
provided.
08/07/08 

Recorded in Public Records 08/11/2008 at 10:16 AM OR Book 6363 Page 291,
Instrument #2008060227, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**Carl S. Redish, as Personal
Representative of the Estate of
Dorris S. Redish, a/k/a D. S.
Redish, a/k/a Dorris Slater
Redish,**

Plaintiff,

v.

**Martin E. Ward and Henry C.
Neal, and Ward Motors of Pensacola,
Inc., a Florida corporation,**

Defendants.

**Case No.: 2008 CA 001538
Division : K**

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 AUG - 11
P 4:44
CIRCUIT CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

THIS CAUSE having come before the Court on the Motion for Summary Final Judgment of Plaintiff, Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish, a/k/a D. S. Redish, a/k/a Dorris Slater Redish, 515 James River Road, Gulf Breeze, Florida 32561, and the Court finding that **Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation**, whose addresses are all 8423 Orange Avenue, Pensacola, Florida 32534, have been duly and properly served by process, and the Court having noted that all parties were timely served with the Summons and Complaint in the above-styled action, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED THAT:

1. This Court has jurisdiction over the parties and the subject matters of this cause. Due and legal service of process has been made on Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation.

Case: 2008 CA 001538

00007855845

Dkt: CA1036 Pg#: 3

14

2. Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, have filed no response to Plaintiff's Complaint, and a Default was subsequently entered by the Clerk on June 19, 2008 in the above-styled action.

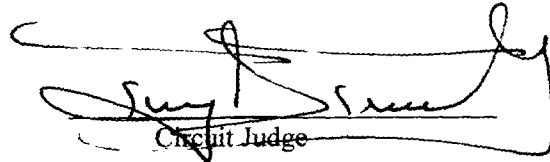
3. Plaintiff is due from **Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation**, principal due on the Second Note (as defined in Plaintiff's Complaint in the above-styled action) through June 26, 2008 of \$16,862.50, plus interest due on the Note of \$169.13, making a total sum of **Seventeen Thousand Thirty-One and 63/100 Dollars (\$17,031.63)** due under said Second Note, plus interest on said sum at a rate of Eleven Percent (11.00%) per annum (i.e. \$5.13/day) from the date of this Final Judgment until paid, for all of which let execution issue.

4. That Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, shall complete under oath Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney, or the Plaintiff if no longer represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

5. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, to complete form 1.977, including all required attachments, and serve it on the Plaintiff's attorney, or Plaintiff if Plaintiff is no longer represented by an attorney.

BK: 6363 PG: 293 Last Page


DONE AND ORDERED in Escambia County, Florida, on this 5th day of
August, 2008.


Clerk Judge

Conformed copies to:

Matthew C. Hoffman, Esq.
Martin E. Ward and Henry C. Neal and Ward Motors of Pensacola, Inc., 8423
Orange Avenue, Pensacola, FL 32534

no copies
provided

08-07-08 

Recorded in Public Records 08/12/2008 at 10:49 AM OR Book 6363 Page 1644,
Instrument #2008060728, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**Carl S. Redish, as Personal
Representative of the Estate of
Dorris S. Redish, a/k/a D. S.
Redish, a/k/a Dorris Slater
Redish,**

Plaintiff,

v.

Case No.: 2008 CA 001538

Division : K

**Martin E. Ward and Henry C.
Neal, and Ward Motors of Pensacola,
Inc., a Florida corporation,**

Defendants.



**"CERTIFIED TO BE A TRUE COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL
SEAL ERNIE LEE MAGAHA, CLERK
ESCAMBIA COUNTY, FLORIDA"**

By: [Signature] D.C.

FINAL JUDGMENT

THIS CAUSE having come before the Court on the Motion for Summary Final Judgment of Plaintiff, Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish, a/k/a D. S. Redish, a/k/a Dorris Slater Redish, 515 James River Road, Gulf Breeze, Florida 32561, and the Court finding that **Defendants, Martin E. Ward and Henry C. Neal**, whose addresses are both 8423 Orange Avenue, Pensacola, Florida 32534, have been duly and properly served by process, and the Court having noted that all parties were timely served with the Summons and Complaint in the above-styled action, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED THAT:

1. This Court has jurisdiction over the parties and the subject matters of this cause. Due and legal service of process has been made on Martin E. Ward and Henry C. Neal.

Case: 2008 CA 001538

00002571828

Dkt: CA1036 Pg#: 3

15

2. Defendants, Martin E. Ward and Henry C. Neal, have filed no response to Plaintiff's Complaint, and a Default was subsequently entered by the Clerk on June 19, 2008 in the above-styled action.

3. Plaintiff is due from **Defendants, Martin E. Ward and Henry C. Neal**, the following amounts based on that certain Note dated December 4, 1995 from Defendants, Martin E. Ward and Henry C. Neal, in the principal amount of Twenty-Five Thousand Three Hundred Thirty-Two and 38/100 Dollars (\$25,332.38), in the following amounts:

a.	Principal due on the Note	\$23,251.21
b.	Interest through June 26, 2008	\$ 5,758.66
c.	Costs of lawsuit	\$ 330.00
d.	Attorneys' fees:	\$ 1,225.00
TOTAL		\$30,564.87

making a total sum of **\$30,564.87** due under said Note, plus interest at a rate of 11% per annum (i.e. \$9.21/day) from the date of this Judgment until paid, and any further sums in connection herewith, for all of which let execution issue.

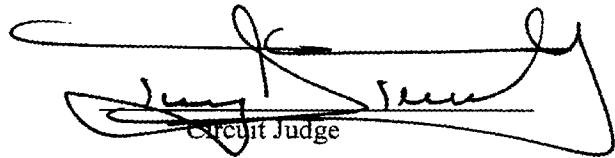
4. That Defendants, Martin E. Ward and Henry C. Neal, shall complete under oath Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney, or the Plaintiff if no longer represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

5. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendants, Martin E. Ward and Henry C. Neal, to complete form 1.977,

BK: 6363 PG: 1646 Last Page

including all required attachments, and serve it on the Plaintiff's attorney, or Plaintiff if Plaintiff is no longer represented by an attorney.

DONE AND ORDERED in Escambia County, Florida, on this 5th day of August, 2008.


Circuit Judge

Conformed copies to:

Matthew C. Hoffman, Esq.

Martin E. Ward and Henry C. Neal, 8423 Orange Avenue, Pensacola, FL 32534

no copies
provided.
08/07/08 JS

Recorded in Public Records 08/12/2008 at 10:55 AM OR Book 6363 Page 1651,
Instrument #2008060733, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**Carl S. Redish, as Personal
Representative of the Estate of
Dorris S. Redish, a/k/a D. S.
Redish, a/k/a Dorris Slater
Redish,**

Plaintiff,

v.

**Martin E. Ward and Henry C.
Neal, and Ward Motors of Pensacola,
Inc., a Florida corporation,**

Defendants.

**Case No.: 2008 CA 001538
Division : K**



**"CERTIFIED TO BE A TRUE COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL
SEAL ERNIE LEE MAGAHA, CLERK
ESCAMBIA COUNTY, FLORIDA"**

FINAL JUDGMENT

By: [Signature] D.C.

THIS CAUSE having come before the Court on the Motion for Summary Final Judgment of Plaintiff, Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish, a/k/a D. S. Redish, a/k/a Dorris Slater Redish, 515 James River Road, Gulf Breeze, Florida 32561, and the Court finding that **Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation**, whose addresses are all 8423 Orange Avenue, Pensacola, Florida 32534, have been duly and properly served by process, and the Court having noted that all parties were timely served with the Summons and Complaint in the above-styled action, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED THAT:

1. This Court has jurisdiction over the parties and the subject matters of this cause. Due and legal service of process has been made on Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation.

Case: 2008 CA 001538
00007855845
Dkt: CA1036 Pg#: 3

14

2. Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, have filed no response to Plaintiff's Complaint, and a Default was subsequently entered by the Clerk on June 19, 2008 in the above-styled action.

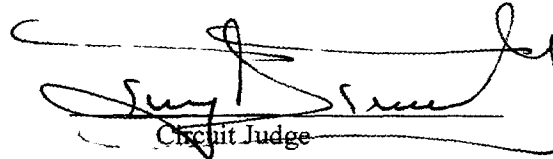
3. Plaintiff is due from **Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation**, principal due on the Second Note (as defined in Plaintiff's Complaint in the above-styled action) through June 26, 2008 of \$16,862.50, plus interest due on the Note of \$169.13, making a total sum of **Seventeen Thousand Thirty-One and 63/100 Dollars (\$17,031.63)** due under said Second Note, plus interest on said sum at a rate of Eleven Percent (11.00%) per annum (i.e. \$5.13/day) from the date of this Final Judgment until paid, for all of which let execution issue.

4. That Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, shall complete under oath Florida Rules of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney, or the Plaintiff if no longer represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

5. Jurisdiction of this case is retained to enter further orders that are proper to compel Defendants, Martin E. Ward, Henry C. Neal, and Ward Motors of Pensacola, Inc., a Florida corporation, to complete form 1.977, including all required attachments, and serve it on the Plaintiff's attorney, or Plaintiff if Plaintiff is no longer represented by an attorney.


BK: 6363 PG: 1653 Last Page

DONE AND ORDERED in Escambia County, Florida, on this 5th day of
August, 2008.


Circuit Judge

Conformed copies to:

Matthew C. Hoffman, Esq.

no copies
provided
18-07-08 

Martin E. Ward and Henry C. Neal and Ward Motors of Pensacola, Inc., 8423
Orange Avenue, Pensacola, FL 32534

Recorded in Public Records 11/13/2012 at 09:54 AM OR Book 6933 Page 1391,
Instrument #2012086571, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This Instrument Prepared by & return to:
Name: Julie Messer, an employee of
Old Town Title of Pensacola, LLC
Address: 411 W. Gregory Street
Pensacola, FL 32502
12-10-2802
Parcel I.D. #: 31-2N-31-1000-006-001

18.50

Note cancellation is for two books and pages but amount only matches one judgment. The two judgments are for different amounts so we called for a notification of this judgment holder.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

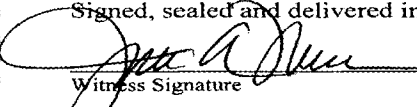
SPACE ABOVE THIS LINE FOR RECORDING DATA

SATISFACTION OF LIEN

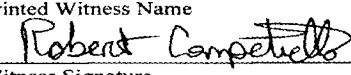
For and in consideration of One Dollar (\$1.00), the credit of which is hereby acknowledged, **Joseph L. Redish as Successor Trustee of the Trust**, (See Exhibit 'A' attached) **Carl S. Redish, as Personal Representative of the Estate of Dorris S. Redish a/k/a D.S. Redish a/k/a Dorris Slater Redish**, the owner and holder of a lien recorded in the Circuit Court of Escambia County, Florida, on **August 12, 2008** in Official Records **Book 6363, Page 1644**, and in Official Records **Book 6363, Page 1651**, of the public records of Escambia County, said lien being for the sum of **(\$17,031.63)** and rendered against **Martin E. Ward and Henry C. Neal and Ward Motors of Pensacola, Inc.** a Florida Corporation, does hereby acknowledge full payment and satisfaction of said lien and surrender the same as cancelled and hereby direct the Clerk of the said Circuit Court to cancel the same of record.

In Witness Whereof, the said **Carl S. Redish**, as **Personal Representative of the Estate of Dorris S. Redish a/k/a D.S. Redish a/k/a Dorris Slater Redish** has caused these presents to be executed in her name this 8th day of November, 2012.


Signed, sealed and delivered in the presence of:


Witness Signature

Julie A. messer
Printed Witness Name


Witness Signature

Robert Competiello
Printed Witness Name



**JOSEPH L. REDISH, AS THE SUCCESSOR
TRUSTEE OF THE TRUST, Of The Estate Of
Dorris S. Redish A/K/A D.S. Redish A/K/A Dorris
Slater Redish**
Address:
515 James River Road, Gulf Breeze, Fl. 32561

STATE OF FLORIDA
COUNTY OF Escambia

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **JOSEPH L. REDISH, AS THE SUCCESSOR TRUSTEE OF THE TRUST of the Estate of Dorris S. Redish a/k/a D.S. Redish a/k/a Dorris Slater Redish**, who has produced

as identification or who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of November, 2012.


Notary Signature
Julie A. Messer
Printed Notary Name

**Julie A Messer
Notary Public
State of Florida
Commission No. EE173165
Commission Expires: March 21, 2016**

My commission expires _____

/- - - - - Notary Rubber Stamp Seal - - - - -/

Recorded in Public Records 04/12/2011 at 01:45 PM OR Book 6709 Page 857,
Instrument #2011024054, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

EXHIBIT "A"

Acceptance of Trust

Whereas, the Dorris S. Redish Revocable Intervivos Trust dated April 4, 2007 ("Trust"),
was executed between Dorris S. Redish as Grantor and Carl S. Redish as Trustee; and

Whereas, Dorris S. Redish died on July 13, 2007; and

Whereas, Carl S. Redish has served as Trustee of the Trust since July 13, 2007 through
today; and

Whereas, Carl S. Redish desires to resign as Trustee of the Trust; and

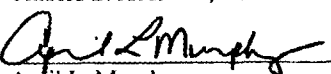
Whereas, Joseph L. Redish is named as the Successor Trustee of the Trust, and it is
therefore agreed as follows:

1. Carl S. Redish hereby resigns as the Trustee of the Trust.
2. Joseph L. Redish hereby accepts appointment as Successor Trustee under the
Dorris S. Redish Revocable Intervivos Trust dated April 4, 2007, between Dorris S. Redish as
Grantor and Carl S. Redish as Trustee.

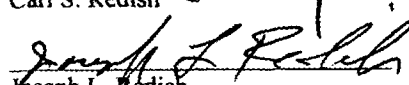
Executed this 8th day of July, 2010.

Signed, sealed and delivered
in the presence of:


Charles L. Hoffman, Jr.


April L. Murphy

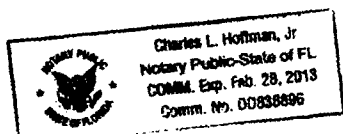

Carl S. Redish



Joseph L. Redish

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of July, 2010, by Carl
S. Redish and Joseph L. Redish, (✓) who is personally known to me or () who have produced
as identification.




NOTARY PUBLIC – State of Florida
Charles L. Hoffman, Jr.
My Commission Expires: 02-28-13

This Warranty Deed

Made this 12th day of August A.D. 19 99
by **Martin E. Ward and Rhonda A. Ward,**
husband and wife

hereinafter called the grantor, to
Mary Dianne Mitchell, a single woman

whose post office address is:
**41 W. Johnson Ave.,
Pensacola, FL 32514
Grantees' Tax Id # :**

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**
County, Florida, viz:

**The West 74 feet of Lots 20, 21 and 22, Block 81, Ensley,
Formerly Figland Park, according to the plat thereof recorded in
Plat Book 87, Page 244, Public Records of Escambia County,
Florida.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.**

Parcel Identification Number: 11-1S-30-1901-020-081

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

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

Signed, sealed and delivered in our presence:

Name: Robert Combs (as to both parties)

Name: Richard Combs (as to both parties)

Name: _____

Name: _____

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 12th day of August, 19 99,
by **Martin E. Ward and Rhonda A. Ward, husband and wife**

who is personally known to me or who has produced **FL D.L.**

as identification.

Notary Public

Print Name: Robert K. Combs

My Commission Expires: _____

PREPARED BY: Robert Combs
RECORD & RETURN TO:
Southern Guaranty Title Company
5514 North Davis Highway, Suite 112
Pensacola, Florida 32503
File No: 995190

WD-1
5/93

OR BK 4455 PG1339
Escambia County, Florida
INSTRUMENT 99-647800

DEED DOC STAMPS PD @ ESC CO \$ 405.30
08/19/99 ERNIE LEE MAGAHA, CLERK
By: [Signature]

Abstractor's Note: The Ward's sold to Mitchell the entire West 74 feet but then did a corrective deed for less but they NEVER got a deed back from her on the incorrect legal so this creates a cloud on the title and we are calling for notification of her on this tax deed to erase her interest.

RCD Aug 19, 1999 11:12 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-647800



This Warranty Deed

Made this **8th** day of **September** A.D. 19 **99**
by **Martin E. Ward and Rhonda A. Ward,**
husband and wife

hereinafter called the grantor, to
Mary Dianne Mitchell, a single woman

whose post office address is:
41 W. Johnson Avenue
Pensacola, FL 32514
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **10.00**
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**
County, Florida, viz:

See attached Exhibit "A"

THIS IS A CORRECTIVE DEED CORRECTING LEGAL DESCRIPTION ON DEED FILED IN O.R. BOOK 4455, PAGE 1339.

Parcel Identification Number: 11-1S-30-1901-020-081

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

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

Signed, sealed and delivered in our presence:

Name: **Robert Combs**

Name: **Richard Combs**

Name:

Name:

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this **8th** day of **September**, 19 **99**,
by
Martin E. Ward and Rhonda A. Ward, husband and wife

who is personally known to me or who has produced **FL D.L.** as identification.

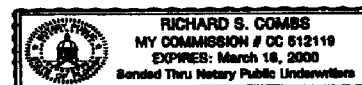
Notary Public **Richard Combs**
Print Name:
My Commission Expires:

PREPARED BY: Robert Combs
RECORD & RETURN TO:
Southern Guaranty Title Company
5514 North Davis Highway, Suite 112
Pensacola, Florida 32503
File No: 995190

WD-1
5/93

OR BK 4465 PG 1554
Escambia County, Florida
INSTRUMENT 99-658553

DEED DOC STAMPS PD @ ESC CO \$ 0.70
09/09/99 ERNIE LEE MAGNARD, CLERK
By: *Salme Ward*



OR BK 4465 PG1555
Escambia County, Florida
INSTRUMENT 99-658553

EXHIBIT "A"

DESCRIPTION AS PER FIELD MONUMENTATION:
BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DUDLEY AVENUE (40'
R/W) AND THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON AVENUE (40'R/W);
THENCE GO SOUTH 89 DEGREES 52 MINUTES 30 SECONDS EAST ALONG SAID SOUTH
RIGHT-OF-WAY LINE A DISTANCE OF 71.30 FEET;
THENCE GO SOUTH 00 DEGREES 33 MINUTES 29 SECONDS EAST A DISTANCE OF 92.08 FEET;
THENCE GO SOUTH 88 DEGREES 54 MINUTES 53 SECONDS WEST A DISTANCE OF 72.21 FEET
TO THE EAST RIGHT OF WAY LINE OF DUDLEY AVENUE;
THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT-
OF-WAY LINE A DISTANCE OF 93.60 FEET TO THE POINT OF BEGINNING.
SAID PARCEL LYING AND BEING IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 0.1529 ACRES MORE OR LESS.

RCD Sep. 09, 1999 12:56 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-658553



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[✱ Navigate Mode](#)
[Account](#)
[Reference](#)

✱

[Printer Friendly Version](#)

General Information

Reference: 111S301901020081
Account: 020922000
Owners: MITCHELL MARY DIANNE
Mail: 41 W JOHNSON AVE
 PENSACOLA, FL 32534
Situs: 41 W JOHNSON AVE 32534
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$7,247	\$58,685	\$65,932	\$56,460
2018	\$11,107	\$54,493	\$65,600	\$55,408
2017	\$11,107	\$50,469	\$61,576	\$54,269

Disclaimer

Tax Estimator

➤ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1999	4465	1554	\$100	WD	View Instr
08/1999	4455	1339	\$57,900	WD	View Instr
05/1997	4141	1647	\$15,000	QC	View Instr
09/1994	3785	685	\$22,500	WD	View Instr

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

2019 Certified Roll Exemptions HOMESTEAD EXEMPTION

Legal Description

BEG AT INTER OF E R/W LI OF DUDLEY AVE (40 FT R/W) &
 S R/W LI OF JOHNSON AVE (40 FT R/W) S 89 DEG 52 MIN
 30 SEC E...

Extra Features

METAL SHED

Parcel Information

[Launch Interactive Map](#)

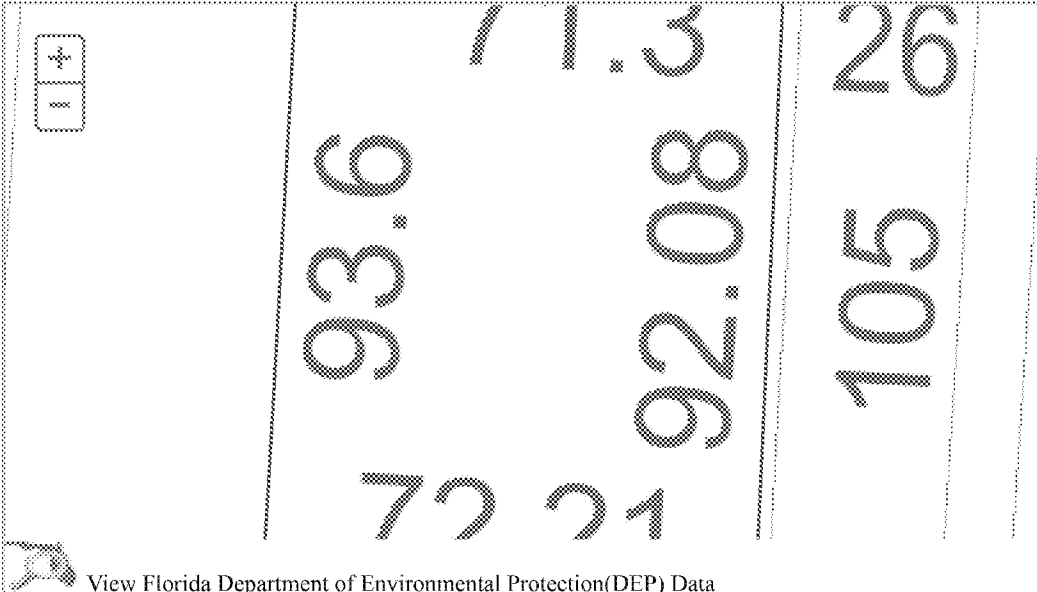
Section Map

Id:
11-1S-30-2

Approx. Acreage:
0.1542

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)



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


Buildings

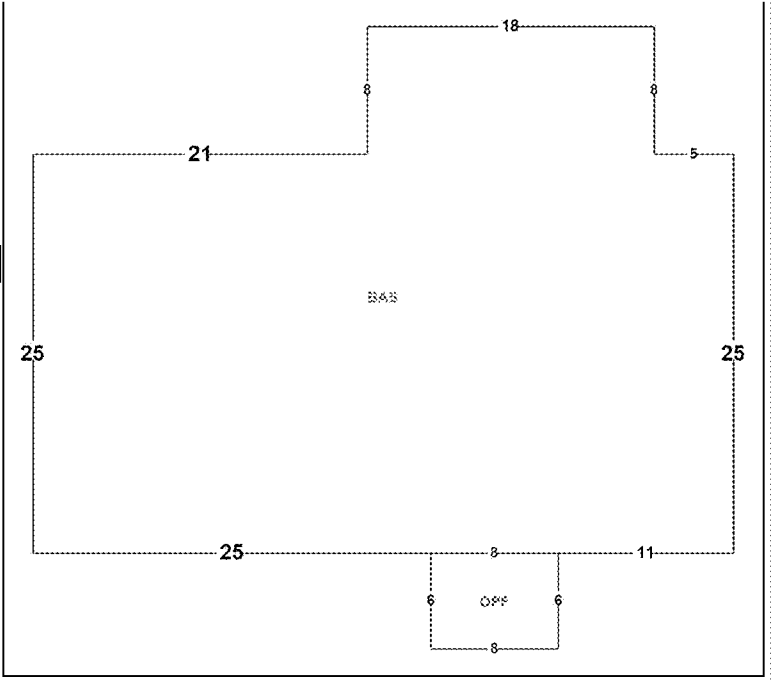
Address: 41 W JOHNSON AVE, Year Built: 1948, Effective Year: 1975, PA Building ID #: 48D07

Structural Elements

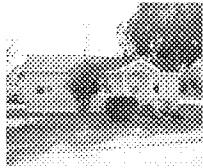
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING

FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1292 Total SF
BASE AREA - 1244
OPEN PORCH FIN - 48



Images



2/17/11

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

Last Updated: 08/10/2020 (PL64687)