



# 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

0525-01

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	BALDWIN LILLIE BELL 8590 VICKIE ST PENSACOLA, FL 32514 8590 VICKIE ST 02-1387-000 BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 (Full legal attached.)	Certificate #	2022 / 621
		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)
# 2022/621	06/01/2022	260.40	13.02	273.42
→ Part 2: Total*				273.42

## 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)
# 2023/600	06/01/2023	276.31	6.25	29.76	312.32
Part 3: Total*					312.32

## 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)	585.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	177.40
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)	1,138.14

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

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<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	16,768.50
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 <sup>+6.25</sup>

### 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 5 WALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 FT TO POB  
DB 544 P 284 OR 784 P 655 OR 2061 P 394

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400637

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
02-1387-000	2022/621	06-01-2022	BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 FT TO POB DB 544 P 284 OR 784 P 655 OR 2061 P 394

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: 121S305409000012						Year	Land	Imprv	Total	Cap Val
Account: 021387000						2023	\$6,555	\$56,768	\$63,323	\$33,537
Owners: BALDWIN LILLIE BELL						2022	\$6,555	\$50,656	\$57,211	\$32,561
Mail: 8590 VICKIE ST PENSACOLA, FL 32514						2021	\$6,555	\$42,325	\$48,880	\$31,613
Situs: 8590 VICKIE ST 32514						Disclaimer				
Use Code: SINGLE FAMILY RESID 🔒						Tax Estimator				
Taxing Authority: COUNTY MSTU						File for Exemption(s) Online				
Tax Inquiry: <a href="#">Open Tax Inquiry Window</a>						Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions HOMESTEAD EXEMPTION,WIDOW				
Sales Data						Legal Description				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 FT TO POB DB 544... 🔒				
03/1985	2061	394	\$1,000	QC	🔒	Extra Features UTILITY BLDG				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										

Parcel Information

Launch Interactive Map

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Map Id:  
12-1S-30-2

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**& Flood  
Information**  
Open  
Report

**Buildings**

Address: 8590 VICKIE ST, Year Built: 1960, Effective Year: 1960, PA Building ID#: 48495

**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-VINYL SIDING**

**FLOOR COVER-ASPHALT TILE**

**FOUNDATION-WOOD/NO SUB FLR**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-WOOD/WALLBOARD**

**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-GABLE**

**STORY HEIGHT-0**

**STRUCTURAL FRAME-MASONRY PIL/STL**



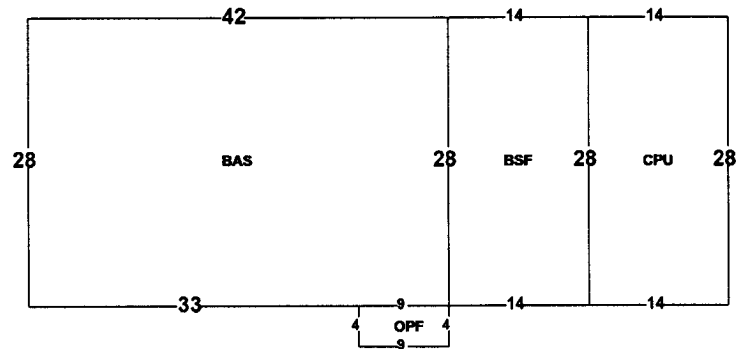
Areas - 1996 Total SF

**BASE AREA - 1176**

**BASE SEMI FIN - 392**

**CARPORT UNF - 392**

**OPEN PORCH FIN - 36**



**Images**



12/17/2019 12:00:00 AM

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

Last Updated: 05/03/2024 (tc.3036)

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 021387000 Certificate Number: 000621 of 2022**

**Payor: LILLIE BELL BALDWIN 8590 VICKIE ST PENSACOLA, FL 32514 Date 5/7/2024**

Clerk's Check #	1	Clerk's Total	\$544.92
Tax Collector Check #	1	Tax Collector's Total	\$1,366.33
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,028.25</del>

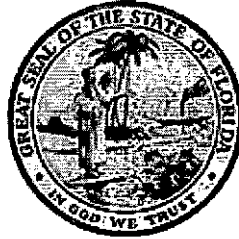
**\$1,321.30**

**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  
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**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 000621**

**Redeemed Date 5/7/2024**

**Name LILLIE BELL BALDWIN 8590 VICKIE ST PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$544.92 <del>\$1,304.30</del>
Due Tax Collector = TAXDEED	\$1,366.33
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 021387000 Certificate Number: 000621 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="5/7/2024"/> 
Months	13	1
Tax Collector	<input type="text" value="\$1,138.14"/>	<input type="text" value="\$1,138.14"/>
Tax Collector Interest	\$221.94	\$17.07
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,366.33	<input type="text" value="\$1,161.46"/> <i>IK</i>
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	\$6.84
Total Clerk	\$544.92	<input type="text" value="\$462.84"/> <i>CH</i>
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	\$2,028.25	\$1,641.30
	Repayment Overpayment Refund Amount	\$386.95
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 00621**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 FT TO POB DB 544 P 284 OR 784 P 655 OR 2061 P 394**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021387000 (0525-01)**

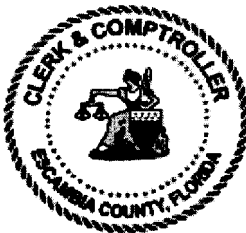
The assessment of the said property under the said certificate issued was in the name of

**LILLIE BELL BALDWIN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of May, which is the **7th day of May 2025**.

Dated this 7th day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9143, Page 102, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00621, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 021387000 (0525-01)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N  
100 FT E 100 FT TO POB DB 544 P 284 OR 784 P 655 OR 2061 P 394

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: LILLIE BELL BALDWIN

Dated this 7th day of May 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1387-000 CERTIFICATE #: 2022-621

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 #: **02-1387-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LILLIE BELL BALDWIN**

**By Virtue of Warranty Deed recorded 5/13/1985 in OR 2016/394 Affidavits recorded 5/21/2010 – OR 6594/435 and OR 6594/434**

2. The land covered by this Report is: **See Attached Exhibit “A”**

**ABTRACTOR’S NOTE: UNABLE TO VERIFY LEGAL DECRIPTION WITHOUT A SURVEY AND WE FIND NO RECORDED LEGAL ACCESS TO SUBJECT PROPERTY.**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. Lien in favor of Emerald Coast Utilities Authority recorded 10/12/2020 – OR 8382/818**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 02-1387-000**

**Assessed Value: \$34,543.00**

**Exemptions: HOMESTEAD EXEMPTION, WIDOW**

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 #:** 02-1387-000

**CERTIFICATE #:** 2022-621

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

**LILLIE BELL BALDWIN**  
**8590 VICKIE ST.**  
**PENSACOLA, FL 32514**

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

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 #:02-1387-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT  
N 100 FT E 100 FT TO POB DB 544 P 284 OR 784 P 655 OR 2061 P 394**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-1387-000(0525-01)**

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

Clk's Rec. Fee  
St. Doc. Stamp Tax  
St. Doc. Sur Tax  
Total

OFFICIAL  
The instrument was prepared by  
F. G. CONDON, JR.  
IMMANUEL SHEPARD & CONDON  
ATTORNEYS AT LAW  
7th FLOOR (STICKY BANK TOWER)  
POST OFFICE DRAWER 1271  
PENSACOLA, FLORIDA 32506

OR 2061/394

State of Florida

ESCAMBIA County

On File No. A-15,912

KNOW ALL MEN BY THESE PRESENTS that I, BEATRICE B. SIMMONS and JAMES BROWN, Co-Personal Representatives of the Estate of Samuel B. Brown, deceased,  
for and in consideration of Ten Dollars and other good and valuable considerations the receipt of which is hereby acknowledged do remise, release, convey, and quit claim unto HOWARD BALDWIN  
and Lillie Bell Baldwin

Executors, administrators, successors and assigns to have and to hold unto the following described real property situate, lying and being in  
County of ESCAMBIA State of Florida to wit

Commencing at the NE corner of Government  
Lots 5, Section 12, T1S, P30W, thence West  
along the North line of said Lot 880 feet,  
thence South 549.41 feet to the point of  
beginning, thence continue South 100 feet,  
thence West 100 feet, thence North 100 feet,  
thence East 100 feet to point of beginning.

THIS CONVEYANCE IS AUTHORIZED BY COURT ORDER ENTERED ON MAY 3, 1985  
IN THE ESTATE OF SAMUEL B. BROWN, DOCKET NO. 80-448-CP-03, ESCAMBIA  
COUNTY CIRCUIT COURT, PROBATE DIVISION.

To have and to hold unto the said grantees  
assigns, forever

ALL

heirs, successors and

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of  
March, A.D. 1985.

Signed, sealed and delivered in the presence of

Patricia G. Ward  
As to Beatrice B. Simmons

James Brown  
As to James Brown

BEATRICE B. SIMMONS (SEAL)  
as Co-Personal Representative  
JAMES BROWN (SEAL)  
as Co-Personal Representative

Clk's File For Record No

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day  
of April 1985 by Beatrice B.  
Simmons

Patricia G. Ward  
Notary Public, State of FLORIDA

My Commission Expires 7-12-86 (Seal)

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me  
this 17<sup>th</sup> day of March, 1985, by James Brown.

Sandra Gary  
Notary Public, State of Illinois  
My Commission Expires 2-2-87

(SEAL)

368441

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESSEX COUNTY, MASS.

MAY 13 8 25 AM '85

NOTARY PUBLIC  
ESSEX COUNTY, MASS.

6666



Recorded in Public Records 05/21/2010 at 11:47 AM OR Book 6594 Page 435,  
Instrument #2010032326, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

p. 50

## AFFIDAVIT

State of Florida  
County of Santa Rosa

Before me, the undersigned notary public, did personally appear Theresa Harris,  
who after first being duly sworn, did depose and attest the following:

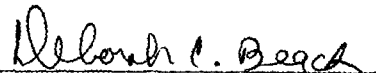
1. Affiant is the daughter of Howard Baldwin and Lillie Bell Baldwin.
2. Affiant states that her parents were continuously married from date of their marriage which was before 1991 until date of death of Howard Baldwin on Jan. 14, 2003, without interruption.

Further affiant sayeth naught.

  
THERESA HARRIS

State of Florida  
County of Santa Rosa

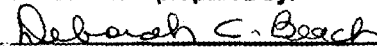
Sworn to and subscribed before me this May 12, 2010 by Theresa Harris who  
presented Florida D.L. as identification.

  
Notary Public



DEBORAH C. BEACH  
Commission DD 653623  
Expires May 13, 2011  
Bonded Thru Troy Fain Insurance 800-986-7019

This instrument prepared by:

  
of West Florida Title Company of Milton, Inc.  
P.O. Box 762, Milton, FL 32579, in connection  
with the issuance of title insurance.

Recorded in Public Records 05/21/2010 at 11:47 AM OR Book 6594 Page 434,  
Instrument #2010032325, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

10.00

**AFFIDAVIT RE DEATH OF**  
**HOWARD BALDWIN, JR.**

STATE OF Florida  
COUNTY OF Santa Rosa

I, Deborah C. Beach, after being duly sworn,  
depone and say that:

1. I have reviewed a certified copy of the death certificate of Howard Baldwin, Jr. ("the Deceased") in connection with the sale or finance of real property and have retained it in my file.

2. Said death certificate was issued by State of Florida and bears the following number: 14192839.

3. Said death certificate (~~is~~/is not) attached hereto as an exhibit. If not, the death certificate contains the following information pertaining to the Deceased:

Sex: Male  
Date of Birth: Jan. 1, 1927  
Date of Death: Jan. 14, 2003  
Place of Death: nursing home  
Place of Residence: 8590 Vickie St., Pensacola, FL  
Marital Status: married  
Social Security No.: \_\_\_\_\_  
Informant's Name & Address: Lillie Bell Baldwin  
Surviving Spouse: Lillie Bell Baldwin  
Other: \_\_\_\_\_

4. Affiant specifically disclaims any liability to any person who may rely upon this affidavit.

Deborah C. Beach  
Deborah C. Beach  
Name, Address and Phone Number:

5220 Willing St. 850-623-4626  
Milton, FL 32570

STATE OF Florida  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this  
May 12, 2010 by Deborah C. Beach  
who ~~is~~ is not (circle one) personally known to me or who produced  
as identification and who took an  
oath.

Donna S. Perritt

This instrument prepared by:

Deborah C. Beach  
of West Florida Title Company of Milton, Inc.  
P.O. Box 762, Milton, FL 32570 in connection  
with the issuance of title insurance.



Recorded in Public Records 10/12/2020 4:08 PM OR Book 8382 Page 818.  
Instrument #2020084332, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT NE COR OF LT 5 W ALG N LI OF LT 880 FT S 549 4/10 FT FOR POB S 100 FT W 100 FT N 100 FT E 100 FT TO POB DB 544..

Customer: LILLIE CAMPBELL BALDWIN (BELL)

Account Number: 232106-32737

Amount of Lien: \$710.71, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

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

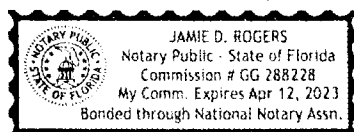
Dated: 10/6/2020

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6TH day of OCTOBER, 2020, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11