



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1224.41

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	LIBIS PAUL H PO BOX 8106 MISSION HILLS, CA 91346-8106 1350 FAIRCHILD DR 03-2407-300 A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 6 (Full legal attached.)	Certificate #	2022 / 1280
		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)
# 2022/1280	06/01/2022	1,532.82	76.64	1,609.46
→Part 2: Total*				1,609.46

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,609.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,648.22
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)	3,632.68

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 25th, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

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

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

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

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400471

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
03-2407-300	2022/1280	06-01-2022	A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3115301000010061	Year	Land	Imprv	Total	Cap Val
Account:	032407300	2023	\$14,250	\$93,747	\$107,997	\$97,780
Owners:	LIBIS PAUL H	2022	\$14,250	\$82,860	\$97,110	\$88,891
Mail:	PO BOX 8106 MISSION HILLS, CA 91346-8106	2021	\$14,250	\$66,560	\$80,810	\$80,810
Situs:	1350 FAIRCHILD DR 32504	Disclaimer				
Use Code:	MULTI-FAMILY <=9 🔑	Tax Estimator				
Units:	2	File for Exemption(s) Online				
Taxing Authority:	COUNTY MSTU	Report Storm Damage				
Tax Inquiry:	Open Tax Inquiry Window					
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)	None	
06/2004	5463	68	\$220,000	WD	📄	Legal Description A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D... 🔑	
01/1996	3897	186	\$130,000	WD	📄		
04/1982	1640	696	\$110,000	WD	📄		
08/1980	1466	757	\$100	WD	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map					
Section	Map Id: 31-15-30-1						
Approx. Acreage:	0.2500						
Zoned: 🔑							
HDR							
HDR							
HDR							
HDR							
HDR							
HDR							
HDR							
Evacuation & Flood Information	📍 View Florida Department of Environmental Protection(DEP) Data						

Buildings

Address: 1350 FAIRCHILD DR, Year Built: 1982, Effective Year: 1982, PA Building ID#: 58710

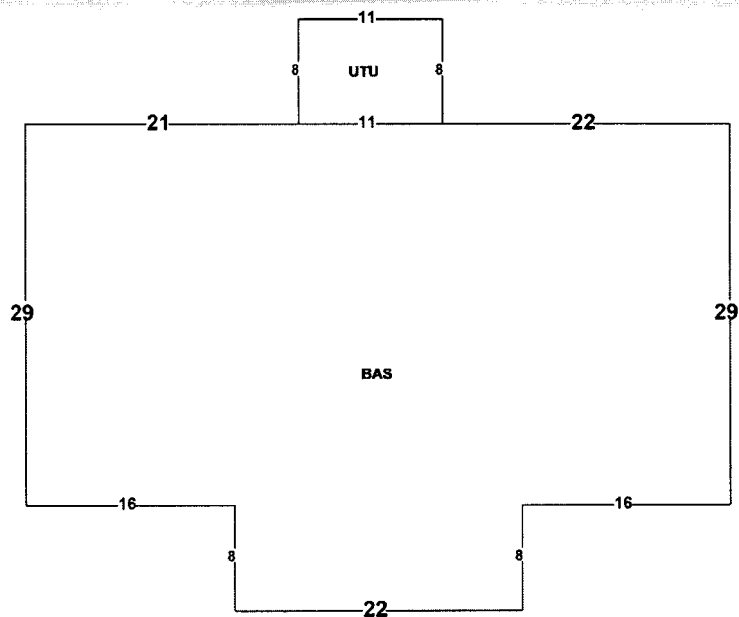
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1830 Total SF

BASE AREA - 1742

UTILITY UNF - 88



Images



2/26/2019 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01280**, 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:

**A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS FOLLOWS:
BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT 63 SD S LI
BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31 MIN 07 SEC
W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63 155 57/100 FT
S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28 MIN 53 SEC W
AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032407300 (1224-41)

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

PAUL H LIBIS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th day of December 2024**.

Dated this 30th day of April 2024.

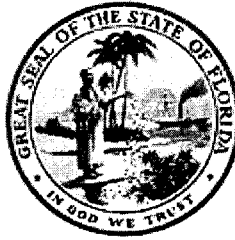
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 032407300 Certificate Number: 001280 of 2022

Payor: PAUL LIBIS PO BOX 8106 MISSION HILLS, CA 91346 Date 8/19/2024

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$4,074.85
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,702.57

\$4020.25

\$4,037.25
+ 141.30 cord fee
\$4,178.55

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 001280

Redeemed Date 8/19/2024

Name PAUL LIBIS PO BOX 8106 MISSION HILLS, CA 91346

Clerk's Total = TAXDEED	\$510.72	\$ 4020.25
Due Tax Collector = TAXDEED	\$4,074.85	
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: 032407300 Certificate Number: 001280 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="8/19/2024"/>
Months	8	4
Tax Collector	<input type="text" value="\$3,632.68"/>	<input type="text" value="\$3,632.68"/>
Tax Collector Interest	\$435.92	\$217.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,074.85	<input type="text" value="\$3,856.89"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$27.36
Total Clerk	\$510.72	<input type="text" value="\$483.36"/> 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	\$4,702.57	\$4,357.25
	Repayment Overpayment Refund Amount	\$345.32
Book/Page	<input type="text" value="9139"/>	<input type="text" value="83"/>



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 #: 03-2407-300 CERTIFICATE #: 2022-1280

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: July 26, 2004 to and including July 26, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: August 13, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 13, 2024

Tax Account #: **03-2407-300**

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

By Virtue of General Warranty Deed recorded 7/27/2004 in OR 5463/68

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

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

a. **NONE**

4. Taxes:

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

Tax Account #: 03-2407-300

Assessed Value: \$97,780.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE:	<u>DEC 4, 2024</u>
TAX ACCOUNT #:	<u>03-2407-300</u>
CERTIFICATE #:	<u>2022-1280</u>

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

PAUL H LIBIS
1350 FAIRCHILD DR
PENSACOLA, FL 32504

PAUL H LIBIS
PO BOX 8106
MISSION HILLS, CA 91346-8106

Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

August 13, 2024

Tax Account #:03-2407-300

LEGAL DESCRIPTION EXHIBIT "A"

**A PORTION OF LT 61 AND 62 FIRST ADDITION TO OAKHURST S/D DESCRIBED AS
FOLLOWS: BEG AT SE COR OF LT 63 OF SD S/D N 87 DEG 31 MIN 07 SEC W ALG S LI OF SD LT
63 SD S LI BEING N R/W LI OF FAIRCHILD DR (66 FT R/W) 406 13/100 FT TO POB N 87 DEG 31
MIN 07 SEC W ALG N R/W LI 70 FT N 02 DEG 28 MIN 53 SEC E PARALLEL TO E LI OF SD LT 63
155 57/100 FT S 87 DEG 31 MIN 07 SEC E AND PARALLEL TO SD N R/W LI 70 FT S 02 DEG 28
MIN 53 SEC W AND PARL TO E LI OF SD LT 63 155 57/100 FT TO POB PB 3 P 5 OR 5463 P 68**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2407-300(1224-41)

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

PREPARED BY: Brandi Parkerson
RECORD & RETURN TO:
Security First Title Partners of Northwest Florida
3784 Highway 90
Pace, Florida 32571

OR BK 5463 P60068
Escambia County, Florida
INSTRUMENT 2004-267601
DEED DOC STAMPS PD @ ESC CO \$1540.00
07/27/04 ERNIE LEE NAGRA, CLERK

File No: NW04222

18.50
1540.00

General Warranty Deed

Made this June 23, 2004 A.D. By **Steven T. Miller, a single man**, P.O. Box 9092, Pensacola, FL 32513, hereinafter called the grantor, to **Paul H. Libis, a single man**, whose post office address is: P.O. Box 8106, Mission Hills, CA 91346-8106, 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 Ten Dollars, (\$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 Schedule "A"

Parcel ID Number: 31-1S-30-1000-010-061

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

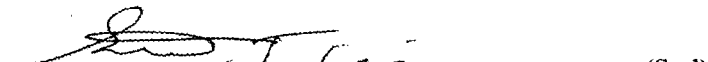
To Have and to Hold, the same in fee simple forever.

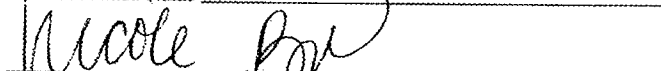
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

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:


Witness Printed Name **BRANDI PARKERSON**

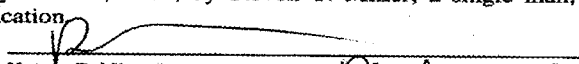

Steven T. Miller (Seal)
Address: P.O. Box 9092, Pensacola, FL 32513


Witness Printed Name **Nicole Pugh**

(Seal)
Address:

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 23rd day of June, 2004, by Steven T. Miller, a single man, who is/are personally known to me or who has produced driver's license as identification


Notary Public
Print Name: **Brandi Parkerson**
My Commission
Expires: _____



Brandi Parkerson
Commission #DD278226
Expires: Jan 18, 2008
Bonded Thru
Atlantic Bonding Co. 1996

PREPARED BY: Brandi Parkerson
RECORD & RETURN TO:
Security First Title Partners of Northwest Florida
3784 Highway 90
Pace, Florida 32571

DR BK 5463 P60069
Escambia County, Florida
INSTRUMENT 2004-267601

File No: NW04222

"Schedule A"

PARCEL 1:

A portion of Lots 61 and 62, FIRST ADDITION TO OAKHURST SUBDIVISION, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 406.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 2:

A portion of Lot 62, FIRST ADDITION TO OAKHURST SUBDIVISION, as recorded in Plat Book 3, at Page 5 of the Public Records of Escambia County, Florida, more particularly described as follows: Commence at the Southeast corner of Lot 63 of said subdivision; thence North 87°31'07" West along the South line of said Lot 63, said South line being the North right of way line of Fairchild Drive (66' R/W) for a distance of 336.13 feet to the Point of Beginning; thence continue North 87°31'07" West along said North right of way line for a distance of 70.00 feet; thence North 02°28'53" East and parallel to the East line of said Lot 63 for a distance of 155.57 feet; thence South 87°31'07" East and parallel to said North right of way line for a distance of 70.00 feet; thence South 02°28'53" West and parallel to the East line of said Lot 63 for a distance of 155.57 feet to the Point of Beginning, all lying and being in Section 31, Township 1 South, Range 30 West, Escambia County, Florida.

RCD Jul 27, 2004 01:40 pm
Escambia County, Florida
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-267601