



# 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

0924-11

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Application date	Apr 03, 2024
Property description	MEADOWS JESSE & MEADOWS JERRY L 1026 ALEXANDRIA DR PENSACOLA, FL 32505 1026 ALEXANDRIA DR 05-5222-000 LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242	Certificate #	2022 / 2399
		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)
# 2022/2399	06/01/2022	421.19	21.06	442.25
→ Part 2: Total*				442.25

## 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)	442.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	337.50
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)	1,154.75

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: *Jennifer M. Cassidy* Escambia, Florida  
Signature, Tax Collector or Designee Date April 15th, 2024

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

+ \$6.25

H

<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.	23,916.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/04/2024</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400029

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FNA DZ, LLC  
FNA DZ, LLC FBO WSFS  
201 W LAKE ST #165  
CHICAGO, IL 60606,

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
05-5222-000	2022/2399	06-01-2022	LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242

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  
FNA DZ, LLC  
FNA DZ, LLC FBO WSFS  
201 W LAKE ST #165  
CHICAGO, IL 60606

04-03-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

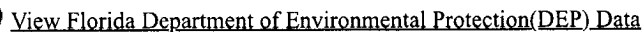
[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 1525301000031018 <b>Account:</b> 055222000 <b>Owners:</b> MEADOWS JESSE & MEADOWS JERRY L <b>Mail:</b> 1026 ALEXANDRIA DR PENSACOLA, FL 32505 <b>Situs:</b> 1026 ALEXANDRIA DR 32505 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$20,000</td> <td>\$125,930</td> <td>\$145,930</td> <td>\$47,832</td> </tr> <tr> <td>2022</td> <td>\$8,000</td> <td>\$109,019</td> <td>\$117,019</td> <td>\$46,439</td> </tr> <tr> <td>2021</td> <td>\$8,000</td> <td>\$79,245</td> <td>\$87,245</td> <td>\$45,087</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$20,000	\$125,930	\$145,930	\$47,832	2022	\$8,000	\$109,019	\$117,019	\$46,439	2021	\$8,000	\$79,245	\$87,245	\$45,087																																								
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/09/2020</td> <td>8263</td> <td>1266</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>07/25/2019</td> <td>8136</td> <td>1242</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/12/2012</td> <td>6832</td> <td>1014</td> <td>\$52,000</td> <td>WD</td> <td></td> </tr> <tr> <td>08/09/2011</td> <td>6751</td> <td>933</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>08/09/2011</td> <td>6751</td> <td>932</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>01/1976</td> <td>985</td> <td>897</td> <td>\$27,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1969</td> <td>471</td> <td>114</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1968</td> <td>401</td> <td>450</td> <td>\$20,100</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1967</td> <td>325</td> <td>207</td> <td>\$19,400</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/09/2020	8263	1266	\$100	QC		07/25/2019	8136	1242	\$100	QC		03/12/2012	6832	1014	\$52,000	WD		08/09/2011	6751	933	\$100	OT		08/09/2011	6751	932	\$100	OT		01/1976	985	897	\$27,000	WD		01/1969	471	114	\$100	WD		01/1968	401	450	\$20,100	WD		01/1967	325	207	\$19,400	WD		<b>2023 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION,TOTAL & PERMANENT,VETERANS  <b>Legal Description</b> LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242  <b>Extra Features</b> CARPORT				
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																																



Last Updated:04/17/2024 (tc.7284)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FNA DZ LLC** holder of **Tax Certificate No. 02399**, 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:

**LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 055222000 (0924-11)**

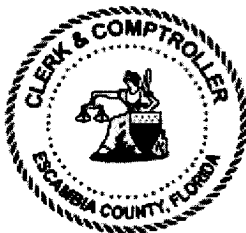
The assessment of the said property under the said certificate issued was in the name of

**JESSE MEADOWS and JERRY L MEADOWS**

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 September, which is the **4th day of September 2024**.

Dated this 19th day of April 2024.

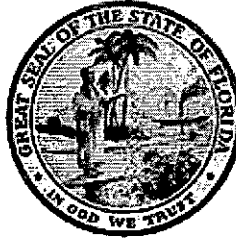
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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



**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**

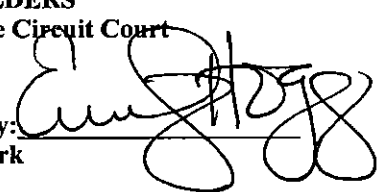
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 055222000 Certificate Number: 002399 of 2022**

**Payor: JESSE L MEADOWS 1026 ALEXANDRIA DR PENSACOLA, FL 32505      Date 4/30/2024**

Clerk's Check #	459130331	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$1,247.61
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,854.81</del>

**\$1,314.00**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

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

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



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

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

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

**Case # 2022 TD 002399  
 Redeemed Date 4/30/2024**

**Name JESSE L MEADOWS 1026 ALEXANDRIA DR PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$490.20 <b>\$1,297.00</b>
Due Tax Collector = TAXDEED	\$1,247.61
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

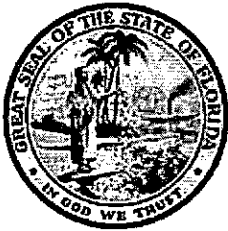
• For Office Use Only

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: 055222000 Certificate Number: 002399 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/4/2024"/>	Redemption Date <input type="text" value="4/30/2024"/> 
Months	5	0
Tax Collector	<input type="text" value="\$1,154.75"/>	<input type="text" value="\$1,154.75"/>
Tax Collector Interest	\$86.61	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,247.61	<input type="text" value="\$1,161.00"/> 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	\$34.20	\$0.00
Total Clerk	\$490.20	<input type="text" value="\$456.00"/> 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	\$1,854.81	\$1,634.00
	Repayment Overpayment Refund Amount	\$220.81
Book/Page	<input type="text" value="9133"/>	<input type="text" value="1887"/>

## 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 9133, Page 1887, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02399, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 055222000 (0924-11)

DESCRIPTION OF PROPERTY:

LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JESSE MEADOWS and JERRY L MEADOWS

Dated this 30th day of April 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 #: 05-5222-000 CERTIFICATE #: 2022-2399

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: May 02, 2004 to and including May 02, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: May 30, 2024

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

May 30, 2024

Tax Account #: **05-5222-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JERRY MEADOWS AKA JERRY L MEADOWS AND JESSE MEADOWS**

**By Virtue of Warranty Deed recorded 3/16/2012 in OR 6832/1014 and Quit Claim Deed recorded 07/29/2019 - OR 8136/1242 and Corrective Quit Claim Deed recorded 03/16/2020 - OR 8263/1266**

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. **MSBU Lien in favor of Escambia County recorded 10/05/1998 OR 4315/1697**
  - b. **Final Judgment in favor of Midland Funding LLC recorded 07/24/2019 OR 8134/1809**

4. Taxes:

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

**Tax Account #: 05-5222-000**

**Assessed Value: \$47,832.00**

**Exemptions: HOMESTEAD EXEMPTION, TOTAL & PERMANENT, VETERANS**

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:** SEPT 4, 2024

**TAX ACCOUNT #:** 05-5222-000

**CERTIFICATE #:** 2022-2399

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>2023</u> tax year.

**JESSE MEADOWS**  
**JERRY L MEADOWS**  
**1026 ALEXANDRIA DR**  
**PENSACOLA FL 32505**

**MIDLAND FUNDING LLC**  
**2365 NORTHSIDE DR #300**  
**SAN DIEGO CA 92108**

**MIDLAND FUNDING LLC**  
**P O BOX 290335**  
**TAMPA FL 33687**

Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> day of May, 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**

**May 30, 2024**

**Tax Account #:05-5222-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 31 BLK 17 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6832 P 1014 OR 8136 P 1242**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-5222-000(0924-11)**

18.50  
364.00  
Prepared by:  
William E. Farrington II  
Wilson, Harrell, Farrington, Ford, Fricke, Wilson & Spain, P.A.  
13020 Sorrento Road  
Pensacola, Florida 32507

File Number: 1-46725

### General Warranty Deed

Made this March 13, 2012 A.D. By **Shelia O'Nana aka Sheila O'Nan**, hereinafter called the grantor, to **Jerry Meadows and Jesse Meadows, husband and wife**, whose post office address is: 1026 Alexandria Drive, Pensacola, Florida 32505, hereinafter called the grantee: \* As Joint Tenants with Rights of Survivorship

(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:

Lot 13, Block 17, Second Addition to Mayfair, a Subdivision of a portion of Section 15, Township 2 South, Range 30 West, according to the plat thereof, recorded in Plat Book 4, Page(s) 53, of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 152S301000031018

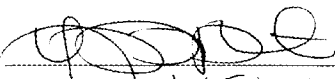
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

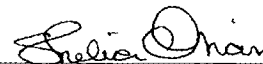
**To Have and to Hold**, the same in fee simple forever.

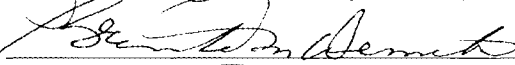
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

**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: LISA A. DURANT

  
Shelia O'Nan aka Sheila O'Nan  
Address: 712 Rainwater Drive, Lexington, KY 40515

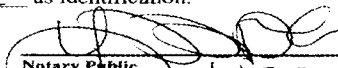
  
Witness Printed Name: Brandon M. Demet

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 12th day of March, 2012, by Shelia O'Nan aka Sheila O'Nan, who is/are personally known to me or who has produced DIVERS LEASE as identification.



LISA A. DURANT  
MY COMMISSION # DD 826712  
EXPIRES: December 10, 2012  
Bonded Thru Budget Notary Service

  
Notary Public  
Print Name: LISA A. DURANT  
My Commission Expires: \_\_\_\_\_

**RESIDENTIAL SALES ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

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

NAME OF ROADWAY: 1026 Alexandria Drive

LEGAL ADDRESS OF PROPERTY: 1026 Alexandria Drive, Pensacola, Florida 32505

The County ( x ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.  
13020 Sorrento Road  
Pensacola, FL 32507

AS TO SELLER(S):

WITNESSES TO SELLER(S):



Sheila O'Nan

Sheila O'Nan

Printed Name:

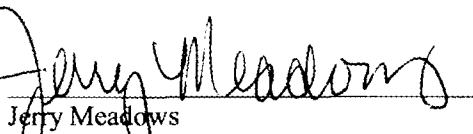
USA ADULT

Printed Name:

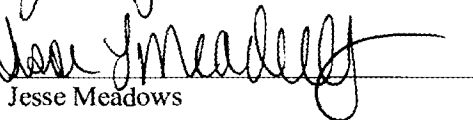
BRENDA M. DEMET

AS TO BUYER(S):

WITNESSES TO BUYER(S):



Jerry Meadows



Jesse Meadows

Printed Name:

William E. Farrington

Printed Name:

ANGELA E. BONDS

This form approved by the  
Escambia County Board  
of County Commissioners  
Effective: 4/15/95



This Instrument Prepared by:  
Edmund W. Holt, Attorney at Law  
1017 N. 12th Avenue  
Pensacola, FL 32501  
(Without Opinion of Title)

REAL PROPERTY TAX ID NO: 152S301000031018

**QUITCLAIM DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

1026 Alexandria Drive, Pensacola, FL 32505  
Grantee's Address

KNOW EVERY PERSON BY THESE PRESENTS: that by this Indenture, **Jerry Meadows, also known as Jerry L. Meadows, a divorced man**, Grantor, for and in consideration of One Hundred Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim all right, title, interest, estate, claim and demand unto himself, **Jerry L. Meadows, a divorced man**, Grantee, and the Grantee's heirs, personal representatives, and assigns, forever, the following described land, situate, lying, and being in the County of Escambia, State of Florida, described as follows:

- ✓ Lot 13, Block 17, Second Addition to Mayfair, a Subdivision of a portion of Section 15, Township 2 South, Range 30 West, according to plat thereof, recorded in Plat Book 4, Page(s) 53, of the Public Records of Escambia County, Florida.

To have and hold unto the said Grantee and Grantee's heirs and assigns, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining thereto.

The Grantor has a fee simple interest in the subject property in *joint tenancy with rights of survivorship* with his son Jesse Meadows arising out of that certain Warranty Deed recorded on 3/16/2012 in Official Record Book 6832 at Page 1014 of the Public Records of Escambia County, Florida. This Quitclaim Deed is being executed and recorded by Grantor to himself to terminate the joint tenancy with rights of survivorship into a tenancy in common ownership for all purposes.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the 25 day of July, 2019.

Signed, Sealed, and Delivered  
in the presence of:

Edmund W. Holt

First Witness

Edmund W. Holt

(Type or print name)

Jerry Meadows

Jerry Meadows

Debbie M. Buckley

Second Witness

Debbie M. Buckley

(Type or print name)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2019, by  
Jerry Meadows, also known as Jerry L. Meadows, who ( ) is personally known to me or who  
( ☒ ) has produced FL. D.L. (type of identification).

Debbie M. Buckley

Debbie M. Buckley

(Type or Print Name)

Notary Public

State of Florida at Large

-Notary Seal-



DEBBIE M. BUCKLEY  
MY COMMISSION # FF 918680  
EXPIRES: October 8, 2019  
Bonded Thru Budget Notary Services

This Instrument Prepared by:  
Edmund W. Holt, Attorney at Law  
1017 N. 12th Avenue  
Pensacola, FL 32501  
(Without Opinion of Title)

REAL PROPERTY TAX ID NO: 152S301000031018

**CORRECTIVE QUITCLAIM DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

1026 Alexandria Drive, Pensacola, FL 32505  
Grantee's Address

KNOW EVERY PERSON BY THESE PRESENTS: that by this Indenture, **Jerry Meadows, also known as Jerry L. Meadows, a divorced man**, Grantor, for and in consideration of One Hundred Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim all right, title, interest, estate, claim and demand unto himself, **Jerry L. Meadows, a divorced man**, Grantee, and the Grantee's heirs, personal representatives, and assigns, forever, the following described land, situate, lying, and being in the County of Escambia, State of Florida, described as follows:

*Lot 31, Block 17, Second Addition to Mayfair*, a Subdivision of a portion of Section 15, Township 2 South, Range 30 West, according to plat thereof, recorded in Plat Book 4, Page(s) 53, of the Public Records of Escambia County, Florida.

To have and hold unto the said Grantee and Grantee's heirs and assigns, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining thereto.

The Grantor had a fee simple interest in the subject property in *joint tenancy with rights of survivorship* with his son Jesse Meadows arising out of that certain Warranty Deed recorded on 3/16/2012 in Official Record Book 6832 at Page 1014 of the Public Records of Escambia County, Florida. The Grantor's *Quitclaim Deed* to terminate the joint tenancy with rights of survivorship into a tenancy in common ownership for all purposes, was executed and recorded by Grantor to himself and is recorded in Official Record Book 8136 at Page 1242 of the Public Records of Escambia County, Florida.

This *Corrective Quitclaim Deed* is being recorded to correct a scrivener's error regarding the lot number in the legal description recited in the Grantor's *Quitclaim Deed*; the correct legal description is Lot 31, Block 17, Second Addition to Mayfair, and not Lot 13, Block 17, Second Addition to Mayfair. The legal description is correctly identified as Lot 31, Block 17, Second Addition to Mayfair, by the Escambia County Tax Assessor and Escambia County Tax Collector under Parcel ID No.: 152S301000031018.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the 12<sup>th</sup> day of March, 2020.

Signed, Sealed, and Delivered  
in the presence of:

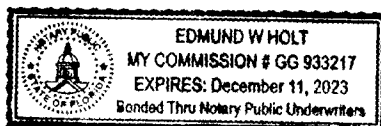
Edmund W. Holt  
First Witness  
Edmund W. Holt  
(Type or print name)

Jerry L. Meadows  
Jerry Meadows

Debbie M. Buckley  
Second Witness  
Debbie M. Buckley  
(Type or print name)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12 day of March, 2020, by Jerry Meadows, also known as Jerry L. Meadows, who ( ☒ ) is personally known to me or who ( ☐ ) has produced \_\_\_\_\_ (type of identification).



-Notary Seal-

Edmund W. Holt  
Edmund W. Holt  
(Type or Print Name)  
Notary Public  
State of Florida at Large

NOTICE OF LIEN

RCD Oct 05, 1998 10:01 am  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-530166

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: O NAN CECIL M & BESSIE M  
C/O BANCOSTON MORTGAGE  
CORPORATION #2856  
ATTN: KATHY STRINGER  
PO BOX 44090  
JACKSONVILLE FL 32231-4090

ACCT.NO. 05 5222 000 000

AMOUNT \$105.60

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 fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 31 BLK 17  
2ND ADDN TO MAYFAIR  
PB 4 P 53  
OR 985 P 897

ESC 031 LOAN # 1236841  
PROP.NO. 15 2S 30 1000 031 018

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 \$105.60. 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.

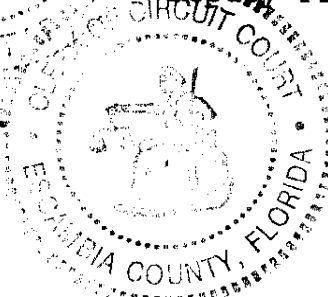
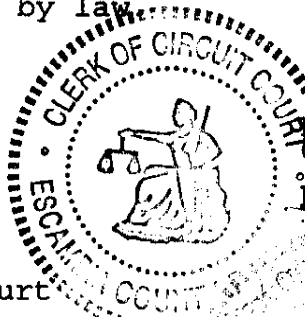
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently 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: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court

Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Wanda M. McBrearty  
Deputy Finance Director



Filing # 92986574 E-Filed 07/23/2019 11:01:03 AM

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

CASE NO.: 2019 SC 001967

MIDLAND FUNDING LLC  
2365 Northside Dr #300  
San Diego, CA 92108

Plaintiff,

vs.

JESSE MEADOWS  
1026 ALEXANDRIA DR  
PENSACOLA, FL 32505

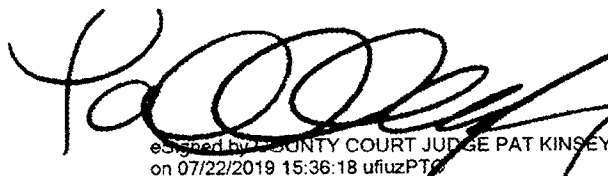
Defendants. \_\_\_\_\_ /

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on June 12, 2019, the Plaintiff appeared, but the Defendant did not, after proper service. Therefore the Plaintiff is entitled to a Final Judgment and it is

**ORDERED AND ADJUDGED** that Plaintiff, whose address is 350 CAMINO DE LA REINA SUITE 100, SAN DIEGO CA 92108, recover from Defendant, JESSE MEADOWS, 1026 ALEXANDRIA DR , PENSACOLA, FL 32505 the sum of \$4,294.20 in principal, \$0.00 in prejudgment interest, costs of \$369.25, less \$0.00 in payments, for a total of \$4,663.45, that shall bear interest at the statutory rate, for all of which let execution issue.

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



esigned by COUNTY COURT JUDGE PAT KINSEY  
on 07/22/2019 15:36:18 ufuzPT

Copies to:  
MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687  
IL\_FL@mcmcg.com

Defendant(s):  
JESSE MEADOWS 1026 ALEXANDRIA DR PENSACOLA, FL 32505