



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

1024-41

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	BOYKIN BEATRICE C EST OF BOYKIN MARSHALL SR EST OF C/O ARTHUR LEON BOYKIN 1203 SUBURBAN DR PENSACOLA, FL 32505 1203 BORDER ST 07-0658-000 BEG AT INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG CONTINUE NLY 50 FT (Full legal attached.)	Certificate #	2022 / 3042
		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)
# 2022/3042	06/01/2022	668.02	33.40	701.42
→ Part 2: Total*				701.42

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)
# /					
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)	701.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	692.93
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)	1,769.35

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: *Candice Deuts*
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/02/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG CONTINUE NLY 50 FT WLY 110 FT SLY 50 FT ELY 110 FT TO BEG BEING LT 2 BLK 3 OF AN UNRECORDED PLAT OF WEHMEIERS S/D OF LTS 46 47 48 PLAT DB 128 P 575 CA 155 OR 1863 P 204 OR 2828 P 289 OR 7963 P 327 OR 8056 P 1749

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400228

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
07-0658-000	2022/3042	06-01-2022	BEG AT INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG CONTINUE NLY 50 FT WLY 110 FT SLY 50 FT ELY 110 FT TO BEG BEING LT 2 BLK 3 OF AN UNRECORDED PLAT OF WEHMEIERS S/D OF LTS 46 47 48 PLAT DB 128 P 575 CA 155 OR 1863 P 204 OR 2828 P 289 OR 7963 P 327 OR 8056 P 1749

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

Nav. Mode
 Account
 Parcel ID

[Printer Friendly Version](#)

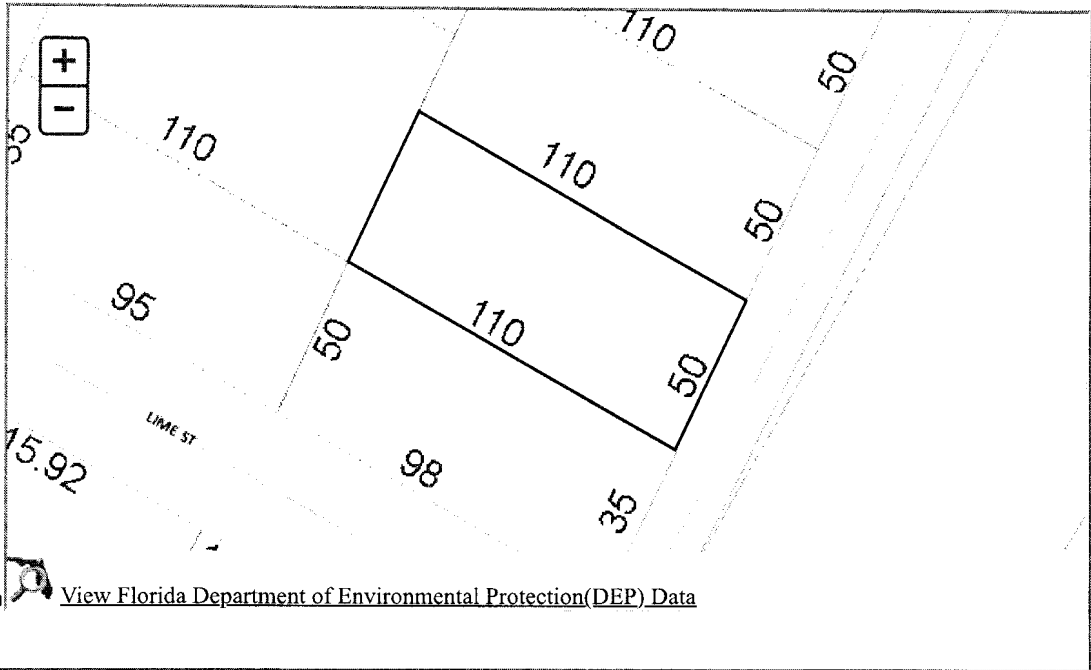
General Information Parcel ID: 342S300460008046 Account: 070658000 Owners: BOYKIN BEATRICE C EST OF BOYKIN MARSHALL SR EST OF Mail: C/O ARTHUR LEON BOYKIN 1203 SUBURBAN DR PENSACOLA, FL 32505 Situs: 1203 BORDER ST 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>\$3,259</td> <td>\$40,859</td> <td>\$44,118</td> <td>\$39,466</td> </tr> <tr> <td>2022</td> <td>\$3,138</td> <td>\$36,458</td> <td>\$39,596</td> <td>\$35,879</td> </tr> <tr> <td>2021</td> <td>\$3,138</td> <td>\$30,271</td> <td>\$33,409</td> <td>\$32,618</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					Year	Land	Imprv	Total	Cap Val	2023	\$3,259	\$40,859	\$44,118	\$39,466	2022	\$3,138	\$36,458	\$39,596	\$35,879	2021	\$3,138	\$30,271	\$33,409	\$32,618																												
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Extra Features None																																																										
Parcel Information					Launch Interactive Map																																																					

Section
Map Id:
CA155

Approx.
Acreage:
0.1207

Zoned:
HDMU
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Evacuation
& Flood
Information
[View Florida Department of Environmental Protection\(DEP\) Data](#)
[Open](#)
Report

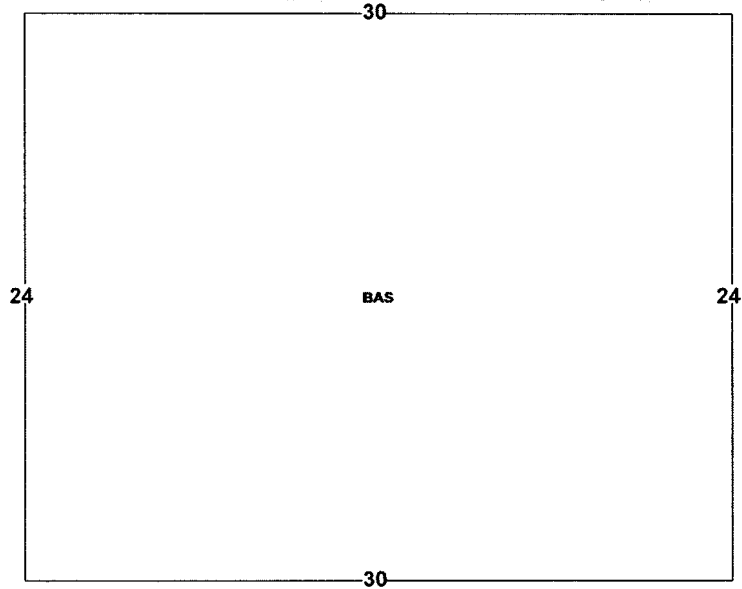


Buildings

Address: 1203 BORDER ST, Year Built: 1950, Effective Year: 1950, PA Building ID#: 82365

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



[Areas - 720 Total SF](#)
BASE AREA - 720

Images



6/13/2016 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 **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03042**, 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 INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG CONTINUE NLY 50 FT WLY 110 FT SLY 50 FT ELY 110 FT TO BEG BEING LT 2 BLK 3 OF AN UNRECORDED PLAT OF WEHMEIERS S/D OF LTS 46 47 48 PLAT DB 128 P 575 CA 155 OR 1863 P 204 OR 2828 P 289 OR 7963 P 327 OR 8056 P 1749

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070658000 (1024-41)

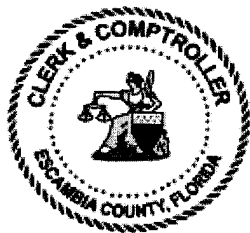
The assessment of the said property under the said certificate issued was in the name of

EST OF BEATRICE C BOYKIN and EST OF MARSHALL BOYKIN SR

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 October, which is the **2nd day of October 2024**.

Dated this 26th 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



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 #: 07-0658-000 CERTIFICATE #: 2022-3042

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: June 14, 2004 to and including June 14, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 20, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 20, 2024

Tax Account #: **07-0658-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF BEATRICE C BOYKIN AND ESTATE OF MARSHALL BOYKIN SR AND ARTHUR LEON BOYKIN**

By Virtue of Quit Claim Deed recorded 3/14/1990 in OR 2828/289 and Quit Claim Deed recorded 08/15/2018 - OR 7950/756 and Death Certificate recorded 09/06/2018 - OR 7963/327 and Death Certificate recorded 03/06/2019 - OR 8056/1749

ABTRACTOR'S NOTE: NOTARY DOES NOT HAVE THE NAME BEING NOTARIZED. WE HAVE INCLUDED ALL PARTIES AS SHOWN ON PROPERTY APPRAISER SITE FOR NOTICE.

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. **Lien in favor of Emerald Coast Utilities Authority recorded 02/23/2022 – OR 8728/502**

4. Taxes:

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

Tax Account #: 07-0658-000

Assessed Value: \$39,466.00

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: _____ **OCT 2, 2024** _____
TAX ACCOUNT #: _____ **07-0658-000** _____
CERTIFICATE #: _____ **2022-3042** _____

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. |

ESTATE OF BEATRICE C BOYKIN
ESTATE OF MARSHALL BOYKIN SR
ARTHUR LEON BOYKIN
1203 BORDER ST
PENSACOLA, FL 32505

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

Certified and delivered to Escambia County Tax Collector, this 20th day of June, 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

June 20, 2024

Tax Account #:07-0658-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG
CONTINUE NLY 50 FT WLY 110 FT SLY 50 FT ELY 110 FT TO BEG BEING LT 2 BLK 3 OF AN
UNRECORDED PLAT OF WEHMEIERS S/D OF LTS 46 47 48 PLAT DB 128 P 575 CA 155 OR 1863 P
204 OR 2828 P 289 OR 7963 P 327 OR 8056 P 1749**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0658-000(1024-41)

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

QUIT CLAIM DEED

Mayer Form 133
PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.
10972

State of Florida,

D.3. BOOK 1863 PAGE 204

ESCAMBIA

County

KNOW ALL MEN BY THESE PRESENTS, That REN E. STRICKLAND

for and in consideration of One Dollar(\$1.00) and other good and valuable
considerations-----DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

✓ BEATRICE J. BOYKIN

69 E. Herman

Pensacola, FL 32505

her heirs, executors, administrators and assigns, forever, the following described property, situated
in the County of Escambia State of Florida to-wit:

Begin at Intersection of Center Line of U.S. No. 90 and West

Line of Jackson Road, Northerly 729 feet for beginning, continue

Northerly 50 feet, Westerly 110 feet, Southerly 50 feet,

Easterly 110 feet to beginning; being Lot 2 Block 3, of an

unrecorded plat of Wehmeiers Subdivision of Lots 46,37,48,

Deed Book 484, Page 294, Plat Deed Book 128, Page 575, Section

34, Township 2, South, Range 30, West.



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, I have hereunto set my hand and seal this 23
day of January A.D. 1984.

Ren E. Strickland

Beatrice J. Boykin

Signed, sealed and delivered in the presence of

Barry L. Millette

Robert E. Walker

This instrument was prepared by:

Ren E. Strickland

Address 3120 West LaRue Street
Pensacola, Florida 32505

State of FLORIDA
County of ESCAMBIA

D.A. 1863 PAGE 205

This day, before the undersigned Notary Public, personally appeared REN E. STRICKLAND

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this

22 day of January, 1984

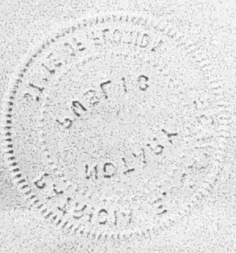
Patricia E. [Signature]
Notary

My commission expires: 5-2



264699

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
JAN 23 4 37 PM '84
IN EXHAUSTIVE MADE & FOR ABOVE
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY



9.00 x 1.50
1.55
11.05

2828M 289

FD-302 Form 100
PRINTED AND FOR SALE BY
STATE BANKING BOARD
TALLAHASSEE, FLA.
1987A

QUIT CLAIM DEED

State of Florida,

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS That BEATRICE J. Boykin

for and in consideration of 0 DOLLARS (0) AND OTHER GOODS AND VALUABLE CONSIDERATIONS DOLLARS.

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto BEATRICE C. Boykin & MARSHALL BOYKIN SR. 69 E. HERMAN STREET PENSACOLA, FLA. 32505

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA State of FLORIDA to-wit: Begin AT INTERSECTION OF CENTER LINE OF U.S. NO. 90 AND WEST LINE OF JACKSON ROAD, NORtherly 729 FEET FOR beginning, CONTINUE NORtherly 50 FEET, WESTerly 110 FEET, Southerly 50 FEET, EASTerly 110 FEET TO beginning; being LOT 2, BLOCK 3, OF AN UNRECORDED PLAT OF WEHMEIERS SUBDIVISION OF LOTS 46, 37, 43, DEED BOOK 484, PAGE 294, PLAT DEED BOOK 128, PAGE 575 SECTION 34, TOWNSHIP 2, South, RANGE 30, WEST.

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

IN WITNESS WHEREOF, have hereunto set hand and seal this 14th day of March A.D. 1990

Beatrice J. Boykin (SEAL)

Signed, sealed and delivered in the presence of Judge Leatherwood Thomas Wells

This instrument was prepared by: Beatrice J. Boykin 1203 N. BORDER STREET Address PENSACOLA, FLA. 32505

DR 5034 282876 290

State of FLORIDA
County of ESCAMBIA

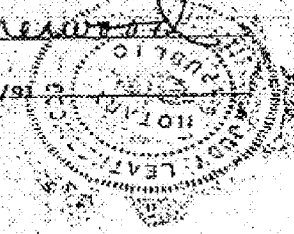
This day, before the undersigned Notary Public, personally appeared Barrie J. Boykin

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed and acknowledged that she executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14th day of March, 19 90.

Judy Leatherwood
Notary

My commission expires: 10/6/91



D.S. NO. 105
DATE March 14 1990
JOE A. FLOWERS, COMPTROLLER
BY: J. White D.C.
CERT. REG. #59-2043328-27-01

FILED AND INDEXED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA. ON
MAR 14 12 28 PM '90
JERRY S. FLETCHER, CLERK
100 W. FLORIDA AVE., SUITE 101
TALLAHASSEE, FLORIDA 32301

783906

This Instrument Prepared by:

BEATRICE C. BOYKIN
1203 BORDER STREET
PENSACOLA, FL 32505 850 455 2693

Space above for Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 13 day of JULY 2018

By BEATRICE C. BOYKIN

Whose post office address is 1203 BORDER STREET PENSACOLA, FL 32505 First Party.

TO ARTHUR LEON BOYKIN

Whose post office address is 1203 SUBURBAN DRIVE PENSACOLA, FL 32505 Second party.

(Wherever used herein the terms Afirst Party and Asecond Party include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of \$ A GIFT

In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of ESCAMBIA State of Florida,

to wit

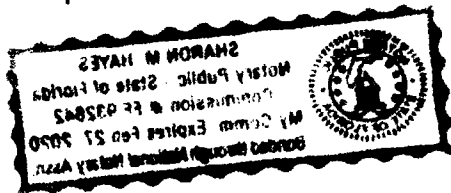
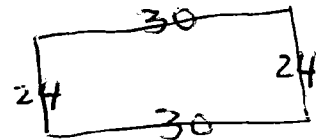
Description:

REF# 3428300460008046
ACCOUNT# 070658000
USE CODE: Single Family Residence
TAXING AUTHORITY: COUNTY MSTU
SECTION OF MAP: CA155
APPROX ACREAGE: 0.1207
ZONED: HDMU

LEGAL DESCRIPTION

50 X 110
BEGIN AT INTER OF CENTER
LI-~~OF~~ US NO 90 AND
W-LI OF JACKSON RD.
NLY 729 FT FOR BEG
CONTINUE NLY 50 FT.
WLY 110 FT

Built 1999
BASE AREA 720
WOOD FRAME
ONE STORE
ROOF FRAMING:
GABLE
COMPOSITION SHG



SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record If Any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

Michael L. Benjamin
Witness Signature (to Grantor)
Printed Name Michael L. Benjamin

Beatrice C. Boykin
Grantor Signature
Printed Name Beatrice C. Boykin
Address 1203 Border Street

Nyaysha J. Goldsmith
Witness Signature (to Grantor)
Printed Name Nyaysha J. Goldsmith

Witness Signature (to Grantor)
Printed Name _____

Grantor Signature
Printed name _____

Address _____

Witness Signature (to Grantor)
Printed Name _____

STATE OF Florida
COUNTY OF Escambia

The foregoing Instrument was acknowledged before me this August 17 2018.

by _____, Who is

Personally known to me or who has produced a FLA. Driver's Lic. as

Identification.

Sharon M. Hayes
Notary Signature

(SEAL)



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 UTILITES 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 INTER OF CENTER LI OF U S NO 90 AND W LI OF JACKSON RD NLY 729 FT FOR BEG CONTINUE NLY 50 FT WLY 110 FT SLY 50 FT ELY 110 FT TO BEG BEING LT 2 BLK 3 OF AN UNRECORDED PLAT OF WEHMEIERS S/D OF LTS 46 47 48 PLAT DB 128 P 575 CA 155 OR 1863 P 204 OR 2828 P 289 OR 7963 P 327 OR 8056 P 1749

Customer: BOYKIN BEATRICE C

Account Number: 81363 -17372

Amount of Lien: \$ 196.47, 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.

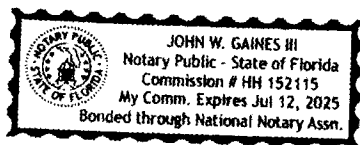
Dated: 02/17/22

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

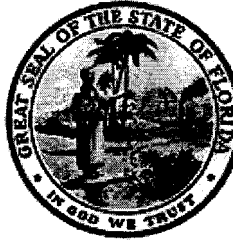
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY, 2022, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

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: 070658000 Certificate Number: 003042 of 2022**

Payor: BEATRICE J BOYKIN 1203 BORDER ST PENSACOLA FL 32505 Date 8/16/2024

Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$1,934.84
		Postage	\$24.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,473.48

PAM CHILDERS
 Clerk of the Circuit Court

2022.12

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to be "C. J. Boykin", written over a horizontal line.

1024.41

Escambia County Receipt of Transaction

Receipt # 2024059958

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

BEATRICE J BOYKIN

PENSACOLA, FL 32526

On Behalf Of:

On: 8/16/24 10:24 am
Transaction # 101921071

CaseNumber 2022 TD 003042

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	483.36	0.00	0.00	483.36	483.36	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	1561.76	0.00	0.00	1561.76	1561.76	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
Total:	2518.12	456.00	0.00	2062.12	2062.12	0.00

Grand Total: 2518.12 456.00 0.00 2062.12 2062.12 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	-- Authorization Code:152631	2062.12	0.00	0.00	0.00	2062.12
Payments Total:		2062.12	0.00	0.00	0.00	2062.12