



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

1024-44

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	COBURN JAMES H LIFE EST EST OF COBURN EILEEN K LIFE EST EST OF & 610 CITRUS ST PENSACOLA, FL 32505 610 CITRUS ST 07-0873-000 BEG AT INTER OF E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG (Full legal attached.)	Certificate #	2022 / 3072
		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)
# 2022/3072	06/01/2022	1,237.12	61.86	1,298.98
→ Part 2: Total*				1,298.98

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)	1,298.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,673.98

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: <u>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 22nd, 2024</u>

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 E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG 19 MIN W 100 FT S 79 DEG W 241 44/100 FT S 21 DEG W 117 86/100 FT N 79 DEG 41 MIN E 303 83/100 FT TO BEG LTS 3 & 4 PART OF LT 82 PLAT DB 128 P 575 OR 2112 P 711 OR 6341 P 787 OR 6347 P 1445 CA 168

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400121

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
07-0873-000	2022/3072	06-01-2022	BEG AT INTER OF E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG 19 MIN W 100 FT S 79 DEG W 241 44/100 FT S 21 DEG W 117 86/100 FT N 79 DEG 41 MIN E 303 83/100 FT TO BEG LTS 3 & 4 PART OF LT 82 PLAT DB 128 P 575 OR 2112 P 711 OR 6341 P 787 OR 6347 P 1445 CA 168

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

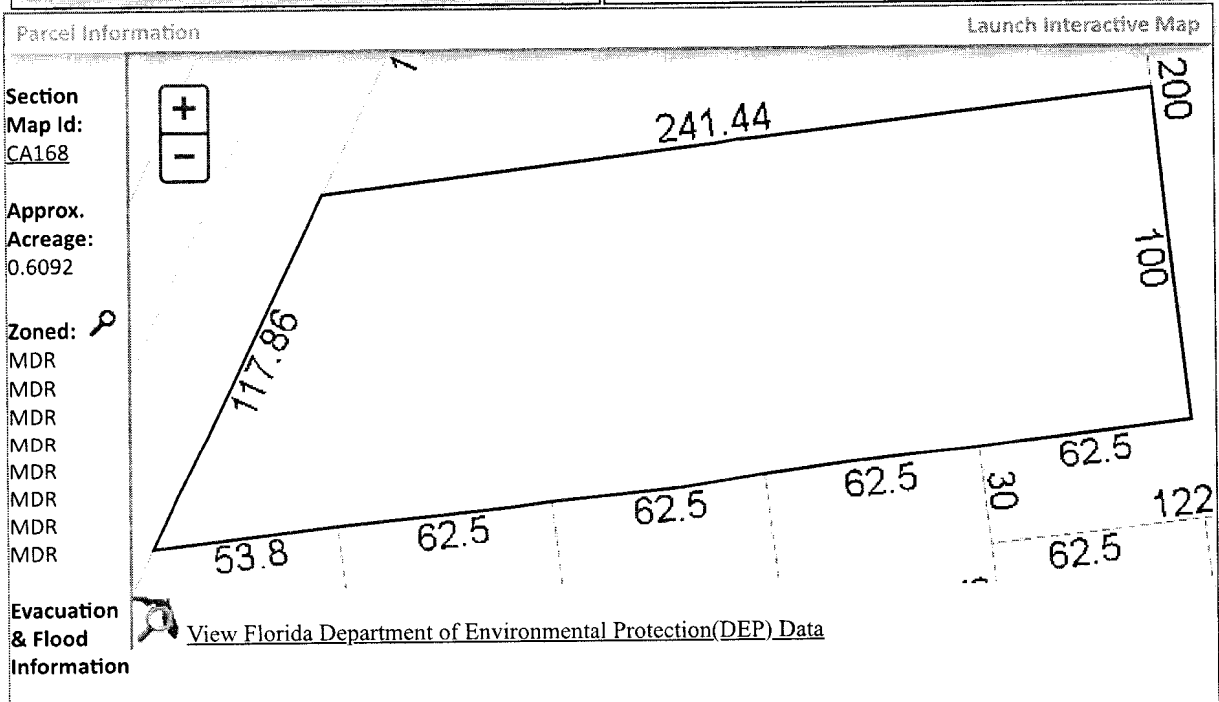
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	342S300822000012	Year	Land	Imprv	Total	Cap Val
Account:	070873000	2023	\$14,330	\$69,723	\$84,053	\$74,065
Owners:	COBURN JAMES H LIFE EST EST OF COBURN EILEEN K LIFE EST EST OF & COBURN JAMES L	2022	\$11,942	\$62,438	\$74,380	\$67,332
Mail:	610 CITRUS ST PENSACOLA, FL 32505	2021	\$11,942	\$49,603	\$61,545	\$61,211
Situs:	610 CITRUS ST 32505	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/16/2008	6347	1445	\$100	QC		Legal Description	
06/16/2008	6341	787	\$100	QC		BEG AT INTER OF E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG 19 MIN W 100...	
09/1985	2112	711	\$32,500	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						MOBILE HOME UTILITY BLDG	



Stamps

Address: 610 CITRUS ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 82558

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ASBESTOS SIDING

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

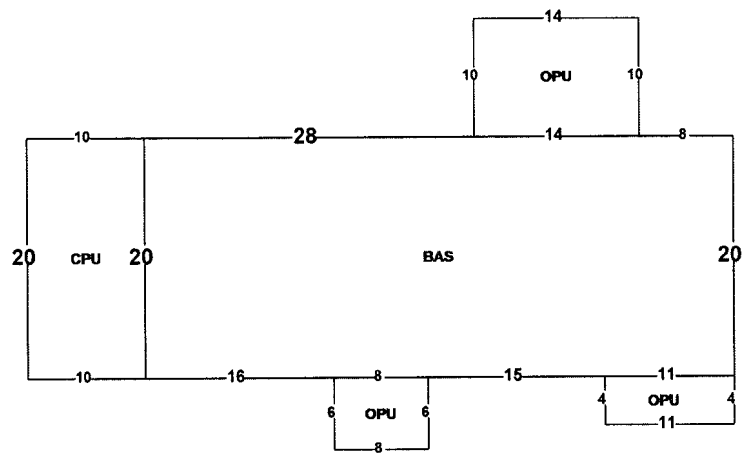
NO. STORIES-1


ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



 Areas - 1432 Total SF

BASE AREA - 1000

CARPORT UNF - 200

OPEN PORCH UNF - 232

Images



9/1/2023 12:00:00 AM

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

Last Updated:04/25/2024 (tc.1721)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03072**, 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 E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG 19 MIN W 100 FT S 79 DEG W 241 44/100 FT S 21 DEG W 117 86/100 FT N 79 DEG 41 MIN E 303 83/100 FT TO BEG LTS 3 & 4 PART OF LT 82 PLAT DB 128 P 575 OR 2112 P 711 OR 6341 P 787 OR 6347 P 1445 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070873000 (1024-44)

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

JAMES H COBURN LIFE EST and EILEEN K COBURN LIFE EST and JAMES L COBURN

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 #: 07-0873-000 CERTIFICATE #: 2022-3072

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 8, 2004 to and including June 8, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: June 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 17, 2024

Tax Account #: **07-0873-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES H COBURN, LIFE ESTATE, EILEEN K COBURN, LIFE ESTATE AND JAMES L COBURN**

By Virtue of Warranty Deed recorded 9/6/1985 in OR 2112/711, Quitclaim Deed recorded 6/17/2008 in OR 6341/787 and Corrective Quitclaim Deed recorded 7/1/2008 in OR 6347/1445

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. **Judgment in favor of Escambia County recorded 8/19/2010 OR 6626/1281**

4. Taxes:

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

Tax Account #: 07-0873-000

Assessed Value: \$74,065.00

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 #: 07-0873-000

CERTIFICATE #: 2022-3072

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.

JAMES H COBURN, LIFE ESTATE, EILEEN K COBURN, LIFE ESTATE AND JAMES L COBURN 610 CITRUS ST PENSACOLA, FL 32505	JAMES COBURN 8676 SHARON LANE PENSACOLA, FL 32534
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**CLERK OF CIRCUIT COURT
JUVENILE DIVISION
1800 ST MARY AVENUE
PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2024

Tax Account #:07-0873-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF E LI OF OLD CORRY FIELD RD AND N LI OF JACKSON ST E 423 FT N 191 FT FOR BEG N 10 DEG 19 MIN W 100 FT S 79 DEG W 241 44/100 FT S 21 DEG W 117 86/100 FT N 79 DEG 41 MIN E 303 83/100 FT TO BEG LTS 3 & 4 PART OF LT 82 PLAT DB 128 P 575 OR 2112 P 711 OR 6341 P 787 OR 6347 P 1445 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0873-000(1024-44)

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

0327

State of Florida
COUNTY OF ESCAMBA

KNOW ALL MEN BY THESE PRESENTS That LARRY JAMES NIX, A MARRIED MAN AND DOROTHY
NIX STIDHAM, A MARRIED WOMAN

for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby sell, convey and grant unto
JAMES H. COBURN AND EILEEN K. COBURN,
HUSBAND AND WIFE

610 CITRUS PENSACOLA FL 32505

Office of the Attorney General and Solicitor General of the Commonwealth of Massachusetts
The following document is a true and correct copy of the original as filed in the Office of the Attorney General and Solicitor General of the Commonwealth of Massachusetts.

BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, THENCE RUN SOUTH 73 DEGREES 30 MINUTES WEST 1980 FEET, THENCE RUN NORTH 16 DEGREES 30 MINUTES WEST 1517 FEET, THENCE RUN SOUTH 79 DEGREES 41 MINUTES WEST 1167 FEET, THENCE RUN NORTH 10 DEGREES 19 MINUTES WEST 216 FEET FOR POINT OF BEGINNING. CONTINUE SAME COURSE 100 FEET, THENCE RUN SOUTH 79 DEGREES 41 MINUTES WEST 241.44 FEET, THENCE RUN SOUTH 21 DEGREES 39 MINUTES WEST 117.86 FEET, THENCE RUN NORTH 79 DEGREES 41 MINUTES EAST 303.83 FEET TO POINT OF BEGINNING. BEING LOTS 3 AND 4, OF THE UNRECORDED PLAT OF LEE GAFFNEY'S SUBDIVISION OF PARTS OF LOT 82, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST ACCORDING TO PLAT OF SAID SECTION AS RECORDED IN DEED BOOK 128 AT PAGE 575 PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Q. S. FD. 162-58
DATE 9-6-85
JOE A. FLEWERS, COMPTROLLER
BY: Mr. MacLennan
CERT. REG. #39-2043328.27.01

[illegible]

IN WITNESS WHEREOF, the said grantor has signed and sealed Under pro-estate this 5th day of SEP, 1985

Signed, sealed and delivered in the presence of

Larry James Nix (SEAL)
LARRY JAMES NIX

Dorothy Nix Stidman (SEAL)
DOROTHY NIX STIDMAN

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared LARRY JAMES NIX, A
MARRIED MAN AND DOROTHY NIX STIPHAM, A MARRIED WOMAN

known to me, and known to me to be the person(s) described by said name(s) in and executing the foregoing instrument and acknowledged executing the same for the and purposes herein set forth.

Given under the hand and official seal this 5th day of SEPTEMBER 19 85

Public _____ Notary Public

SECRET

3847.60
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBAGO CO FLA ON
SEP 5 10 43 AM '95

RECEIVED: 1985-05-20

PREPARED BY:

Thomas G. Van Matre, Jr., of
TAYLOR & VAN MATRE, P.A.
4300 Bayou Blvd., Suite 16
Pensacola, FL 32503
(850) 474-1030

Our File: REL-1214

STATE OF FLORIDA
COUNTY OF ESCAMBIA

RECORDING : \$10.00
DOC. STAMPS: .70
TOAL \$10.70

QUITCLAIM DEED

610 Citrus Street
Pensacola, Florida 32505
Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: that JAMES H. COBURN and EILEEN K. COBURN, Husband and Wife, Grantors, for and in consideration of the sum of \$1.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, do REMISE, RELEASE, AND QUITCLAIM unto JAMES L. COBURN, Grantee, his successors and assigns, forever, any and all interest of Grantor in and to the following described real property situate in Escambia County, Florida, to-wit:

Begin at the Southeast corner of Section 34, Township 2 South, Range 30 West, thence run South 73 degrees 30 minutes West 1980 feet, thence run North 16 degrees 30 minutes West 1537 feet, thence run South 79 degrees 41 minutes West 1167 feet, thence run North 10 degrees 19 minutes West 216 feet for point of beginning. Continue same course 100 feet, thence run South 79 degrees 41 minutes West 241.44 feet, thence run South 21 degrees 39 minutes West 117.86 feet, thence run North 79 degrees 41 minutes East 303.83 feet to Point of Beginning. Being Lots 3 and 4 of the unrecorded Plat of Lee Gaffney's Subdivision of parts of Lot 82, Section 34, Township 2 South, Range 30 West according to Plat of said section as recorded in Deed Book 128 at Page 575 public records of Escambia County, Florida.

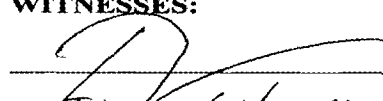
Grantors reserve a life estate interest in and to the above described property for the terms of Grantors' lives.


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

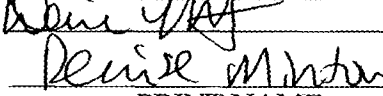
IN WITNESS WHEREOF, we have hereunto set our hands and seals the ____ day of June 2008.

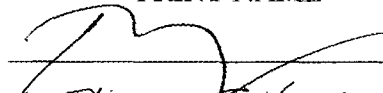
WITNESSES:


RECORDED AS RECEIVED

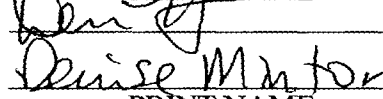

Thomas G. Van Matre, Jr.
PRINT NAME


JAMES H. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505


Denise Minton
PRINT NAME


Thomas G. Van Matre, Jr.
PRINT NAME


EILEEN K. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505

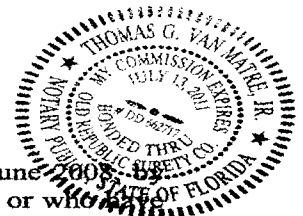

Denise Minton
PRINT NAME

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16TH day of June 2008, JAMES H. COBURN and EILEEN K. COBURN, who are personally known to me or who produced DAIVERS L.C. & FLORIDA I.D. as identification.

NOTARY PUBLIC

NOTICE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND/OR INSTRUCTIONS GIVEN TO TAYLOR & VAN MATRE, P.A., BY OUR CLIENT. NO TITLE SEARCH OR OTHER EVIDENCE OF TITLE WAS FURNISHED TO US IN CONNECTION WITH ITS PREPARATION.



PREPARED BY:

Thomas G. Van Matre, Jr., of
TAYLOR & VAN MATRE, P.A.
4300 Bayou Blvd., Suite 16
Pensacola, FL 32503
(850) 474-1030
Our File: REL-1214
STATE OF FLORIDA
COUNTY OF ESCAMBIA

RECORDING : \$10.00
DOC. STAMPS: .70
TOTAL \$10.70

CORRECTIVE QUITCLAIM DEED

610 Citrus Street
Pensacola, Florida 32505
Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: that JAMES H. COBURN and EILEEN K. COBURN, Husband and Wife, Grantors, for and in consideration of the sum of \$1.00, and other good and valuable considerations, the receipt of which is hereby acknowledged, do REMISE, RELEASE, AND QUITCLAIM unto JAMES L. COBURN, Grantee, his successors and assigns, forever, any and all interest of Grantor in and to the following described real property situate in Escambia County, Florida, to-wit:

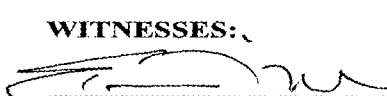
Begin at the Southeast corner of Section 34, Township 2 South, Range 30 West, thence run South 73 degrees 30 minutes West 1980 feet, thence run North 16 degrees 30 minutes West 1537 feet, thence run South 79 degrees 41 minutes West 1167 feet, thence run North 10 degrees 19 minutes West 216 feet for point of beginning. Continue same course 100 feet, thence run South 79 degrees 41 minutes West 241.44 feet, thence run South 21 degrees 39 minutes West 117.86 feet, thence run North 79 degrees 41 minutes East 303.83 feet to Point of Beginning. Being Lots 3 and 4 of the unrecorded Plat of Lee Gaffney's Subdivision of parts of Lot 82, Section 34, Township 2 South, Range 30 West according to Plat of said section as recorded in Deed Book 128 at Page 575 public records of Escambia County, Florida.

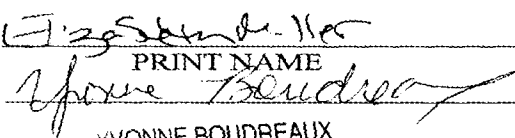
Grantors reserve a life estate interest in and to the above described property for the terms of Grantors' lives.

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

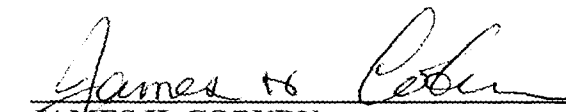
IN WITNESS WHEREOF, we have hereunto set our hands and seals the 16th day of June 2008.

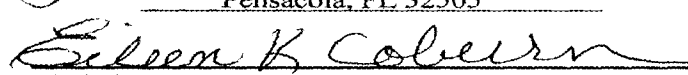
WITNESSES:



Elizabeth F. Miller
PRINT NAME


YVONNE BOUDREAU
PRINT NAME

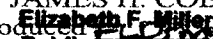
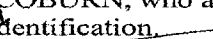
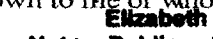


JAMES H. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505


EILEEN K. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of July, 2008, by JAMES H. COBURN and EILEEN K. COBURN, who are personally known to me or who have produced Florida Driver's License + FLID Card as identification.


Elizabeth F. Miller
Notary Public - State of Florida
My Commission Expires June 15, 2012

Elizabeth F. Miller
Notary Public - State of Florida
My Commission Expires June 15, 2012

Elizabeth F. Miller
Notary Public - State of Florida
My Commission Expires June 15, 2012

This is a corrective deed being recorded to correct a scrivener's error (change the word "lift" to "life") and complete the date of the conveyance on the Quitclaim Deed recorded in Official Record Book 6341 at Page 787 of the public records of Escambia County, Florida.

NOTICE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND ON INSTRUCTIONS GIVEN TO TAYLOR & VAN MATRE, P.A., BY OUR CLIENT. NO TITLE SEARCH OR OTHER EVIDENCE OF TITLE WAS FURNISHED TO US IN CONNECTION WITH ITS PREPARATION.

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

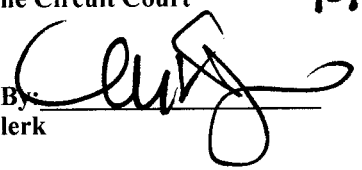
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 070873000 Certificate Number: 003072 of 2022**

Payor: JAMES COBURN 610 CITRUS ST PENSACOLA, FL 32505 Date 7/24/2024

Clerk's Check # 5509083430
Tax Collector Check # 1

Clerk's Total	\$540.64
Tax Collector's Total	\$1,830.89
Postage	\$32.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,421.33

**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>**