



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

1024-443

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:				Escambia, Florida	
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 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... 🔑
06/16/2008	6341	787	\$100	QC		
09/1985	2112	711	\$32,500	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features MOBILE HOME UTILITY BLDG

Section Map Id:
CA168

Approx. Acreage:
0.6092

Zoned: 🔑
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

Evacuation & Flood Information

Launch interactive Map

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Open Report

Buildings

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

Structural Elements

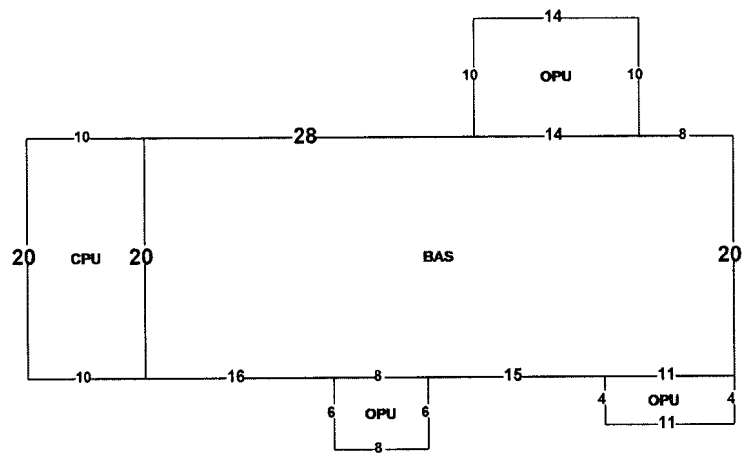
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD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

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)

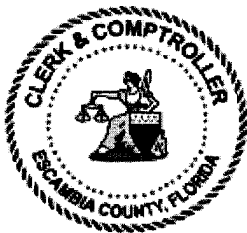
The assessment of the said property under the said certificate issued was in the name of

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**

**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.**

REC 55.00
DOC \$162.50

0327

REC-2112-711

State of Florida
COUNTY OF ESCAMBIA

WARRANTY DEED

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

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

Grantor, of
610 CITRUS PENSACOLA FL 32505

This Warranty Deed and "Grantee" shall include certain general provisions of the Uniform Gifts to Minors Act and shall also include but not be limited to the most complete and correct description of the following described real estate which may now and hereinafter be located in the State and County of ESCAMBIA

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 FLAT OF LEE GAFFNEY'S SUBDIVISION OF PARTS OF LOT 82, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST ACCORDING TO FLAT OF SAID SECTION AS RECORDED IN DEED BOOK 128 AT PAGE 575 PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

D. S. PD. 162.50
DATE 9-6-85
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. # 89-2043328-27-01

Subject to the provisions of the Uniform Gifts to Minors Act and the Uniform Transfers to Minors Act, the grantor hereby conveys, transfers and conveys to the grantee the above described real estate together with all and singular the tenements, hereditaments and appurtenances thereto in anywise whatsoever, together with all and singular the rights and benefits thereunto in anywise whatsoever, and the grantor covenants that he and his heirs, executors and administrators shall defend, save and secure the same, their heirs, executors and administrators, against all persons lawfully claiming the same, both as to title and as to possession, both as to the present and as to the future.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 5th day of SEP. 19 85.

Signed, sealed and delivered in the presence of
[Signature]
[Signature]

[Signature] (SEAL)
LARRY JAMES NIX
[Signature] (SEAL)
DOROTHY NIX STIDHAM

State of Florida
COUNTY OF ESCAMBIA

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

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

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



[Signature]
Notary Public
My commission expires 11/1/87

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
SEP 9 10 43 AM '85
394760

UNDERWOOD PRINTING CO. MOBILE

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.

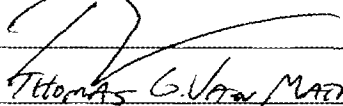
Grantors reserve a life estate interest in and to the above described property for the terms of Grantors' lives.

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

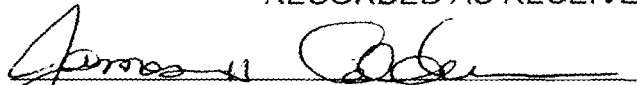
IN WITNESS WHEREOF, we have hereunto set our hands and seals the ____ day of June 2008.

WITNESSES:

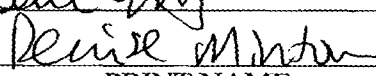
RECORDED AS RECEIVED



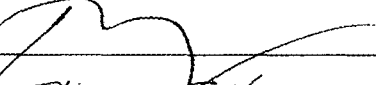
Thomas G. Van Matre Jr.
PRINT NAME



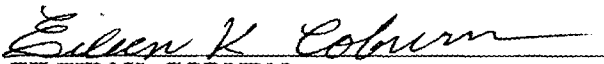
JAMES H. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505



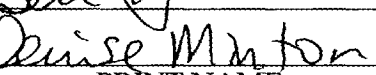
Denise Minton
PRINT NAME



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 DRIVERS LIC. + 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:

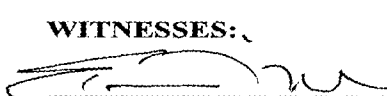
Begin at the Southeast corner of Section 34, Township 2 South, Range 30 West, thence run South 73 degrees 30 minutes West 1980 feet, thence run North 16 degrees 30 minutes West 1537 feet, thence run South 79 degrees 41 minutes West 1167 feet, thence run North 10 degrees 19 minutes West 216 feet for point 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.

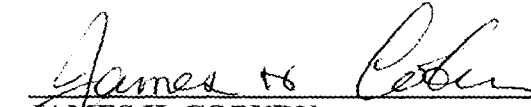
WITNESSES:

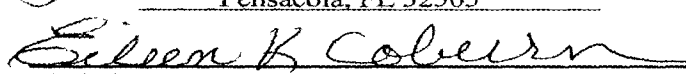




YVONNE BOUDREAU

PRINT NAME

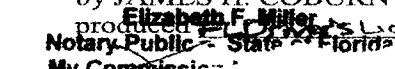


JAMES H. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505


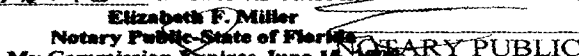
EILEEN K. COBURN
Address: 610 Citrus Street
Pensacola, FL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

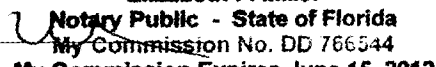
The foregoing instrument was acknowledged before me this 16th day of July, 2008, by JAMES H. COBURN and EILEEN K. COBURN, who are personally known to me or who have produced Florida Driver's License + FL ID Card as identification.



Elizabeth F. Miller
Notary Public - State of Florida
My Commission Expires June 15, 2008



Elizabeth F. Miller
Notary Public - State of Florida
My Commission Expires June 15, 2008
NOTARY PUBLIC
My Commission No. DD301908



Elizabeth F. Miller
Notary Public - State of Florida
My Commission No. DD 766544
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



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: 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

Reduced
to 1930.88

Received By: _____
 Deputy Clerk

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

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>