



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

0625.58

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	MCGOWAN WILLIAM D EST OF 8201 WESTERN WAY DR PENSACOLA, FL 32526 1400 N 49TH AVE 07-1603-000 LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654 OR 7875 P (Full legal attached.)	Certificate #	2022 / 3151
		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)
# 2022/3151	06/01/2022	962.57	48.13	1,010.70
→ Part 2: Total*				1,010.70

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)	1,010.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,090.13
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)	2,475.83

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: _____ Signature, Tax Collector or Designee	Escambia, Florida Date <u>April 25th, 2024</u>
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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>06/04/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS *625*

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.

LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654 OR 7875 P 60 OR 8066 P 399 OR 8096 P 24 CA 187

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400720

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
07-1603-000	2022/3151	06-01-2022	LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654 OR 7875 P 60 OR 8066 P 399 OR 8096 P 24 CA 187

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
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 ▶

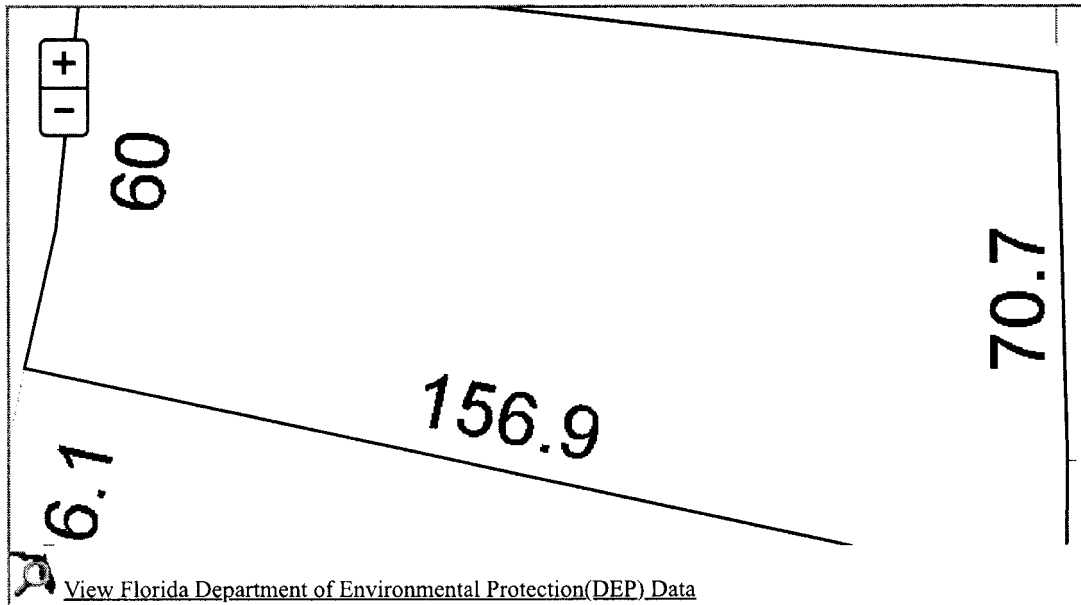
[Printer Friendly Version](#)

General Information Parcel ID: 3425301150027002 Account: 071603000 Owners: MCGOWAN WILLIAM D EST OF Mail: 8201 WESTERN WAY DR PENSACOLA, FL 32526 Situs: 1400 N 49TH AVE 32506 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>\$12,500</td> <td>\$69,698</td> <td>\$82,198</td> <td>\$62,833</td> </tr> <tr> <td>2022</td> <td>\$7,000</td> <td>\$58,304</td> <td>\$65,304</td> <td>\$57,121</td> </tr> <tr> <td>2021</td> <td>\$7,000</td> <td>\$45,907</td> <td>\$52,907</td> <td>\$51,929</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	\$12,500	\$69,698	\$82,198	\$62,833	2022	\$7,000	\$58,304	\$65,304	\$57,121	2021	\$7,000	\$45,907	\$52,907	\$51,929																																								
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Sales Data <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>06/07/2022</td> <td>8799</td> <td>1333</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>05/16/2019</td> <td>8096</td> <td>24</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>03/22/2019</td> <td>8066</td> <td>399</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>03/26/2018</td> <td>7875</td> <td>60</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>02/26/2018</td> <td>7860</td> <td>629</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>12/29/2017</td> <td>7831</td> <td>1818</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/10/2012</td> <td>6807</td> <td>654</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/1994</td> <td>3602</td> <td>7</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1979</td> <td>1970</td> <td>26</td> <td>\$100</td> <td>SM</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)	06/07/2022	8799	1333	\$100	OT		05/16/2019	8096	24	\$100	OT		03/22/2019	8066	399	\$100	OT		03/26/2018	7875	60	\$100	QC		02/26/2018	7860	629	\$100	QC		12/29/2017	7831	1818	\$100	QC		01/10/2012	6807	654	\$100	QC		06/1994	3602	7	\$100	WD		09/1979	1970	26	\$100	SM		2023 Certified Roll Exemptions None				
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Legal Description LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654 OR 7875 P 60 OR 8066 P...																																																																						
Extra Features None																																																																						
Parcel Information					Launch Interactive Map																																																																	

Section
Map Id:
CA187

Approx.
Acreage:
0.2298

Zoned: 
MDR
MDR
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Evacuation
& Flood
Information
[Open](#)
Report

Buildings

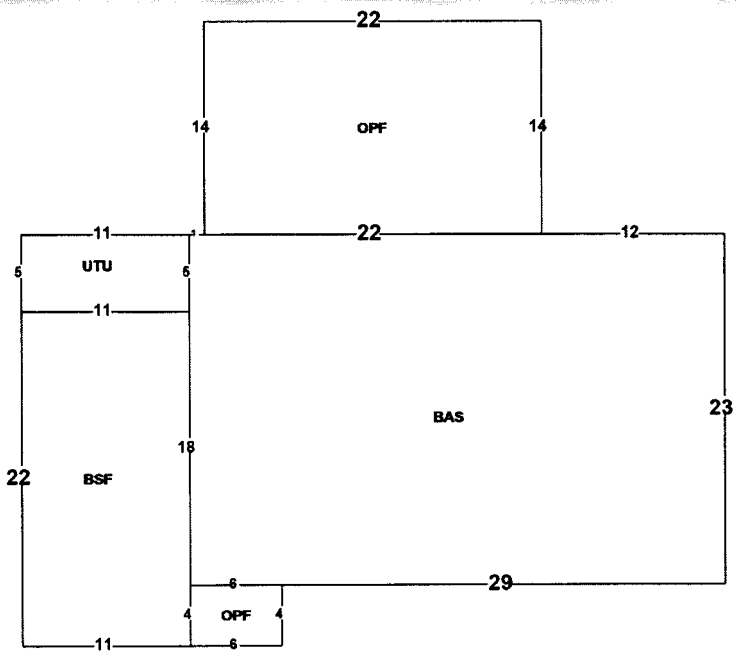
Address:1400 N 49TH AVE, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83260

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-CONCRETE BLOCK
- FLOOR COVER-ASPHALT TILE
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-WALL/FLOOR FURN
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-3
- NO. STORIES-1
- ROOF COVER-METAL/MODULAR
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1434 Total SF

- BASE AREA - 805
- BASE SEMI FIN - 242
- OPEN PORCH FIN - 332
- UTILITY UNF - 55



Images

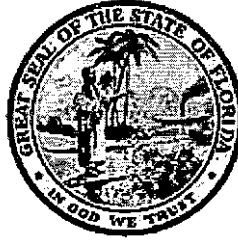


6/23/2023 12:00:00 AM

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:05/06/2024 (tc.6156)

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: 071603000 Certificate Number: 003151 of 2022

Payor: DOROTHY LEAHY 8201 WESTERN WAY DR PENSACOLA FL 32526 Date 5/30/2024

Clerk's Check #	1	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$3,002.00
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,670.76

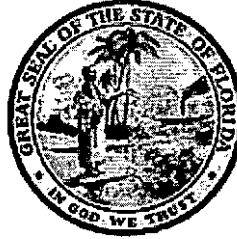
\$2,662.06

\$2,679.06

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By
 Deputy Clerk

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



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

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

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

**Case # 2022 TD 003151
 Redeemed Date 5/30/2024**

Name DOROTHY LEAHY 8201 WESTERN WAY DR PENSACOLA FL 32526

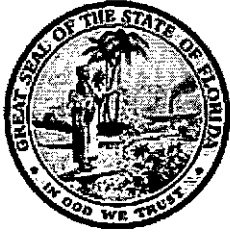
Clerk's Total = TAXDEED	\$551.76	<i>\$ 2,1662.06</i>
Due Tax Collector = TAXDEED	\$3,002.00	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 071603000 Certificate Number: 003151 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="5/30/2024"/>
Months	14	1
Tax Collector	<input type="text" value="\$2,475.83"/>	<input type="text" value="\$2,475.83"/>
Tax Collector Interest	\$519.92	\$37.14
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,002.00	<input type="text" value="\$2,519.22"/> 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	\$95.76	\$6.84
Total Clerk	\$551.76	<input type="text" value="\$462.84"/> 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	\$3,670.76	\$2,999.06
	Repayment Overpayment Refund Amount	\$671.70
Book/Page	<input type="text"/>	<input type="text"/>



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 #: 07-1603-000 CERTIFICATE #: 2022-3151

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: February 11, 2005 to and including February 11, 2025 Abstractor: K GERARD

BY

Michael A. Campbell,
As President
Dated: February 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **07-1603-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF WILLIAM D MCGOWAN**

By Virtue of Warranty Deed recorded 6/24/1994 in OR 3602/7 and Death Certificate Affidavit OR 8096/24 Continuous Marriage Affidavit OR 8096/25 and Death Certificate OR 8799/1333 and Quit Claim Deeds recorded in OR 6807/654, OR 7831/1818, OR 7860/629 and OR 7875/60 and Death Certificate OR 8066/399

ABSTRACTOR'S NOTE: WE FIND NO PROBATE ON WILLIAM D MCGOWAN BUT THERE IS A WILL ON DEPOSIT IN PROBATE CASE #2019-CP-000347 SO WE HAVE INCLUDED THE HEIRS LISTED 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:
 1. **Judgment in favor of Escambia County recorded 8/3/2007 – OR 6193/1774**
 2. **Judgment in favor of Escambia County recorded 8/3/2007 – OR 6193/1775**
 3. **Judgment in favor of Escambia County recorded 10/29/2007 – OR 6239/349**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 07-1603-000

Assessed Value: \$69,116.00

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: _____ **JUNE 4, 2025** _____
TAX ACCOUNT #: _____ **07-1603-000** _____
CERTIFICATE #: _____ **2022-3151** _____

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2024</u> tax year. |

ESTATE OF WILLIAM D MCGOWAN
JAMES R THOMPSON
TIFFANY ANGEL GUY
DOROTHY ANN LEAHY AS
PERSONAL REPRESENTATIVE
8201 WESTERN WAY DR
PENSACOLA, FL 32526

ESTATE OF WILLIAM D MCGOWAN
JAMES R THOMPSON
TIFFANY ANGEL GUY
DOROTHY ANN LEAHY AS
PERSONAL REPRESENTATIVE
1400 N 49TH AVE
PENSACOLA, FL 32506

JAMES THOMPSON
491 ANNIE BELL DR
CANTONMENT, FL 32533

JAMES THOMPSON
7040 BEN SASSER DR
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 18th day of February 2025.
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

February 18, 2025

Tax Account #:07-1603-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654
OR 7875 P 60 OR 8066 P 399 OR 8096 P 24 CA 187**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1603-000(0625-58)

6.00
70
6.70

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Sylvia M. Thompson, Mc Gowan

for and in consideration of _____ DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto William David Mc Gowan AND Sylvia M. Mc Gowan, Husband and Wife

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the _____ County of _____ State of _____

to-wit: Lot 27 Block 2, Resub. of Pen Haven, a subdivision of a portion of section 34 Township-2-South Range 30 West Recorded in Plat Book 2, at Page 98 of the Public Records of Escambia County, Florida

D.S. PD. \$.70
DATE 6-24-94
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. #59-204328-27-01

Instrument 00138757
Filed and recorded in the public records
JUNE 24, 1994
at 10:10 A.M.
In Book and Page noted above or hereon and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

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

And _____ covenant _____ that _____ well seized of an indefeasible estate in fee simple in the said property, and ha _____ a good right to convey the same; that it is free of lien or encumbrance, and that _____ heirs, executors and administrators, the said grantee _____ heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I _____ have hereunto set my hand and seal this 24th day of June A. D. 1994

Signed, sealed and delivered in the presence of

Betty L Bruchman
Doris C Harris
Betty L Bruchman
Doris C Harris

Sylvia M Thompson Mc Gowan (SEAL)
Sylvia M Thompson McGowan (SEAL)

_____ (SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared _____ Sylvia M. Thompson McGowan who produced Florida Drivers License #A0292057208, and _____

his wife, known to me, and known to me to be the individual _____ described by said name _____ in and who executed the foregoing instrument and acknowledged that _____ he _____ executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of June 1994

This instrument was prepared by:
William D. Mc Gowan
8201 Westway Drive
Address Pensacola, Florida 32526

Marilyn Grigrey
Notary Public
Marilyn Grigrey
Notary Public - State of Florida
My commission expires Nov. 22, 1996
CC 242753

10.00

Prepared by and Return to:
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507
File Number: 1-53772

AFFIDAVIT-DEATH CERTIFICATE

STATE OF Florida
COUNTY OF Escambia

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid personally appeared, Lisa Durant Thompson who after being duly sworn deposes and says:

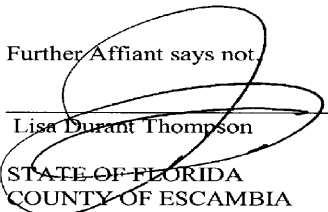
That I have reviewed a certified copy of the Death Certificate of Sylvia Marline McGowan (the deceased), a copy of which I have retained in my file in conjunction with the sale or finance of real property located in Escambia County, Florida, to wit:

A Parcel of Lot 4 in Section 7, Township 3 South, Range 32 West, Escambia County, Florida, described as follows: Commence at the Northeast corner of said Lot 4 run Westerly along the North line of Lot 4 a distance of 372.0 feet thence Southerly at right angles a distance of 210.0 feet to a Point of Beginning thence Northerly along line last traversed a distance of 150.0 feet to a point which is 60.0 feet South of the North line of said Lot 4 thence run Westerly at right angles a distance of 88.0 feet thence run Southerly at right angles a distance of 150.0 feet thence run Easterly at right angles a distance of 88.0 feet to the Point of Beginning all lying and being in Section 7, Township 3 South, Range 32 West, Escambia County, Florida.

The following information is contained within the Death Certificate pertaining to the Deceased:

Sex: Female
Date of Birth: 5/3/38
Date of Death: 12-31-15
Place of Residence: 8201 Western Way Drive, Pensacola, FL 32526
Marital Status: Married
Surviving Spouses Name: William McGowan
Certifier: Name and Address: Gary Gottehlf
ME 35416

Further Affiant says not



Lisa Durant Thompson

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me by Lisa Durant Thompson this 9th day of May, 2019.

Notary Public 

Commission Number: Shannon Senkarik

Printed Name: _____
My Commission Expires: _____



SHANNON SENKARIK
Commission # GG 190270
Expires July 23, 2021
Bonded Thru Budget Notary Services

10.00

PREPARED BY: William E. Farrington, II
RECORD & RETURN TO:
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507

File No: 1-53772

CONTINUOUS MARRIAGE AFFIDAVIT

BEFORE ME, the undersigned authority, this day personally appeared **Tiffany Angel Guy** who after first being duly sworn, deposes and says:

1. That Affiant is the owner of the following described property:

A Parcel of Lot 4 in Section 7, Township 3 South, Range 32 West, Escambia County, Florida, described as follows: Commence at the Northeast corner of said Lot 4 run Westerly along the North line of Lot 4 a distance of 372.0 feet thence Southerly at right angles a distance of 210.0 feet to a Point of Beginning thence Northerly along line last traversed a distance of 150.0 feet to a point which is 60.0 feet South of the North line of said Lot 4 thence run Westerly at right angles a distance of 88.0 feet thence run Southerly at right angles a distance of 150.0 feet thence run Easterly at right angles a distance of 88.0 feet to the Point of Beginning all lying and being in Section 7, Township 3 South, Range 32 West, Escambia County, Florida.

2. That Affiant has knowledge that William David McGowan and Sylvia M. McGowan were married when they took title and were continuously married without interruption to the date of death of Sylvia M. McGowan on Dec. 31, 2015 as evidenced by a copy of the death certificate which has been examined and will be retained in the closing file referenced herein. Sylvia M. McGowan died in the State of Florida. I am selling to a third party purchaser and the property was listed for sale.

3. Affiant states that **Tiffany Angel Guy** is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

4. Affiant further certifies that **Tiffany Angel Guy** has read the full facts contained in this Affidavit and understands its context.

5. That Affiant is executing this Affidavit to induce **Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.** and **Westcor Land Title Insurance Company**, to issue a policy of title insurance, based on facts contained herein.

Further AFFIANT SAYETH NAUGHT.

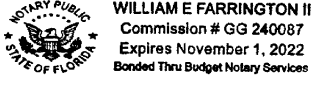
Tiffany Angel Guy
Tiffany Angel Guy
Address: 5160 Guy Lane, Pace, Florida 32571

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was sworn to, subscribed and acknowledged before me this 9th day of May, 2019, by **Tiffany Angel Guy** who is personally known to me or who has produced DLHcupa R as identification and who did take an oath.

William E. Farrington II
NOTARY PUBLIC
Notary Print Name

My Commission expires: _____
Notary Seal



Prepared by: Christine A. Smith
4438 Bellview Ave. Pensacola, Fl. 32526
(850) 501-3527

QUIT CLAIM DEED

State of Florida
Escambia County

THIS QUIT CLAIM DEED, executed this 10th day of January, 2012, by William D. and Sylvia M. McGowan of 8201 Western Way Dr., Pensacola, Fl. 32526 Quit Claim unto William D. McGowan, Sylvia M. McGowan and Dorothy Ann Leahy, 1400 N 49th Ave. Pensacola, Fl. 32506
LT 27 BLK 2 DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 CA 187

WITNESSETH, that the said first party, for good consideration for the sum of one Dollars (\$1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances 1400 N. 49th Ave., Escambia County, Pensacola, Florida, 32506.

William D. McGowan
William D. McGowan

Sylvia M. McGowan
Sylvia M. McGowan

IN WITNESS WHEREOF, the said first party has signed and sealed these presents this 10th day, January, 2012.

Signed, sealed and delivered in the presence of:

Robert Hendrix
Robert Hendrix

Elizabeth Davis
Elizabeth Davis
1016 Webster
Pensacola, FL 32505

STATE OF FLORIDA, COUNTY OF ESCAMBIA

On January 10th, 2012 before me, William D. and Sylvia M. McGowan personally appeared, personally known to me to be the person whose name is subscribed to within this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Christine Ann Smith
NOTARY PUBLIC: Christine Ann Smith



This Instrument Prepared by:
Dorothy Ann Leahy
8201 Western Way Dr., Pensacola, FL 32526

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QUIT CLAIM DEED

This Quit Claim Deed, Executed the 29th day of December, 2017
by William D. McGowan, a Widower and Dorothy Ann Leahy, a single woman (Father/Daughter)
Whose post office address is 8201 Western Way Dr., Pensacola, FL 32526 First Party.

TO William D. McGowan, a widower and Dorothy Ann Leahy, a single woman (Father/Daughter)
As Joint Tenants With Rights of Survivorship Whose post office address is 8201 Western Way Dr.,
Pensacola, FL 32526 Second Party. (Wherever used herein the terms "first Party and "second Party" include all parties to this
instrument and the heirs, legal representatives, a0nd the successors and assigns of Corporations wherever the context so admits or requires)

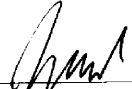
Witnesseth, That the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) In hand
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise,
release, and quit claim unto the second party forever, all the right, title, interest, claim and demand
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:


PARCEL ID# 342S301150027002 Known as: 1400 N. 49th Ave., Pensacola, FL 32506
LT 27, BLK 2, DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654
CA 187

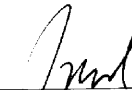
Subject To all rights, reservations, restrictions, agreements and easements of record if any.


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:



Witness Signature (to Grantor) JOHN ENGLISH
Printed Name


Witness Signature (to Grantor) LISA ENGLISH
Printed Name


Witness Signature (to Grantor) JOHN ENGLISH
Printed Name

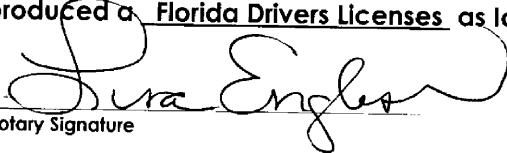

Witness Signature (to Grantor) LISA ENGLISH
Printed Name


Grantor William D McGowan


Grantor Dorothy Ann Leahy

STATE OF FLORIDA
COUNTY OF ESCAMIBA

The foregoing Instrument was acknowledged before me this December 29, 2017,
by William D. McGowan and Dorothy Ann Leahy, Who is Personally known to me or who has
produced a Florida Drivers Licenses as Identification.


Notary Signature



This Instrument Prepared by:
Dorothy Ann Leahy
8201 Western Way Dr., Pensacola, FL 32526

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CORRECTIVE DEED

CORRECTING OWNERSHIP FROM JTWROS TO GRANTOR WILLIAM D. MCGOWAN RESERVING A
LIFE ESTATE IN THE PROPERTY PREVIOUSLY RECORDED IN OR 7831 PG 1818

THIS CORRECTIVE DEED, Executed the 26th day of February, 2018
by William D. McGowan, a Widower and Dorothy Ann Leahy, a single woman (Father/Daughter)
Whose post office address is 8201 Western Way Dr., Pensacola, FL 32526 First Party.

TO Dorothy Ann Leahy, a single woman (Daughter) Whose post office address is 8201 Western Way
Dr., Pensacola, FL 32526 Second Party. (Wherever used herein the terms "first Party and "second 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 \$10.00 (Ten Dollars) 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:

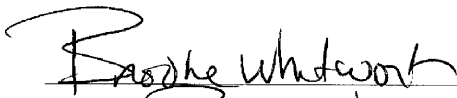
PARCEL ID# 342S301150027002 Known as: 1400 N. 49th Ave., Pensacola, FL 32506
LT 27, BLK 2, DB 554 P 63 RE S/D PEN HAVEN PB 2 P 98 OR 1970 P 26 OR 3602 P 7 OR 6807 P 654
CA 187

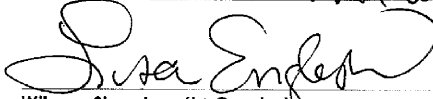
GRANTOR WILLIAM D. MCGOWAN RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY, ONLY
TRANSFERRING OWNERSHIP TO DOROTHY ANN LEAHY UPON DEATH OF WILLIAM D. MCGOWAN

Subject To all rights, reservations, restrictions, 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:


Witness Signature (to Grantor)
Printed Name Brooke Whitworth


Witness Signature (to Grantor)
Printed Name LISA ENGLISH


Grantor William D McGowan

Brooke Whitworth
Witness Signature (to Grantor)
Printed Name Brooke Whitworth

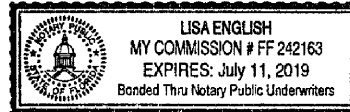
Dorothy Ann Leahy
Grantor Dorothy Ann Leahy

Lisa English
Witness Signature (to Grantor)
Printed Name Lisa English

STATE OF FLORIDA
COUNTY OF ESCAMIBA

The foregoing Instrument was acknowledged before me this February 26, 2018
by William D. McGowan and Dorothy Ann Leahy, Who is Personally known to me or who has
produced a Florida Drivers Licenses as Identification.

Lisa English
Notary Signature



Prepared By:
Charles P. Hoskin, Esquire
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
File Number: _____
Parcel ID Number: 342S301150027002.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Dorothy Ann Leahy, a single woman, whose address is 8201 Western Way Dr., Pensacola, FL 32526, (hereafter "Grantor") for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does remise, release, convey and quit claim unto William D. McGowan, an un-remarried widower, (hereafter "Grantee") whose mailing address is 8201 Western Way Dr., Pensacola, FL 32526, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 27, Block 2, re-subdivision of Pen Haven, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, recorded in Plat Book 3 at Page 98 of the public records of Escambia County, Florida.

The Parties hereto represent and acknowledge that legal description was furnished by the Grantor and the Grantee, that the preparer of this deed did not examine title or verify the legal description and that the preparer makes no representations or warranties regarding the accuracy of the legal description and the condition of the title.

Note: This Quit Claim Deed is being given to correct the errors in that certain Quit Claim Deed recorded in OR Book 7831 at Page 1818, and that certain Corrective Deed recorded at OR Book 7860 Page 629 of the public records of Escambia County, Florida, to correct and confirm title in William D. McGowan.

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 GRANTOR, either in law or equity, to the only proper use, benefit and be hoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents on March 26, 2018.


Signed In The Presence
Of The Following Witnesses:

[Signature]
Print Name: Marky Free
[Signature]
Print Name: CHARLES P. HOSKIN

[Signature]
Dorothy Ann Leahy

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 26 day of March, 2018, by Dorothy Ann Leahy, who is personally known to me or who produced Florida Drivers License as identification.

 CHARLES P. HOSKIN
Notary Public, State of Florida
My Comm. Expires Dec. 22, 2020
Commission No. GG57626

[Signature]
Notary Public for the State of Florida

2019 CP 000347 - THE ESTATE OF: MCGOWAN, WILLIAM D

SUMMARY

Judge: [T] KINSEY, JENNIE	Case Type: WILL ON DEPOSIT	Status: CLOSED
Case Number: 2019 CP 000347	Uniform Case Number: 172019CP000347XXXXXX	
Clerk File Date: 3/19/2019	Status Date: 3/19/2019	
SAO Case Number:	Total Fees Due: 0.00	
Agency:	Agency Report #:	Custody Location:

PARTIES

TYPE	PARTY NAME	ATTORNEY
APPLICANT	EMMANUEL SHEPPARD & CONDON	
DECEDENT	MCGOWAN, WILLIAM D	
WITNESS	FREE, MARILYN	
WITNESS	ROBERTS, SUSAN M	

EVENTS

DATE	EVENT	JUDGE	LOCATION	RESULT
No Events on Case				

CASE HISTORY

CASE NUMBER	CHARGE DESCRIPTION	CASE STATUS	DISPOSITION	OUTSTANDING AMOUNT	NEXT EVENT	ALERTS
No Additional Cases						






FEES

COUNT	CODE	DESCRIPTION	ASSESSMENT	PAID	WAIVED	BALANCE	PAYMENT PLAN / JUDGMENT	DUE DATE
	COPIES	COPIES	\$5.00	\$5.00	\$0.00	\$0.00		
	COPIES	COPIES	\$5.00	\$5.00	\$0.00	\$0.00		

RECEIPTS

DATE	RECEIPT #	APPLIED AMOUNT
8/9/2022	2022059864	\$5.00
8/19/2019	2019074866	\$5.00

CASE DOCKETS

DIN	IMAGE	DATE	ENTRY
8		8/9/2022	PAYMENT \$5.00 RECEIPT #2022059864
7		8/19/2019	PAYMENT \$5.00 RECEIPT #2019074866
6		3/19/2019	CASE CLOSED
5		3/19/2019	RECEIPT FOR WILL
4	 5	3/19/2019	LAST WILL AND TESTAMENT - ORIGINAL
3		3/19/2019	CORRESPONDENCE FILED
2		3/19/2019	KINSEY, JENNIE: ASSIGNED
1		3/19/2019	CASE FILED 03/19/2019 CASE NUMBER 2019 CP 000347

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 CO 024694 A
CITATION NO: 13313
/ DOB: 12/09/1963

VS

JAMES THOMPSON
7040 BEN SASSER DR
PENSACOLA FL 32526

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 AUG - 1 P 3:21
COUNTY GOVERNMENTAL CENTER
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$64.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$74.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 1st day of August, 2007.

Jorge H. Wells
Judge

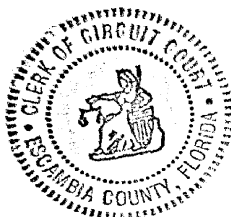
ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 1st day of August, 2007.

Case: 2007 CO 024694 A
00023064528
Dkt: MM815 Pg#:



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: Diane DePascalis
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 CO 024693 A
CITATION NO: 13312
/ DOB: 12/09/1963

VS

JAMES THOMPSON
7040 BEN SASSER DR
PENSACOLA FL 32526

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 AUG - 1 P 3: 29
COUNTY CLERK'S OFFICE
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$64.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$74.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 1st day of August, 2007.


[Signature]
Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 1st day of August, 2007.

Case: 2007 CO 024693 A

00050842994
Dkt: MM815 Pg#:



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: [Signature]
Deputy Clerk