

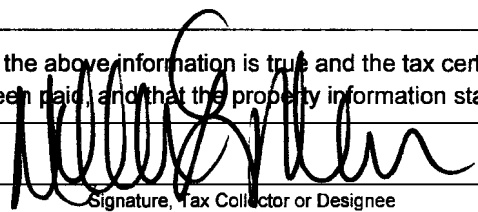


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0325.54

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 17, 2024	
Property description	RIOS CARLOS ALBERTO VIDAL 21 HORSESHOE CT PENSACOLA, FL 32504 22 BESMA DR 07-1823-000 LT 34 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 8593 P 116 CA 173		Certificate #	2022 / 3179	
			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)	
# 2022/3179	06/01/2022	836.45	41.82	878.27	
→ Part 2: Total*				878.27	
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)
# 2023/3190	06/01/2023	733.57	6.25	121.04	860.86
Part 3: Total*					860.86
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)					1,739.13
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					731.35
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)					2,845.48
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 Date May 3rd, 2024		

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u>	
Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400280

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
07-1823-000	2022/3179	06-01-2022	LT 34 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 8593 P 116 CA 173

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-17-2024  
Application Date

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

Parcel Information

Section  
Map Id:  
CA173

Approx.  
Acreage:  
0.1612

Zoned: MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

Launch Interactive Map

120.8

115

60

64.9

65

58.3

29.9

31.8

61.6

61.5

115

60

115

60

0 100 Feet

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

MDR  
MDR  
MDR  
MDR

**Evacuation  
& Flood  
Information**  
Open  
Report

**Buildings**

Address: 22 BESMA DR, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83473

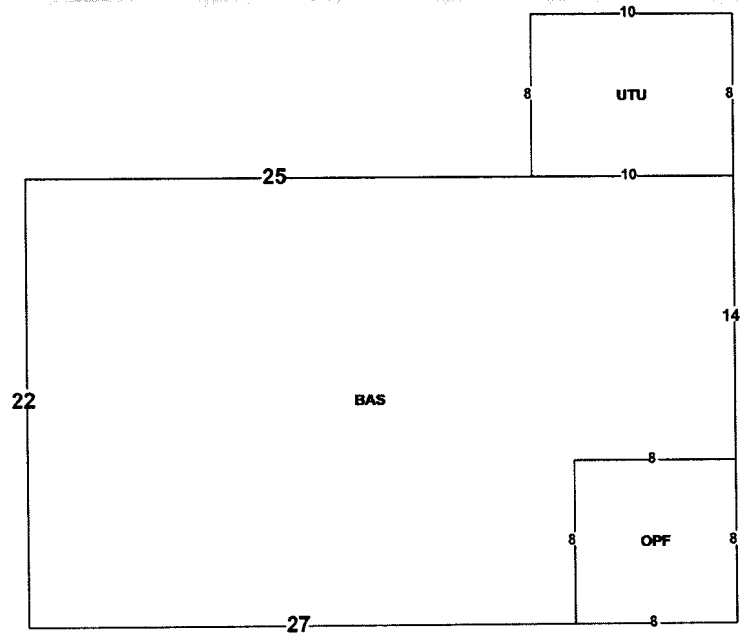
**Structural Elements**

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-ROLLED ROOFING**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



Areas - 850 Total SF

**BASE AREA - 706**  
**OPEN PORCH FIN - 64**  
**UTILITY UNF - 80**



**Images**



2/6/2023 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: 05/07/2024 (tc.3625)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 03179**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 34 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 8593 P 116 CA 173**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071823000 (0325-54)**

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

**CARLOS ALBERTO VIDAL RIOS**

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

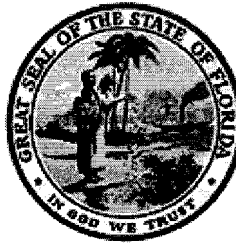
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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



**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: 071823000 Certificate Number: 003179 of 2022**

**Payor: CARLOS ALBERTO VIDAL RIOS 190 SAINT BARNABAS ST PENSACOLA FL 32503  
Date 6/6/2024**

Clerk's Check # 1  
Tax Collector Check # 1

Clerk's Total \$531.24  
Tax Collector's Total \$3,321.23  
Postage \$100.00  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received \$3,969.47

*Redeemed*  
**PAM CHILDERS  
Clerk of the Circuit Court**

**\$3103.77**

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>**



**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 #: 07-1823-000 CERTIFICATE #: 2022-3179

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024



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

November 22, 2024

Tax Account #: **07-1823-000**

1. The Grantee(s) of the last deed(s) of record is/are: **FEE SIMPLE TITLE IS HELD BY LESLIE E MOORER CONTRACTUAL INTEREST IS HELD BY CARLOS ALBERTO VIDAL RIOS**

**By Virtue of Agreement For Deed recorded 5/8/1997 in OR 4128/842 and by virtue of Warranty Deed recorded 08/09/2021 in OR 8593/116**

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. NONE**

4. Taxes:

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

**Tax Account #: 07-1823-000**

**Assessed Value: \$46,181.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>MAR 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>07-1823-000</u>
<b>CERTIFICATE #:</b>	<u>2022-3179</u>

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.

**CARLOS ALBERTO VIDAL RIOS**  
**21 HORSESHOE CT**  
**PENSACOLA FL 32504**

**CARLOS ALBERTO VIDAL RIOS**  
**22 BESMA DR**  
**PENSACOLA FL 32506**

**LESLIE MOORER**  
**3375 SUNCHASE COURT**  
**MOBILE, AL 36695**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 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**

**November 22, 2024**

**Tax Account #:07-1823-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 34 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 8593 P 116 CA 173**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-1823-000(0325-54)**

Fed Stamp \$3.30  
State Stamp \$16.00  
Reading \$1.75  
State of Florida  
Escambia County

DEED 538 PAGE 274

PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.  
1149-L

WARRANTY DEED

22 Beaumont Dr. Pen Haven, Cal. by

Know All Men by These Presents: That WE,

CLOVIS J. ORGERON and wife, JANET T. ORGERON

for and in consideration of  
Ten Dollars and other valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

VERA P. MOORER, a widow

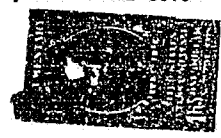
her

heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Lot 34, Block 7, in First Addition to PEN HAVEN, a subdivision of a portion of Section 34,  
Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said Sub-  
division recorded in Plat Book 3, at Page 14, of the Public Records of Escambia County,  
Florida.

Subject to any and all restrictive covenants and easements of record which are not hereby  
reimposed.

This property is conveyed subject to that certain mortgage dated July 1, 1953, in the  
original amount of \$6,300.00, executed in favor of Stockton, Whatley, Davin & Company and  
recorded in Mortgage Book 384, at Page 31, of the Public Records of Escambia County, Florida,  
which mortgage, the grantee as part consideration for this conveyance, hereby assumes and  
agrees to pay according to its terms; to fulfill all obligations and to perform all cove-  
nants of the mortgagors under the terms of the said mortgage.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that we, our heirs, executors and administrators, the said grantee, her 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, we have hereunto set our hand and seal this 10th  
day of August A. D. 19 60

Signed, sealed and delivered in the presence of

J. Powers Campbell  
Marion Wilson

Clovis J. Orgeron (SEAL)  
Janet T. Orgeron (SEAL)  
JANET T. ORGERON  
7 PH 50  
NOTARY PUBLIC  
ESCAMBIA COUNTY  
FLORIDA

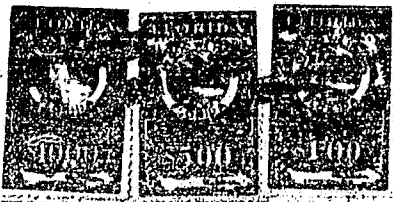
State of Florida  
Escambia County

Before the subscriber personally appeared Clovis J. Orgeron  
and Janet T. Orgeron

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

Given under my hand and official seal this 10th day of August 19 60

J. Powers Campbell  
Notary Public.  
My commission expires July 12 1964



94450  
1002  
25-60

Form 117 Florida AGREEMENT FOR DEED.

THIS INSTRUMENT PREPARED BY:

TOMMY E. McPHERSON  
Attorney at Law  
601 New Warrington Road  
Pensacola, FL 32506  
Tele: 904/453-9549

executive line

date 6/20/92  
711

Articles of Agreement, Made this 20th day of June  
in the year of our Lord one thousand nine hundred and ninety-two

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Between VERA P. MOORER SANSOM, an unmarried widow,  
7200 West Jackson Street, Pensacola, FL 32506 party of the first part, and  
WILLIAM B. DOXTATOR and WILMA D. DOXTATOR, husband and wife,  
20 Besma Drive, Pensacola, FL 32506 party of the second part,

Witnesseth, that if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party of the first part hereby covenants and agrees to convey and assure to the said party of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed, the lot, piece, or parcel, of ground situated in the County of Escambia, State of Florida, known and described as follows, to-wit:

Lot 34, Block 7, in First Addition to PEN HAVEN, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said Subdivision recorded in Plat Book 3, at Page 14, of the Public Records of Escambia County, Florida.

Subject to any and all restrictive covenants and easements of record which are not hereby reimposed.

and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of EIGHT THOUSAND and no/100-----  
-----(\$8,000.00)-----Dollars, in the manner following

In consecutive monthly installments of One Hundred Thirty-Two and 59/100 Dollars (\$132.59) each, including principal and interest, commencing on July 20, 1992, and due and payable on the 20th day of each month thereafter until paid in full,

with interest at the rate of 6% per centum, per annum payable monthly ~~annually~~ on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year -----1991-----, and to keep the buildings upon said premises insured in some company satisfactory to the party of the first part in a sum not less than Nine Thousand and no/100-----  
-----(\$9,000.00)-----Dollars during the term of this agreement.

And in case of failure of the said party of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, his contract shall, at the option of the party of the first part, be forfeited and terminated, and the party of the second part shall forfeit all payments made on this contract; and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by him sustained, and said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefore, and at the option of the party of the first part the unpaid balance shall without demand become due and payable, and all costs and expenses of collection of said moneys by foreclosure or otherwise, including solicitor's fees, shall be paid by the party of the second part, and the same are hereby secured.

It Is Mutually Agreed, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In Witness Whereof, The parties to these presents have hereunto set their hands at seals the day and year first above written.

Signed, Sealed and Delivered in presence of:

Robt M. McPherson  
Blady D. White

Vera P. Moorer Sansom  
WILLIAM B. DOXTATOR  
WILMA D. DOXTATOR

887073

FILED & RECORDED IN  
ARTICLES of AGREEMENT

FOR DEED  
JUN 24 2 45 PM '92

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Pensacola, Escambia County, Florida, this 24th day of June, 1992.

TO

Date

State of Florida

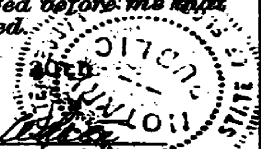
County of ESCAMBIA

I Herby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, VERA P. MOORER SANSOM - 5525-875-21-771-D FL DL, WILLIAM B. DOXTATOR - FL D/L # 0233-922-45-168 and WILMA D. DOXTATOR FL D/L # 0233-922-511-3, husband and wife, to me well known and known to me to be the persons described in and who, upon oath, executed the foregoing agreement; and they acknowledged before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal at Pensacola  
County of Escambia, and State of Florida, this  
day of June, A. D. 1992.

My Commission Expires 7/24/93

Notary Public Gladys G. White  
Comm. #693087



Received on within Contract the following sums:

DATE	INTEREST	PRINCIPAL	REMARKS
19	0	0	0

Received \$ 2560 in  
Payment of Documentary Stamps  
Cert. # 59-204338-27-01 and  
\$ 16.00 in payment of  
Class C Intangible Personal  
Property Tax.  
Joe A. Flowers, Comptroller  
Escambia County, Florida  
D/S

Date: 6-24-92

Received on within Contract the following sums:

DATE	INTEREST	PRINCIPAL	REMARKS
19	0	0	0

DATE	INTEREST	PRINCIPAL	REMARKS
19	0	0	0

31958 712

# Know All Men By These Presents:

That I, LESLIE E. MOORER, personal representative of the estate of  
 (I, We)  
VERA P. SANSOM,  
 of the first part, in consideration of the sum of OR BK 4128 PG0842 party  
Escambia County, Florida  
INSTRUMENT 97-384083  
TEN AND NO/100 (\$10.00) Dollars,  
 and other valuable considerations, received from or on behalf of LESLIE E. MOORER

of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby  
 acknowledged, do hereby grant, bargain, sell, assign, transfer and set over unto the said party of the  
 second part a certain agreement for deed bearing date the 20th day of June A. D. 1992  
 made by VERA P. MOORER SANSOM

in favor of WILLIAM B. DOXTATOR and WILMA D. DOXTATOR  
 and recorded in Official Records Book 3195, page 711, public records of  
Escambia County, Florida, upon the following described piece or parcel of land, situate and  
 being in said County and State, to-wit:

Lot 34, Block 7, in First Addition to Pen Haven, a subdivision of a  
 portion of Section 34, Township 2 South, Range 30 West, Escambia  
 County, Florida, according to plat of said subdivision recorded in  
 Plat Book 3, at Page 14, of the Public Records of Escambia County,  
 Florida.

Subject to any and all restrictive covenants and easements of record  
 which are not hereby reimposed.

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 97-384083

RCD May 08, 1997 12:22 pm  
 Escambia County, Florida

Together with the note or obligation described in said agreement for deed and the moneys due and to become  
 due thereon, with interest from the 4th day of July, 1994.

**To Have and to Hold** the same unto the said party of the second part, his  
 heirs, legal representatives, successors and assigns forever.

**In Witness Whereof**, I have hereunto set my hand and seal, this 16th  
 day of November, A. D., 19 94

Signed, sealed and delivered in presence of:

Tommy E. McPherson  
 TOMMY E. MCPHERSON  
Cynthia J. Gordon  
 CYNTHIA J. GORDON

Leslie E. Moorer L.S.  
 LESLIE E. MOORER

STATE OF FLORIDA,  
 COUNTY OF ESCAMBIA }

I HEREBY CERTIFY that on this day, before me, an  
 officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

LESLIE E. MOORER

to me known to be the person described in and who executed the foregoing instrument and he acknowledged  
 before me that he executed the same, upon oath.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of  
 November A. D. 19 94



ROBIN M. MCPHERSON  
 MY COMMISSION # CC 157145 EXPIRES  
 November 7, 1995  
 BONDED THRU TROY FAIR INSURANCE, INC.

Robin M. McPherson  
 ROBIN M. MCPHERSON  
 Notary Public  
 My Comm. Expires: 11-7-95

This Instrument prepared by:

Address Tommy E. McPherson, Esquire  
601 New Warrington Road  
Pensacola, FL 32506  
(904) 453-9549

STATE OF Florida **QUIT CLAIM DEED**  
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
William B. Doxtator & Wilma D. Doxtator  
for and in consideration of the sum of TEN DOLLARS (\$10.00), and  
other valuable considerations, receipt whereof is hereby  
acknowledged, to remise, release, and quit claim unto  
Lena L. Harper, \_\_\_\_\_ heirs, executors,  
administrators and assigns forever, the following described  
property, situated in Escambia County, State of Florida to wit:

342S30-1151-034-007  
22 Besma Drive  
LT 34 BLK 7  
1ST ADDN TO PEN HAVEN  
PB 3 P 14  
OR 3195 P 711 OR 4128 P 842

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

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand and seal  
this 6<sup>th</sup> day of OCTOBER, 2005.

Signed, sealed and delivered  
in our presence

Lena L. Harper Lena L. Harper  
James M. Foreman James M. Foreman

William B. Doxtator William B. Doxtator  
Wilma D. Doxtator Wilma D. Doxtator

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 6<sup>th</sup>  
day of OCTOBER, 2005, by WILLIAM & WILMA DOXTATOR, who produced  
identification of WI. DRIVERS LICENSES and did not take an oath.

Notary Public

My Commission Expires: 1-18-09

Prepared By:  
Lena Harper  
22 Besma Dr  
Pensacola FL  
32506  
Return To:





Prepared by:  
Faith H. Woods  
QUINTAIROS, PRIETO, WOOD & BOYER P.A.  
114 E Gregory Street, 2nd Floor  
Pensacola, Florida 32502

File Number: 19P105131718

**General Warranty Deed**

Made this May 2, 2019 A.D. By **Lena L Watson FKA Lena L Harper**, a married woman , hereinafter called the grantor, to **Rough to Regal LLC, a Florida limited liability**, whose post office address is: 4591 Rigby Road, Century, Florida 32535, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 34, Block 7, in First Addition to Pen Haven, a Subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 3, Page 14, of the Public Records of Escambia County, Florida.

Parcel ID Number: **342S301151034007**

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

**Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

Prepared by:  
Faith H. Woods  
QUINTAIROS, PRIETO, WOOD & BOYER P.A.  
114 E Gregory Street, 2nd Floor  
Pensacola, Florida 32502

File Number: 19P105131718

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary T. Wetzel  
Witness Printed Name Mary T. Wetzel

Lena L. Harper Watson (Seal)  
Lena L. Harper ~~Watson~~  
Address:

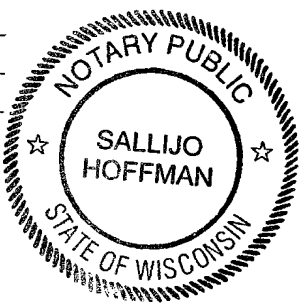
Sallijo Hoffman  
Witness Printed Name Sallijo Hoffman

N9036 Murphy's road (Seal)  
Address: Bowler WI 54416

State of WI  
County of Shawano

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2019, by Lena L. <sup>Watson</sup> ~~Harper~~, who ~~is~~ are personally known to me or who has produced Divers L as identification.  
WDIO carel

Sallijo Hoffman  
Notary Public  
Print Name: Sallijo Hoffman  
My Commission Expires: 9/25/20



Prepared by:  
Christina A. Goza, an employee of  
Anchor Title & Escrow, LLC  
1331 Creighton Road, Ste. D  
Pensacola, FL 32504  
File Number:ATF4133

**General Warranty Deed**

Made this August 2, 2021 By Rough to Regal LLC, a Florida limited liability company, whose address is, 4591 Rigby Road, Century, FL 32535, hereinafter called the grantor, to Carlos Alberto Vidal Rios, a married man as to his non-homestead property, whose address is 21 Horseshoe Court, Pensacola, FL 32504, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 34, Block 7, in First Addition to Pen Haven, Escambia County, Florida, a Subdivision of a Portion Section 34, Township 2 South, Range 30 West, according to the plat thereof, recorded in Plat Book 3, Page 14, of the Public Records of Escambia County, Florida.


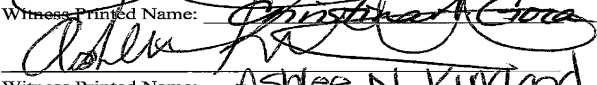
Parcel ID Number: 342S301151034007

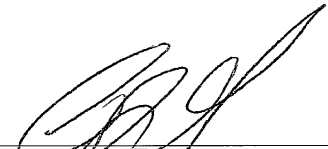
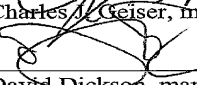

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

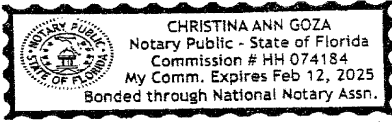
In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

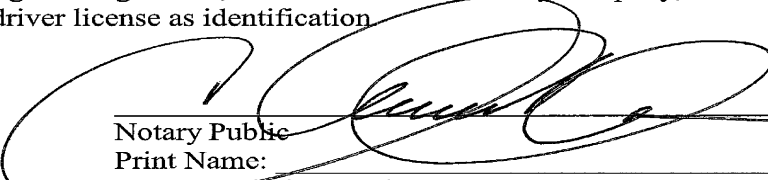
Signed, sealed and delivered in our presence:  
  
 Witness Printed Name: Christina Ann Goza  
  
 Witness Printed Name: Ashlee N. Kindland

 (Seal)  
 Charles J. Geiser, manager  
 (Seal)  
 David Dickson, manager  
 (Seal)  
 Kristy M. Geiser, manager

State of Florida  
 County of Escambia

The foregoing instrument was acknowledged before me August 2, 2021, by Charles J. Geiser, David Dickon, and Kristy Geiser, managers for Rough to Regal LLC, a Florida limited liability company, who is/are personally known to me or who has produced driver license as identification



  
 Notary Public  
 Print Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_