



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

0625-78

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Oct 23, 2024
Property description	THOMASON LEE ROY 4401 W JACKSON ST PENSACOLA, FL 32506 4401 W JACKSON ST 07-2414-000 BEG AT INTER OF SLY R/W LI OF JACKSON ST AND NWLY R/W LI OF OLD CORRY FIELD RD S 20 DEG 39 MIN W ALG (Full legal attached.)	Certificate #	2022 / 3241
		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)
# 2022/3241	06/01/2022	1,821.66	91.08	1,912.74
→Part 2: Total*				1,912.74

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)
# 2023/3257	06/01/2023	1,652.55	6.25	421.40	2,080.20
Part 3: Total*					2,080.20

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)	3,992.94
2. Delinquent taxes paid by the applicant	1,826.43
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)	6,194.37

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

Sign here: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date November 22nd, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</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 SLY R/W LI OF JACKSON ST AND NWLY R/W LI OF OLD CORRY FIELD RD S 20 DEG 39 MIN WALG R/W 174 FT S 80 DEG 46 MIN 50 SEC W 150 FT N 9 DEG 22 MIN 25 SEC W 150 FT TO S S LI OF JACKSON ST N 80 DEG 34 MIN E ALG S LI OF JACKSON ST 237 FT TO POB PT OF LT 132 PLAT DB 128 P 575 OR 4144 P 1671 OR 8451 P 598 CA 176

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400949

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
07-2414-000	2022/3241	06-01-2022	BEG AT INTER OF SLY R/W LI OF JACKSON ST AND NWLY R/W LI OF OLD CORRY FIELD RD S 20 DEG 39 MIN W ALG R/W 174 FT S 80 DEG 46 MIN 50 SEC W 150 FT N 9 DEG 22 MIN 25 SEC W 150 FT TO S S LI OF JACKSON ST N 80 DEG 34 MIN E ALG S LI OF JACKSON ST 237 FT TO POB PT OF LT 132 PLAT DB 128 P 575 OR 4144 P 1671 OR 8451 P 598 CA 176

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

10-23-2024
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](#)

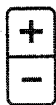
General Information Parcel ID: 342S301320004132 Account: 072414000 Owners: THOMASON LEE ROY Mail: 4401 W JACKSON ST PENSACOLA, FL 32506 Situs: 4401 W JACKSON ST 32506 Use Code: AUTO REPAIR Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia 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>2024</td> <td>\$79,650</td> <td>\$105,159</td> <td>\$184,809</td> <td>\$181,263</td> </tr> <tr> <td>2023</td> <td>\$79,650</td> <td>\$85,217</td> <td>\$164,867</td> <td>\$164,785</td> </tr> <tr> <td>2022</td> <td>\$74,340</td> <td>\$75,465</td> <td>\$149,805</td> <td>\$149,805</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey		Year	Land	Imprv	Total	Cap Val	2024	\$79,650	\$105,159	\$184,809	\$181,263	2023	\$79,650	\$85,217	\$164,867	\$164,785	2022	\$74,340	\$75,465	\$149,805	\$149,805																
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Sales Data Type List: <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>11/15/2021</td> <td>8661</td> <td>1333</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/25/2021</td> <td>8451</td> <td>598</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>10/17/2019</td> <td>8185</td> <td>243</td> <td>\$52,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1997</td> <td>4144</td> <td>1671</td> <td>\$88,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1973</td> <td>709</td> <td>204</td> <td>\$30,000</td> <td>WD</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)	11/15/2021	8661	1333	\$100	QC		01/25/2021	8451	598	\$100	QC		10/17/2019	8185	243	\$52,000	WD		06/1997	4144	1671	\$88,000	WD		01/1973	709	204	\$30,000	WD		2024 Certified Roll Exemptions None Legal Description COM SW COR CLARK PLACE PB 2 PG 8 S 11 DEG 56 MIN 00 SEC W ALG W R/W LI WARRINGTON RD (200 FT R/W) 51.39 FT TO... Extra Features ASPHALT PAVEMENT CHAINLINK FENCE	
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Parcel Information		Launch Interactive Map																																					

Section
Map Id:
CA176

Approx.
Acreage:
2.3668

Zoned: 
Com

Evacuation
& Flood
Information
[Open](#)
[Report](#)



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

Buildings

Address: 4401 W JACKSON ST, Year Built: 1965, Effective Year: 1975, PA Building ID#: 84044

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-PRE.FIN.
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-12
STRUCTURAL FRAME-MASONRY PIL/STL

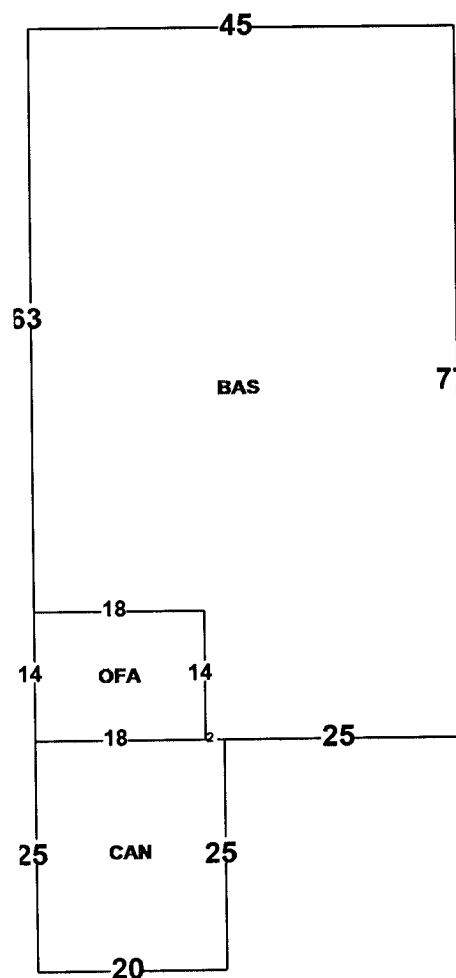


Areas - 3965 Total SF

BASE AREA - 3213

CANOPY - 500

OFFICE AVG - 252



Images



2/21/2024 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: 11/22/2024 (tr.5492)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03241**, 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 SLY R/W LI OF JACKSON ST AND NWLY R/W LI OF OLD CORRY FIELD RDS
20 DEG 39 MIN W ALG R/W 174 FT S 80 DEG 46 MIN 50 SEC W 150 FT N 9 DEG 22 MIN 25 SEC W
150 FT TOSS LI OF JACKSON ST N 80 DEG 34 MINE ALG S LI OF JACKSON ST 237 FT TO POB
PT OF LT 132 PLAT DB 128 P 575 OR 4144 P 1671 OR 8451 P 598 CA 176**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072414000 (0625-78)

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

LEE ROY THOMASON

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** Monday in the month of June, which is the **4th day of June 2025**.

Dated this 22nd day of November 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 #: 07-2414-000 CERTIFICATE #: 2022-3241

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: Mike Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 18, 2025

Tax Account #: **07-2414-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LEEROY THOMASON**

By Virtue of Warranty Deed recorded 6/30/1997 in OR 4144/1671 and Quit Claim Deed recorded 1/25/2021 - OR 8451/598 and Quit Claim Deed recorded 11/15/2021 - OR 8661/1333

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. **Mortgage in favor of Irene M. Armentrout recorded 6/30/1997 – OR 4144/1674 together with Assignment of Mortgage in favor of Joe Armentrout and Carolyn Armentrout recorded 10/17/2001 – OR 4786/1538**
- b. **Code Enforcement Lien in favor of Escambia County, Florida recorded 9/19/2019 – OR 8167/657**
- c. **Code Enforcement Lien in favor of Escambia County, Florida recorded 6/29/2020 – or 8321/545**
- d. **Judgment in favor of Richard Leon Boehm recorded 11/12/2020 – OR 8403/1703**
- e. **Lien if favor of The State of Florida Department of Environmental Protection recorded 11/27/2024- OR 9238/1339.**
- f. **Tax Lien in favor of Florida Department of Revenue recorded 10/16/2023-OR 9055/ 72**
- g. **Tax Lien in favor of Florida Department of Revenue recorded 1/11/2024-OR 9090/ 467**
- h. **Tax Lien in favor of Florida Department of Revenue recorded 3/5/2024- OR 9112/ 460**
- i. **Tax Lien in favor of Florida Department of Revenue recorded 4/1/2024- OR 9124/ 1491**
- j. **Tax Lien in favor of Florida Department of Revenue recorded 12/12/2024- OR 9243/ 1436**
- k. **Tax Lien in favor of Florida Department of Revenue recorded 1/30/2025 – OR 9261/1947**

4. Taxes:

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

Tax Account #: 07-2414-000

Assessed Value: \$181,263.00

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:	<u>JUNE 4, 2025</u>
TAX ACCOUNT #:	<u>07-2414-000</u>
CERTIFICATE #:	<u>2022-3241</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 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.

LEE ROY THOMASON AND
CECELIA A THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506

FLORA CECELIA ARNOLD FKA
CECELIA A THOMASON
3540 CRIPPLE CREEK LANE
LILLIAN, AL 36549

JOE ARMENTROUT AND
CAROLYN ARMENTROUT
NO ADDRESS GIVEN

STATE OF FLORIDA
DEPT OF ENVIRONMENTAL PROTECTION
ATTN: HAZARDOUS WASTE SECTION
160 W. GOVERNMENT ST. SUITE 308
PENSACOLA, FL 32502

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

RICHARD LEON BOEHM
327 FRISCO RD
PENSACOLA, FL 32507

STATE OF FL/DEPT OF REVENUE
PENSACOLA SERVICE CENTER
2205 LA VISTA, STE B
PENSACOLA, FL 32504-8210

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 #:07-2414-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF SLY R/W LI OF JACKSON ST AND NWLY R/W LI OF OLD CORRY FIELD
RD S 20 DEG 39 MIN W ALG R/W 174 FT S 80 DEG 46 MIN 59 SEC W 150 FT N 9 DEG 22 MIN 25
SEC W 150 FT TO S S LI OF JACKSON ST N 80 DEG 34 MIN E ALG S LI OF JACKSON ST 237 FT
TO POB PT OF LT 132 PLAT DB 128 P 575 OR 4144 P 1671 OR 8451 P 598 CA 176**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2414-000(0625-78)

**ABTRACTOR'S NOTE: PROPERTY ON APPLICATION FOR TAX DEED IS THE ONLY
PROPERTY COVERED ON THIS SEARCH. PROPERTY HAS NOW BEEN COMBINED WITH
PROPERTY DESCRIBED IN OR 8185/243 BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OR
8661/1333. PROPERTY IN OR 8185/243 IS NOT INCLUDED IN THE ABOVE DESCRIPTION BUT IS
NOW INCLUDED ON THE CURRENT TAX ROLL LEGAL. TO BE CLEAR WE HAVE NOT
SEARCHED THE PROPERTY DESCRIBED IN OR 8185/243 AND NOTIFICATIONS DO NOT
INCLUDE CREDITORS OF THAT PROPERTY.**

OR BK 4144 PG1671
Escambia County, Florida
INSTRUMENT 97-396835

DEED DOC STAMPS PD @ ESC CO \$ 616.00
06/30/97 ERNIE LEE MAGAWA CLERK
By: Sarah Armentrout

13+2
616.00
✓ This instrument prepared by:
DENIS A. BRASLOW
Attorney at Law
220 S. Palafox Street
Pensacola, FL 32501

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, THAT Irene M. Armentrout, an unmarried widow, herein Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby bargain, sell, remise, confirm, convey and grant unto Lee Roy Thomason and Cecelia A. Thomason, husband and wife, herein Grantee(s), whose address is 4401 W. Jackson Street, Pensacola, FL 32506, their successors and assigns, forever, the following described real property located in Escambia County, Florida, to-wit:

THAT PORTION OF LOT 132, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE TAX ASSESSOR'S PLAT FILED IN DEED BOOK 128 AT PAGE 575 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

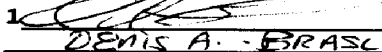
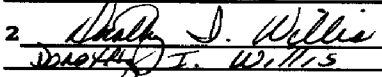
COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET AND THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD AND RUN THENCE SOUTH 20°39' WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD A DISTANCE OF 174 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 80°46'50" WEST A DISTANCE OF 150 FEET TO A CONCRETE MONUMENT; THENCE NORTH 9°22'25" WEST A DISTANCE OF 150 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET; THENCE NORTH 80°34' EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET A DISTANCE OF 237 FEET TO THE POINT OF BEGINNING.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property, easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the current year and subsequent years, and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free of lien or encumbrances, and that we, our heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whosoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of June, 1997.

WITNESSES-

1. 
DENIS A. BRASLOW
2. 
DOROTHY J. WILLIS


Irene M. Armentrout

OR BK 4144 PG1672
Escambia County, Florida
INSTRUMENT 97-396835

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 27th day of June, 1997, by Irene M. Armentrout, an unremarried widow, who has produced _____ as identification.

FLORIDA DRIVERS LICENSE(S)



Notary Public

My commission expires: _____



Denis A. Braslow
MY COMMISSION # CC571556 EXPIRES
September 7, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

OR BK 4144 PG1673
Escambia County, Florida
INSTRUMENT 97-396835

RCD Jun 30, 1997 08:27 am
Escambia County, Florida

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-396835

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Jackson Street

Legal Address of Property: 4401 west Jackson Street, Pensacola, Florida 32506

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: DENIS A. BRASLOW
Name ATTORNEY AT LAW
220 SOUTH PALAFOX ST.
Address PENSACOLA, FL 32501
City, State, Zip Code

AS TO SELLER(S):

Irene M. Armentrout
Seller's Name: Irene M. Armentrout

Seller's Name: _____

[Signature]
Witness' Name: Denis A. Braslow

Sara Braslow
Witness' Name: _____

AS TO BUYER(S):

Lee Roy Thomason
Buyer's Name: Lee Roy Thomason

Cecelia A. Thomason
Buyer's Name: Cecelia A. Thomason

[Signature]
Witness' Name: Denis A. Braslow

Sara Braslow
Witness' Name: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

**Recorded in Public Records 10/21/2019 11:59 AM OR Book 8185 Page 243,
Instrument #2019092365, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$364.00**

Prepared by:

William E. Farrington, II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502
File Number: 1-54525

Subject property has now been combined with this parcel on the current tax roll under this number. We did NOT search this property. This is the only deed shown in this chain for information only.

General Warranty Deed

Made this October 16, 2019 A.D., By **Danielle Andersen and Cynthia Talas and Diane Bonelli and David P. Turner, III, and Joy Whitehouse**, whose post office address is: P.O. Box 36056, Pensacola, Florida 32516, hereinafter called the grantor, to **LeeRoy Thomason**, whose post office address is: 4401 West Jackson Street, Pensacola, Florida 32506, 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:

See Attached EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **342S30-1320-002-132**

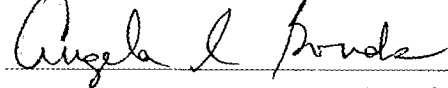
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

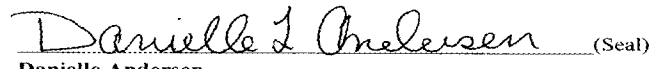
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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


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:

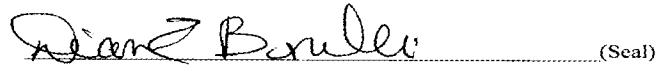


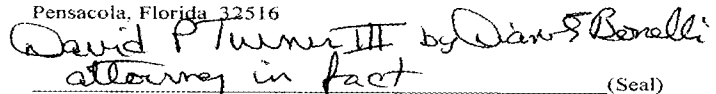
Witness Printed Name **Angela E. Bonds**

 (Seal)
Danielle Andersen
Address: 409 North 12th Avenue
Pensacola, Florida 32501

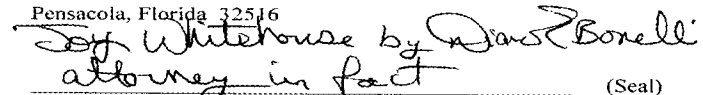


Witness Printed Name **Tonja Brown**

 (Seal)
Diane Bonelli
Address: P.O. Box 36056
Pensacola, Florida 32516

 (Seal)
David P. Turner, III, by Diane Bonelli, Attorney-in-Fact

Address: P.O. Box 36056
Pensacola, Florida 32516

 (Seal)
Joy Whitehouse, by Diane Bonelli, Attorney-in-Fact

Address: 18333 East Elmendorf Drive, Apt. 323
Denver, Colorado 80249

BK: 8185 PG: 244

Prepared by:

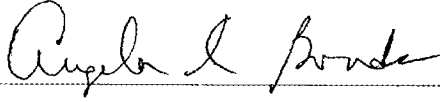
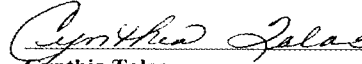
William E. Farrington, II

Wilson, Harrell, Farrington, Ford, et.al., P.A.

307 South Palafox Street

Pensacola, Florida 32502

File Number: 1-54525

Witness Printed Name **Angela E. Bonds**

(Seal)

Cynthia Talas

Address: 511 County Line Road

Niceville, Florida 32578

Witness Printed Name **Tonja Brown**

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 17th day of October, 2019, by Danielle Andersen and Diane Bonelli and David P. Turner, III, by Diane Bonelli, Attorney-in-Fact and Joy Whitehouse, by Diane Bonelli, Attorney-in-Fact, who is/are personally known to me or who has produced driver licenses as identification.



TONJA BROWN
Commission # GG 302994
Expires April 13, 2023
Bonded Thru Budget Notary Services



Notary Public

Print Name:

Tonja Brown

My Commission Expires:

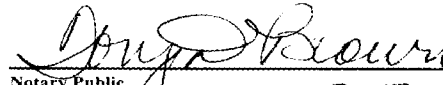
State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 16th day of October, 2019, by Cynthia Talas, who is/are personally known to me or who has produced driver license as identification.



TONJA BROWN
Commission # GG 302994
Expires April 13, 2023
Bonded Thru Budget Notary Services



Notary Public

Print Name:

Tonja Brown

My Commission Expires:

BK: 8185 PG: 245 Last Page**Exhibit "A"**

(Parcel B) described as follows:

Commence at the Southwest corner of Clark Place Subdivision as recorded in Plat Book 2 at Page 8 of the Public Records of Escambia County, Florida, thence go South 11 degrees 56 minutes 00 seconds West along the West right of way line of Washington Road (200 foot Right of Way) for a distance of 51.39 feet to an intersection with the Southerly right of way line of Jackson Street (55 foot Right of Way) thence go North 80 degrees 34 minutes 00 seconds East along said Southerly right of way line of Jackson Street for a distance of 361.25 feet, thence continue North 80 degrees 34 minutes 00 seconds East along said Southerly right of way line of Jackson Street for a distance of 115.81 feet to the Point of Beginning, thence continue North 80 degrees 34 minutes 00 seconds East along said Southerly right of way line of Jackson Street for a distance of 153.60 feet) thence go South 09 degrees 22 minutes 25 seconds East for a distance of 150.33 feet, thence go North 80 degrees 46 minutes 50 seconds East for a distance of 150.00 feet to the West right of way line of Old Corry Field Road (66 foot Right of Way) thence go South 20 degrees 39 minutes 00 seconds West along said West right of way line of Old Corry Field Road for a distance of 232.68 feet, thence go North 84 degrees 22 minutes 00 seconds West for a distance of 232.44 feet, thence go North 02 degrees 04 minutes 47 seconds West for a distance of 294.22 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida.

File Number: 1-54525

Recorded in Public Records 1/25/2021 4:34 PM OR Book 8451 Page 598,
Instrument #2021008501, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

QUIT CLAIM DEED

THIS QUIT CLAIM-DEED, made and entered into on the 25th day of January 2021,
by and between Flora Cecelia Arnold formerly known as Cecelia A Thomason, Grantor,
whose post office address is 3540 Cripple Creek Lane Lillian, Alabama 36549,
and Leeroy Thomason, Grantee, whose post office address is 4401
W. Jackson Street Pensacola, Florida 32506

WITNESSETH, that said Grantors, for and in the sum of TEN AND NO/100
DOLLARS (\$10.00) and other good and valuable consideration in hand paid by
grantee's, the receipt which is acknowledged, here by quit-claims to Grantee's and
Grantee's heirs, executors, administrators, and assigns forever all of the right, title and
interest claim and demand which the Grantors have in the following described real
property in Escambia County, Florida:

That portion of lot 132, section 34, township 2 South, range 30 West, Escambia County,
Florida, according to the tax assessor's plat filed in deed book 128 at page 575 of the
public records of Escambia County, Florida, more particularly described as follows:
commencing at a concrete monument at the intersection of the Southerly right of way line
of Jackson Street and the Northwesterly right of way line of Old Corry Field Road and
run thence South 20° 39' West along the Northwesterly right of way line of Old Corry
Field Road a distance of 174 feet to a concrete monument; Thence South 80° 46' 50"
West a distance of 150 feet to a concrete monument; thence North 9° 22' 25" West a
distance of a 150 feet to a concrete monument on the Southerly right of way line of
Jackson Street; thence North 80° 34' East along the Southerly right of way line of
Jackson Street a distance of 237 feet to the point of beginning

PARCEL ID # 342S301320002132, Account number 072413000

TOGETHER with all singular the tenements, hereditament and appurtenances belonging
or in anywise appertaining to the real property

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
there unto belonging or in anywise appertaining and all the estate, right, title, interest and
claim whatsoever of the Grantors, either in law or in equity, to the only proper use,
benefit, and behoof of the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed on the 25th ____
day of January, 2021
Signed, sealed and delivered in the presence of:

WITNESS NAME: Val T. W.

Grantor Flora Cecelia Arnold

WITNESS NAME: Byron Davis Sr.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 25th ____ day of
January, 2021 By Flora Cecelia Arnold who has produced
De # 3161057 as identification and by ____ who has produced
____ as identification.

This instrument was prepared by: _____

Notary Public

Printed Name: Evelyn M Majors

My Commission Expires: November 7, 2023



EVELYN M. MAJORS
MY COMMISSION # GG907089
EXPIRES NOVEMBER 7, 2023

QUIT CLAIM DEED

THIS QUIT CLAIM-DEED, made and entered into on the 12th__ day of November, 2021, by and between **_Leeroy Thomason_, Grantor**, whose post office address is 4401 W Jackson Street Pensacola, FL 32506, and **Leeroy Thomason, Grantee**, whose post office address is 4401 W Jackson Street Pensacola, FL 32506

WITNESSETH, that said Grantors, for and in the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by grantee's, the receipt which is acknowledged, here by quit-claims to Grantee's and Grantee's heirs, executors, administrators, and assigns forever all of the right, title and interest claim and demand which the Grantors have in the following described real property in Escambia County, Florida:

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC. NEW PARCEL CREATED AT THE CLIENT'S REQUEST DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTHWEST CORNER OF CLARK PLACE SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 8 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 11 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF WARRINGTON ROAD (200' R/W) FOR A DISTANCE OF 51.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET (55' R/W) THENCE GO NORTH 80 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET FOR A DISTANCE OF 361.25 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT, THENCE CONTINUE NORTH 80 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET FOR A DISTANCE OF 115.81 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 80 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET FOR A DISTANCE OF 153.60 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT, THENCE CONTINUE NORTH 80 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET FOR A DISTANCE OF 237.25 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD, THENCE GO SOUTH 20 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD FOR A DISTANCE OF 174.38 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT, THENCE CONTINUE SOUTH 20 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD FOR A DISTANCE OF 232.68 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT, THENCE GO NORTH 84 DEGREES 22 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 232.44 FEET, THENCE GO NORTH 02 DEGREES 04 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 294.22 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 2.36 ACRES MORE OR LESS.

**PARCEL ID #_THE ABOVE LEGAL DESCRIPTION IS TO COMBINE
PARCEL 342S301320002132 WITH 342S301320004132 TO BE ONE AND THE
SAME PARCEL**

TOGETHER with all singular the tenements, hereditament and appurtenances belonging or in anywise appertaining to the real property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in anywise appertaining and all the estate, right, title, interest and claim whatsoever of the Grantors, either in law or in equity, to the only proper use, benefit, and behoof of the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed on the 15th day of November 2021

Signed, sealed and delivered in the presence of:

Paul T. Majors

LeRoy Thomas

WITNESS NAME: Paul T. Majors Grantor LeRoy Thomas

Maurice P. Reid

WITNESS NAME: MAURICE Reid

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 15 day of November, 2021 By Personal known who has produced _____, as identification and by _____, who has produced _____, as identification.

This instrument was prepared by:

Evelyn M. Majors
Notary Public

Printed Name: Evelyn M. Majors

My Commission Expires: 11-7-2023



EVELYN M. MAJORS
MY COMMISSION # GG907089
EXPIRES NOVEMBER 7, 2023

1342
280.00
160.00

This instrument prepared by:
DENIS A. BRASLOW
Attorney at Law
220 S. Palafox Street
Pensacola, FL 32501

OR BK 4144 PG 1674
Escambia County, Florida
INSTRUMENT 97-396836

MTG DOC STAMPS PD @ ESC CO \$ 280.00
06/30/97 ERNIE LEE MAGAWA, CLERK
By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 160.00
06/30/97 ERNIE LEE MAGAWA, CLERK
By: Sally Arnold

MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Lee Roy Thomason and Cecelia A. Thomason, husband and wife, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from IRENE M. ARMENTROUT, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 27th day of June, 1997, mortgages to the Mortgagee the real property in Escambia County, Florida, described as:

THAT PORTION OF LOT 132, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE TAX ASSESSOR'S PLAT FILED IN DEED BOOK 128 AT PAGE 575 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET AND THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD AND RUN THENCE SOUTH 20°39' WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD CORRY FIELD ROAD A DISTANCE OF 174 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 80°46'50" WEST A DISTANCE OF 150 FEET TO A CONCRETE MONUMENT; THENCE NORTH 9°22'25" WEST A DISTANCE OF 150 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET; THENCE NORTH 80°34' EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF JACKSON STREET A DISTANCE OF 237 FEET TO THE POINT OF BEGINNING.

as security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF \$80,000.00, PAYABLE ACCORDING TO ITS TERMS.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.


3. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the rate secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the rate secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other

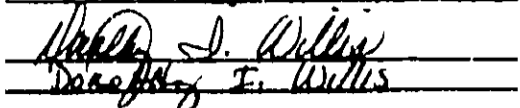
payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

10. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.
11. This Mortgage and the Note secured hereby may be prepaid without penalty at any time by the Mortgagor provided that all accrued interest has been paid.


IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

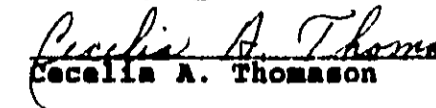
Signed, sealed and delivered
in the presence of:



DENIS A. BRALOW


DONALD J. WILLIS

 (SEAL)

Lee Roy Thomason
 (SEAL)

Cecelia A. Thomason

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27th day of June, 1997, by Lee Roy Thomason and Cecelia A. Thomason, husband and wife, who have produced FLORIDA DRIVERS LICENSES as identification.



Notary Public



Denis A. Bralow
MY COMMISSION # 00571566 EXPIRES
September 7, 2000
BONDED THIRD TROY FARM INSURANCE, INC

RCD Jun 30, 1997 08:27 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-396836

9.00

RCD Oct 17, 2001 10:13 am
Escambia County, Florida

Prepared by:
Kathleen K. DeMaria
Smith, Sauer & DeMaria
Post Office Box 12446
Pensacola, Florida 32582-2446

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-893726

ASSIGNMENT OF MORTGAGE AND NOTE

The undersigned, owner of a Mortgage and Note (and the indebtedness secured thereby) made by Lee Roy Thomason and Cecelia A. Thomason, husband and wife, to Irene Armentrout, a single woman, and now owned by Linda Jacobs as Personal Representative of the Estate of Irene Armentrout, deceased, executed on June 27, 1997, originally for Eighty Thousand and NO/100 (\$80,000.00) Dollars, for Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, recorded in Official Records Book 4144 at Page 1674 of the public records of Escambia County, Florida, does hereby assign and transfer the same to Joe Armentrout and Carolyn Armentrout, husband and wife.

Signed and sealed in the presence of:

Jennifer L. Weldon
Printed Name Jennifer L. Weldon

Linda Jacobs
Linda Jacobs, Personal Representative of the
Estate of Irene M. Armentrout, deceased

Jan Grabert
Printed Name JAN GRABERT

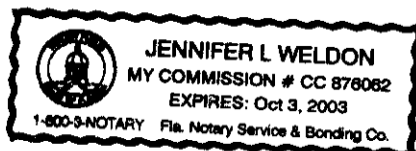
INDIVIDUAL ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I, Jennifer L. Weldon, a Notary Public in and for said County in said State, hereby certify that on this 8th day of October, 2001, the foregoing instrument was acknowledged before me by Linda Jacobs, Personal Representative of the Estate of Irene M. Armentrout, deceased, (X) who are personally known to me, or () who produced _____ as identification, and being informed of the contents of the instrument, they executed the same voluntarily on the date same bears date.

Witness my hand and official seal, this 8th day of October, 2001.



(NOTARY SEAL)

Jennifer L. Weldon
Notary Public

Jennifer L. Weldon
Printed Name
My Commission Expires

Recorded in Public Records 9/19/2019 9:58 AM OR Book 8167 Page 467,
Instrument #2019082441, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18104971Z
LOCATION: 4401 W JACKSON ST
PR#: 342S301320004132

VS.

THOMASON, LEE R & CECELIA
A
4401 W JACKSON ST
PENSACOLA, FL 32506

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, Lee Thomason
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues.

☒ 42-196 (a) Nuisance Conditions

☒ 42-196 (b) Trash and Debris

☒ 42-196 (c) Inoperable Vehicle(s); Described

Any and all vehicles which are in the County
right now.

42-196 (d) Overgrowth

☐

☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)

☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)

☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)

☒ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Chapter 3 Commercial in residential and non-permitted use

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☒ LDC Sec 4-7.9 Outdoor Storage _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 10-17 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

☐

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☒ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 30⁰⁰ per day, commencing 10-18, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235⁰⁰ are awarded in favor of Escambia County as the prevailing party against THOMASON, LEE R & CECILIA A.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.**

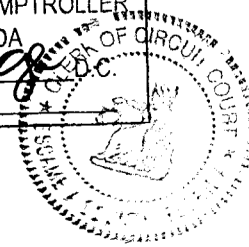
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 17th day of September, 2019.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Whitney Coppage
DATE: 09-19-2019



Recorded in Public Records 6/29/2020 8:32 AM OR Book 8321 Page 478,
Instrument #2020052011, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE19126211L
LOCATION: 4411 W JACKSON ST
PR#: 342S301320002132**

VS.

**THOMASON, LEEROY
4401 W JACKSON ST
PENSACOLA, FL 32506**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, Leeroy Thomason
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 3. Art. 2. Sec. 3-2.10 Commercial District (Com)

**LDC. Ch. 4. Art. 7. Sec. 4-7.3 Accessory Uses and Structures (a) General
Conditions (1) Subordinate**

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **10/21/2020** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity

Acquire proper permits or remove sign(s)

Obtain necessary permits or cease operations

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **10/22/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of **\$235.00** are awarded in favor of

Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

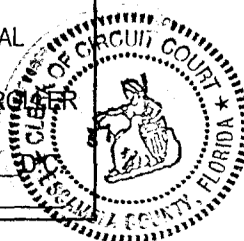
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 23rd day of June, 2020.


Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA BY: <u>Hilma Cappage</u> DATE: <u>06/29/2020</u>



Recorded in Public Records 11/2/2020 2:51 PM OR Book 8396 Page 406,
Instrument #2020092567, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 115973131 E-Filed 11/02/2020 11:52:16 AM

**IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

RICHARD LEON BOEHM
327 Frisco Rd.
Pensacola, FL 32507
boehmeagle07@yahoo.com

Plaintiff

vs.

Case No. 2020 SC 002668
Division 5

LEEROY THOMASON and
PROFESSIONAL AUTOMOTIVE REPAIR
4401 W. Jackson Street
Pensacola, FL 32506
leeroylr@aol.com

Defendants


FINAL JUDGMENT

At A Small Claims Pretrial Conference on October 2, 2020, the plaintiff appeared but the defendants did not after proper Notice. This case was set for a Final Hearing and proper Notice provided by mail and email to the parties.

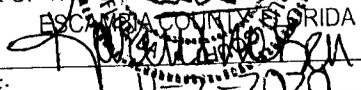
At the Final Hearing on November 2, 2020, again, the plaintiff appeared representing himself and the defendants failed to appear. As a result, the plaintiff is entitled to a Final Judgment based on his uncontroverted testimony and it is

ORDERED AND ADJUDGED that the plaintiff shall recover from the defendants \$2,275.00 plus court costs of \$225.00 all of which shall accrue interest at the rate of 5.37% per annum for which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


eSigned by COUNTY COURT JUDGE PAT KINSEY
on 11/02/2020 10:12:27 RAleZsYd

cc: Plaintiff
Defendants

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL FILED IN THE OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: 	D.C.
DATE: 11-2-2020	

Recorded in Public Records 11/27/2024 11:48 AM OR Book 9238 Page 1339,
Instrument #2024090367, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 5/29/2024 9:46 AM OR Book 9152 Page 1721,
Instrument #2024040734, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 199181437 E-Filed 05/24/2024 03:14:28 PM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT,
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION**

**STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION,
Plaintiff,**

v

**Case No.: 2022 CA 001779
Division: N**

**LEE ROY THOMASON,
Defendant.**

/

**FINAL JUDGMENT AFTER DEFAULT GRANTING INJUNCTIVE RELIEF AND
ASSESSMENT OF CIVIL PENALTIES AGAINST LEE ROY THOMASON**

THIS CAUSE having come before the Court upon motion of the State of Florida
Department of Environmental Protection (Department) for Final Judgment on the Department's
Complaint, the Court having held a hearing, reviewed the motion and record, and being
otherwise fully advised in the premises, it is:

ORDERED and ADJUDGED

The Department's Motion for Entry of Final Judgment is Granted against Defendant Lee
Roy Thomason in this matter.

1. The Department is hereby awarded the following permanent injunctive relief to
remedy the established violations in this action:
 - a. Within 60 days of the effective date of this order, Defendant shall conduct
hazardous waste determinations for the waste aerosol cans at the Facility
and the eight 55-gallon drums of potentially hazardous waste throughout
the facility.

BK: 9238 PG: 1340

BK: 9152 PG: 1722

- b. Within 60 days of the effective date of this order, Defendant shall label or clearly mark all containers and above ground tanks with the words "Used Oil."
- c. Within 60 days of the effective date of this order, Defendant shall provide records for used oil recycling or disposal indicating a transporter with an EPA identification was used.
- d. Within 60 days of the effective date of this order, Defendant shall store used oil in appropriate secondary containment, closed or otherwise protected from the weather in accordance with Rule 62-710.401, Florida Administrative Code.
- e. Within 60 days of the effective date of this order, Defendant shall clean up released used oil conducted in accordance with all the requirements of Rule 62-780.560 Florida Administrative Code.

2. Plaintiff, the State of Florida Department of Environmental Protection, 3900 Commonwealth Blvd. MS-35 Tallahassee, Florida 32399 shall recover from Defendant, Lee Roy Thomason, 4401 West Jackson Street, Pensacola, FL 32506 the sum of \$12,710.00 that shall bear interest at the rate of 9.34% a year, for which let execution issue.

3. Within 30 days of the effective date of this order, payment shall be made by cashier's check, money order or online payment. Cashier's check or money order shall be made payable to the "State of Florida Department of Environmental Protection" and shall include thereon the notations "OGC Case No. 22-0365" and "Water Quality Assurance Trust Fund." The payment shall be sent to the State of Florida Department of Environmental Protection, Northwest District Office, Attn: Hazardous Waste Section, 160 West Government Street, Suite 308,

BK: 9238 PG: 1341

BK: 9152 PG: 1723

Pensacola, Florida 32502. Online payments by e-check can be made by going to the DEP

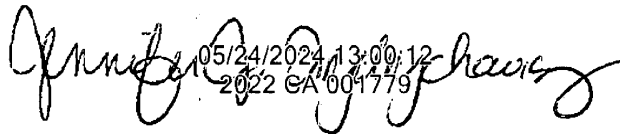
Business Portal at: <http://www.fldeportal.com/go/pay/>.

4. It is further ordered and adjudged that the Defendant, as a judgment debtor, shall complete under oath the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) including all required attachments, and serve it on the Department's attorney within 45 days from the effective date of this Order, unless the Order is satisfied, or post-judgment discovery is stayed. Failure to complete Form 1.977 as ordered may be considered contempt of court. Upon serving the completed forms, the Defendant is required to file a notice of compliance with the clerk of court and serve a copy of the notice on the Department's attorney.

5. Entry of this Order does not relieve the Defendant of the need to comply with any applicable federal, State or local laws, regulations, or ordinances.

6. This Court shall retain jurisdiction of this action to enforce the provisions of this Order by contempt or other appropriate sanctions.

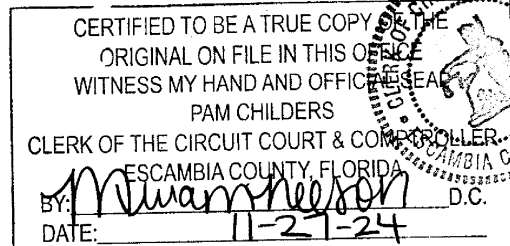
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.


05/24/2024 13:00:12
2022 GA 001779

signed by CIRCUIT COURT JUDGE JENNIFER J FRYDRYCHOWICZ 05/24/2024 01:00:12 +SC57JG7

JENNIFER J. FRYDRYCHOWICZ
Circuit Court Judge

Parties will receive service from the Courts at the e-mail designations on the service list of the e-Portal. The attorney/movant shall effectuate service upon any party not registered on the service list of the e-Portal and file a Certificate of Compliance within five (5) business days.



BK: 9238 PG: 1342 Last Page

BK: 9152 PG: 1724 Last Page

Copies to:

John Ryen Morgan-Ring
3900 Commonwealth Blvd., MS-35
Tallahassee, FL 32399
Ryen.morganring@floridadep.gov

Lee Roy Thomason
4401 West Jackson Street
Pensacola, FL 32506

Recorded in Public Records 10/16/2023 9:36 AM OR Book 9055 Page 72,
Instrument #2023083360, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000000967583

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2729.48
PENALTY	\$	767.73
INTEREST	\$	124.93
TOTAL	\$	3622.14
FEE(S)	\$	20.00
GRAND TOTAL	\$	3642.14

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 13th day of October, 2023.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 1/11/2024 11:16 AM OR Book 9090 Page 467,
Instrument #2024002453, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000000977115

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	3811.43
PENALTY	\$	522.05
INTEREST	\$	111.17
TOTAL	\$	4444.65
FEE(S)	\$	20.00
GRAND TOTAL	\$	4464.65

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 10th day of January, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 3/5/2024 9:44 AM OR Book 9112 Page 460,
Instrument #2024016189, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000000983498

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2684.15
PENALTY	\$	268.42
INTEREST	\$	72.40
TOTAL	\$	3024.97
FEE(S)	\$	20.00
GRAND TOTAL	\$	3044.97

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 4th day of March, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 4/1/2024 12:50 PM OR Book 9124 Page 1491,
Instrument #2024023703, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000000986927

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	636.28
PENALTY	\$	266.10
INTEREST	\$	17.17
TOTAL	\$	919.55
FEE(S)	\$	20.00
GRAND TOTAL	\$	939.55

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 28th day of March, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 12/12/2024 9:37 AM OR Book 9243 Page 1436,
Instrument #2024093302, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000001022089

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2005.37
PENALTY	\$	429.07
INTEREST	\$	65.14
TOTAL	\$	2499.58
FEE(S)	\$	20.00
GRAND TOTAL	\$	2519.58

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 9th day of December, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18



Florida Department of Revenue
WARRANT

LEE ROY THOMASON
4401 W JACKSON ST
PENSACOLA, FL 32506-5834

Tax : Sales and Use Tax
Business Partner # : 1448010
Contract Object # : 00012315500
FEIN :
Warrant # : 1000001029688

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2281.82
PENALTY	\$	228.18
INTEREST	\$	49.10
TOTAL	\$	2559.10
FEE(S)	\$	20.00
GRAND TOTAL	\$	2579.10

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 28th day of January, 2025.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

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: 072414000 Certificate Number: 003241 of 2022**

Payor: LEE ROY THOMASON 4401 W JACKSON ST PENSACOLA, FL 32506 Date 2/26/2025

Clerk's Check #	2003831	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$6,043.94
		Postage	\$90.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,561.86

\$6,752.64

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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 003241

Redeemed Date 2/26/2025

Name LEE ROY THOMASON 4401 W JACKSON ST PENSACOLA, FL 32506

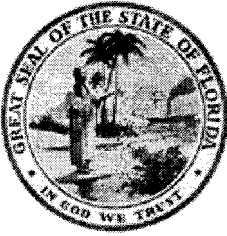
Clerk's Total = TAXDEED	\$510.72	\$6,735.64
Due Tax Collector = TAXDEED	\$6,943.94	
Postage = TD2	\$90.20	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 072414000 Certificate Number: 003241 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="2/28/2025"/> 
Months	8	4
Tax Collector	<input type="text" value="\$6,194.37"/>	<input type="text" value="\$6,194.37"/>
Tax Collector Interest	\$743.32	\$371.66
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,943.94	<input type="text" value="\$6,572.28"/> <i>TK</i>
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	\$54.72	\$27.36
Total Clerk	\$510.72	<input type="text" value="\$483.36"/> <i>CH</i>
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="\$90.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,561.86	\$7,072.64
	Repayment Overpayment Refund Amount	\$489.22
Book/Page	<input type="text" value="9236"/>	<input type="text" value="1730"/>