



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

0125.19

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	Apr 17, 2024
Property description	ELKS BARBERSHOP LLC 23 N NAVY BLVD PENSACOLA, FL 32507 306 GULF BEACH HWY 08-1390-000 LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51 T 2S R 30 C (Full legal attached.)	Certificate #	2022 / 3545
		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)
# 2022/3545	06/01/2022	310.86	15.54	326.40
→Part 2: Total*				326.40


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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	326.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	210.22
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)	911.62

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

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida
Date April 25th, 2024

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

46.25

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>01/08/2025</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.

LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51 T 2S R 30 CA 216

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400378

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
08-1390-000	2022/3545	06-01-2022	LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51 T 2S R 30 CA 216

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

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode Account Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	502S305090020003	Year	Land	Imprv	Total	Cap Val
Account:	081390000	2023	\$18,000	\$0	\$18,000	\$11,880
Owners:	ELKS BARBERSHOP LLC	2022	\$10,800	\$0	\$10,800	\$10,800
Mail:	23 N NAVY BLVD PENSACOLA, FL 32507	2021	\$17,400	\$0	\$17,400	\$17,400
Situs:	306 GULF BEACH HWY 32507	Disclaimer				
Use Code:	VACANT COMMERCIAL 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
07/02/2020	8326	1266	\$13,900	QC	📄	
12/17/2015	7450	1551	\$100	TD	📄	
11/2004	5525	712	\$100	QC	📄	
04/2003	5108	177	\$100	QC	📄	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51 T 2S R 30 CA 216
						Extra Features None

Section Map Id:
CA216

Approx. Acreage:
0.1420

Zoned: 🔑
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Evacuation

Launch Interactive Map

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

**& Flood
Information**

[Open
Report](#)

Buildings

Images

None

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:05/01/2024 (v.3576)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03545**, 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 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51
T 2S R 30 CA 216**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081390000 (0125-19)

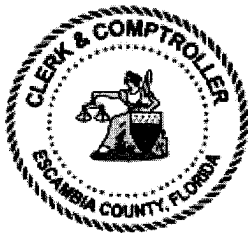
The assessment of the said property under the said certificate issued was in the name of

ELKS BARBERSHOP LLC

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st 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



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 #: 08-1390-000 CERTIFICATE #: 2022-3545

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: September 16, 2004 to and including September 16, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President

Dated: September 18, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 18, 2024

Tax Account #: **08-1390-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ELKS BARBERSHOP LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Deed recorded 7/7/2020 in OR 8326/1266

ABSTRACTORS NOTE: CLATIE D. JACKSON WAS THE PRIOR OWNER OF PROPERTY DEED RECORDED IN OR 5108/177 IS FROM CLATIE D. JACKSON TO ALEXANDER JACKSON BUT IT WAS SIGNED BY ALEXANDER JACKSON AS HER ATTORNEY IN FACT TO HIMSELF - POA IS RECORDED IN OR 5108/176. WE HAVE INCLUDED CLATIE D JACKSON AND HER ESTATE FOR NOTICE AS THEY WERE NOT NOTIFIED IN PRIOR TAX DEED IN OR 7450/1551 AND WE ARE UNSURE IF THE DEED IS ACCEPTABLE.

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. **MSBU Lien in favor of Escambia County recorded 03/05/1999 OR 4379/1333**
 - b. **MSBU Lien in favor of Escambia County recorded 08/13/1999 OR 4453/49**

4. Taxes:

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

Tax Account #: 08-1390-000

Assessed Value: \$11,880.00

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: JAN 8, 2025

TAX ACCOUNT #: 08-1390-000

CERTIFICATE #: 2022-3545

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>2023</u> tax year.

ELKS BARBERSHOP LLC
23 N NAVY BLVD
PENSACOLA FL 32507

ELKS BARBERSHOP LLC
417 N DEVILLIERS ST
PENSACOLA FL 32507

ESTATE OF CLATIE D JACKSON
CLATIE D JACKSON
ADDRESS UNKNOWN

Certified and delivered to Escambia County Tax Collector, this 18th day of September, 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

September 18, 2024

Tax Account #:08-1390-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 8326 P 1266 LESS OR 3147 P 94 SR292 R/W SEC 50/51
T 2S R 30 CA 216**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1390-000(0125-19)

3.25
4.25
1.65
9.10

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OFFICE BCLX 142 PAGE 336

D

WARRANTY DEED
308 Gulf Beach Highway

KNOW ALL MEN BY THESE PRESENTS: That we, Ethel Jenkins and Manuel Jenkins, wife and husband and Lucille Wheeler, a widow, James Jackson and Mattie Lee Jackson, husband and wife, Lawrence Jackson and Gussie B. Jackson, husband and wife, Lamon Jackson and Mary Jackson, husband and wife, J. C. Jackson, a widower, and Clara Bell Jackson, a single woman, for and in consideration of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto CLATIE D. JACKSON, a widow, her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lot Two (2) in Block Three (3) in Durchslag's Subdivision lying and being a part of the Juan B. Cazanova and John Donelson Grants, Section 50 and 51, Township 2 South, Range 30 West, according to Plat thereof by Stephen Lee, recorded in Plat Book 1 at Page 44.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, 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 encumbrance, and that 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 hands and seals this 5th day of February, 1964.

Signed, sealed and delivered in the presence of:

Charles Wilson
Melchiora Talcom

Ethel Jenkins (SEAL)
ETHEL JENKINS
Manuel Jenkins (SEAL)
MANUEL JENKINS
Lucille Wheeler (SEAL)
LUCILLE WHEELER
James Jackson (SEAL)
JAMES JACKSON
Mattie Lee Jackson (SEAL)
MATTIE LEE JACKSON
Lawrence Jackson (SEAL)
LAWRENCE JACKSON
Gussie B. Jackson (SEAL)
GUSSIE B. JACKSON
Lamon Jackson (SEAL)
LAMON JACKSON
Mary Jackson (SEAL)
MARY JACKSON
J. C. Jackson (SEAL)
J. C. JACKSON
Clara Jackson (SEAL)
CLARA BELL JACKSON

ESCAMBIA COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
FEB 11 1964
COMPTROLLER
P.B. 190135
420

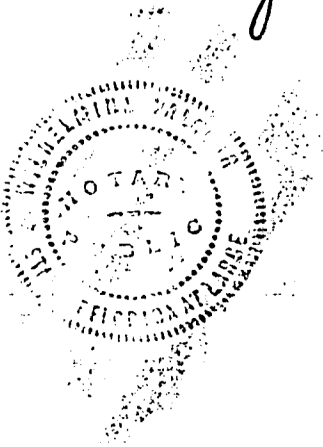


FEB

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Ethel Jenkins and Manuel Jenkins, wife and husband and Lucille Wheeler, a widow, James Jackson and Mattie Lee Jackson, husband and wife, Lawrence Jackson and Gussie B. Jackson, husband and wife, Lamon Jackson and Mary Jackson, husband and wife, J. C. Jackson, a widower, and Clara Bell Jackson, a single woman, known to me, and known to me to be the individuals described by said names 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 5th day of February, 1964.



Micheline Valcom
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public, State of Florida at Largo
My Commission Expires March 14, 1965
Bonded by American Surety Co. of N. Y.

FILED & RETURNED IN
THE CLERK'S OFFICE OF
ESCAMBIA COUNTY, FLORIDA
FEB 10 12 36 PM '64
CLERK OF DISTRICT COURT

207301

OR 333 3147M 094

This instrument prepared and legal description approved Date: 03-08-91 By: Elijah A. Lewis Chipley, Florida State of Florida Department of Transportation

PARCEL NO. 181.1 SECTION 48050-2537 STATE ROAD: 292 COUNTY Pascombia

9+1.50 due
42.60 due
53.10

LESS OUT DEED

Form 7421-01.1

DEED

THIS INDENTURE made this 9TH day of JANUARY, A.D. 19 92, between CLATIE D. JACKSON, as party of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do es hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

That part of:

"Lot Two (2) in Block Three (3) in Durchslag's Subdivision lying and being a part of the Juan B. Cazanave and John Donelson Grants, Section 50 and 51, Township 2 South, Range 30 West, according to Plat thereof by Stephen Lee, recorded in Plat Book 1 at page 44,"

lying Northerly of and within 63 feet of the survey line of State Road No. 292 (Gulf Beach Highway), Section 48050, said survey line being described as follows: Commence on the existing West Right of Way line (80 foot R/W) of Mills Avenue at a one inch iron pipe marking the Northeast corner of Block 159, Beach Haven Subdivision, as recorded in Deed Book 46, Page 51 of the Public Records of Escambia County, Florida; thence South 8°18'55" West, along said existing West: right of way line of Mills Avenue, a distance of 284.78 feet to the beginning of survey line described herein; thence North 70°08'04" East, 783.18 feet (crossing the East line of Section 54, Township 2 South, Range 30 West and the West line of Section 50, Township 2 South, Range 30 West) to the beginning of curve, concave Southeasterly, having a radius of 1363.01 feet; thence run Northeasterly 430.79 feet along said curve through a central angle of 18°06'31" to end of curve; thence North 88°14'35" East, 2222.02 feet (crossing the East line of said Section 50 and the West line of Section 51, Township 2 South, Range 30 West); thence North 87°19'45" East, 1134.55 feet to end of survey line herein described; thence for purpose of reference only, South 87°19'45" West, 771.39 feet to the Southerly extension of the East Right of Way line of Merritt Street; thence North 2°32'31" West, along said extension and along said East Right of Way line, 283.35 feet to a one half inch rebar marking the Northwest corner of Lot 18, Block 1, Durchslags Subdivision as recorded in Plat Book 1, Page 44 of the Public Records of Escambia County, Florida,

Containing 1507 square feet, more or less, exclusive of area within existing road Right of Way, and being in Section 51, Township 2 South, Range 30 West.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anyway incident or appertaining forever; and the said part y of the first part do es hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said part y of the first part ha s hereunto set her hand and seal the date first above written.

Signed, sealed and delivered in the presence of:

Pamela J. Veal
PAMELA J. VEAL
Rayone Bishop
RAYONE BISHOP

Clatie D. Jackson (SEAL)
CLATIE D. JACKSON (SEAL)
(SEAL)
(SEAL)
(SEAL)

D.S. PD. \$ 41.60
DATE 3-27-92
JOE A. FLOWERS, COMPTROLLER
BY: Franze P. Wallace
CERT. REG. #59-2043328-27-01

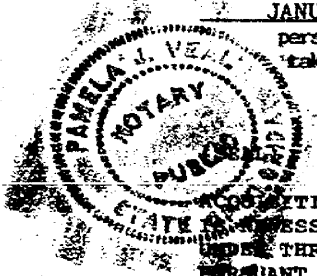
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9TH day of

JANUARY, 19 92 by CLATIE D. JACKSON, who is
personally know to me and did not
take an oath.

Pamela J. Veal

Notary Public in and for the County
and State aforesaid.



ACQUISITION OF THIS LAND
NECESSARY FOR R/W PURPOSES
UNDER THREAT OF CONDEMNATION
PURSUANT TO SEC. 337.27 F.S.

William D. Acosta, Sr.
FLA. D.O.T. R/W AGENT

Notary Public, State of Florida
My Commission Expires Aug. 23, 1993
Bonded New Day Title Insurance Inc.

Serial No: CC138181

CLATIE D. JACKSON
1669 WEST JACKSON
PENSACOLA, FLORIDA 32501

FILED & RECORDED IN
PUBLIC RECORDS OF
ESCAMBIA COUNTY
MAR 27 11 49 AM 1992
JIM BOYD, CLERK

944965

1170 N F St
31501

DR BK 5108 PG 0176
Escambia County, Florida
INSTRUMENT 2003-080017

RCD Apr 08, 2003 04:05 pm
Escambia County, Florida

DURABLE POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF ESCAMBLA

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-080017

BE IT KNOWN, that CLATIE DOE JACKSON, the undersigned Grantor,
does hereby grant a durable power of attorney to

ALEXANDER JACKSON, as my attorney-in-fact.

My attorney-in-fact shall have full power and authority to do and undertake all acts on my behalf that I do personally including but not limited to the right to sell, deed, buy, trade, lease, mortgage, assign, rent or dispose of any real or personal property; the right to execute, accept, undertake and perform all contracts in my name; the right to deposit, endorse, or withdraw funds to or from any of my bank accounts or safe deposit box; the right to borrow, lend, invest or reinvest funds; the right to initiate, defend, commence or settle legal actions on my behalf; the right to vote (in person or by proxy) any shares or beneficial interest in any entity, and the right to retain any accountant, interests relative to any foregoing unlimited power.

This power of attorney shall become effective upon and remain in effect only during such time periods as I may be mentally or physically incapacitated and unable to care for my own needs or make competent decisions as are necessary to protect my interests or conduct my affairs.

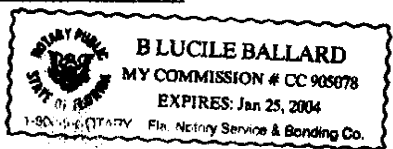
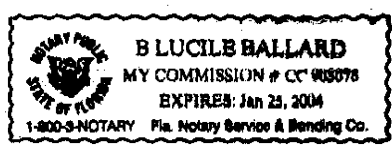
In connection herewith I further authorize my attorney herein to make such medical care decisions for me as I could, if not incapacitated, make on my own behalf and my attorney is further authorized to apply to a court of proper jurisdiction for the appointment of a conservator with the express request that my attorney herein be appointed conservator.

My attorney-in-fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he in his best discretion deems advisable, and I affirm and ratify all acts so undertaken.

This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on the power of attorney shall have full right to accept the authority of my attorney-in-fact until in receipt of actual notice to revocation.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of MARCH
Clatie D. E. Jackson
Ernie Lee Magaha

Before me this 14th day of MARCH 2001, appeared
T 250 000596430 who produced identification of DR License of Alexander Jackson
He (did not) take an oath.
Blucile Ballard
Notary Public



1170 N W 1st St
Pensacola FL 32501

OR BK 5108 P60177
Escambia County, Florida
INSTRUMENT 2003-080018

DEED DOC STAMPS PD @ ESC CO \$ 0.70
04/08/03 ERNIE LEE MAGAHA, CLERK
By: *J Cantrell*

QUIT CLAIM DEED

STATE OF
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That J. Clatie D. Jackson, a widow 1801 W Gardens St Pensacola, FL 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 Alexander Jackson, his heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit: Lot Two (2) in Block Three (3) in Durchslag's Subdivision lying and being a part of the Juan B. Cazanave and John Donelson Grants, Section 50 and 51, Township 2 South, Range 30 West, according to Plat, Thereof by Stephen Lee, recorded in plat book.

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, we have hereunto set OU hand and seal this 8th day of April, 2003.

Signed, sealed and delivered in our presence

Judith Cantrell
Judith Cantrell
Jane Knighten
Jane Knighten

Clatie D. Jackson
Clatie D Jackson
By Alexander Jackson
Alexander Jackson

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 8th day of April 2003 by Clatie D Jackson by Alexander Jackson produced identification of FL Drivers License and did not take an oath.

Prepared By: Charlotte Westry
1720 Blakely Ave Lot #10
Pensacola FL 32507

Judith Cantrell
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County, Florida

Return To:

RCD Apr 08, 2003 04:05 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-080018

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/16/04 ERNIE LEE MAGAHA, CLERK

QUIT CLAIM DEED

STATE OF
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That J Alexander JACKSON
Single, 1170 N. "F" St Pensacola, FL 32501

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 Mikaela JACKSON

John Jackson Carolyn Johnson, Eartha Jackson Williams Evelyn Jackson Brown ^{Jackson Brown} their heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

Lot Two (2) in Block Three (3) in Durchslag's Subdivision lying and being a part of the Juan B. Cazanave and John Donelson Grants, Section 50 and 51, Township 2 South, Range 30 West, according to Plat. Thereof by Stephen Lee, recorded in plat book.

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, we have hereunto set our hand and seal this 16 day of November, 2004.

Signed, sealed and delivered in our presence
Judith Cantrell
Judith Cantrell
Jane Knighten
Jane Knighten

Alexander Jackson
Alexander Jackson

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 16th day of November 2004, by Alexander Jackson, who produced identification of FL Drivers License and did not take an oath.

Ernie Lee Magaha
Ernie Lee Magaha
Clerk of the Circuit Court

Prepared By: Charlotte Westry
6119A Louisville Ave
Pensacola, FL 32526

Return To:



RCD Nov 16, 2004 03:56 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-302685

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

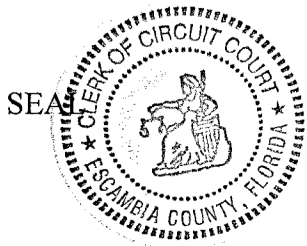
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04943 of 2009

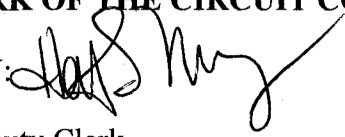
I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 15, 2012, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CAROLYN JOHNSON 5491 BLUEBIRD ST MILTON, FL 32583	EARTHA JACKSON WILLIAMS 5491 BLUEBIRD ST MILTON, FL 32583
EVELYN JACKSON BROWN 5491 BLUEBIRD ST MILTON, FL 32583	MIKAELA JACKSON 5491 BLUEBIRD ST MILTON, FL 32583
JOHN JACKSON 5491 BLUEBIRD ST MILTON, FL 32583	CAPITAL ONE BANK PO BOX 85015 RICHMOND, VA 23285
FLORIDA DUNDEE LIEN INVEST 14901 QUORUM DR STE 900 DALLAS, TX 75254	BRIAN CHERRY 829 SUGAR PLUM LANE SHALIMAR, FL 32579
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 15th day of November 2012.



**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT**

BY: 
Deputy Clerk

THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is
Publisher of The Escambia Sun Press, a weekly newspaper
published at (Warrington) Pensacola in Escambia County,
Florida; that the attached copy of advertisement, being a
NOTICE in the matter of TAX DEED SALE
SALE: 12/17/2012 - TAX CERT #: 04943

_____ in the _____ CIRCUIT _____ Court
was published in said newspaper in the issues of _____
NOVEMBER 1, 8, 15, 22, 2012

Affiant further says that the said Escambia Sun-Press is a
newspaper published at (Warrington) Pensacola, in said
Escambia County, Florida, and that the said newspaper has
heretofore been continuously published in said Escambia County,
Florida each week and has been entered as second class mail
matter at the post office in Pensacola, in said Escambia County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and affiant
further says that he has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for publication in
the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 22ND
day of NOVEMBER _____ A.D., 2012

Denise G. Turner

DENISE G. TURNER NOTARY PUBLIC

Denise G. Turner
Notary Public
State of Florida
My Commission Expires 08/24/2016
My Commission No.EE 207775

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That
ESCAMBIA COUNTY holder of Tax
Certificate No. 04943, issued the 1st day
of June, A.D., 2009 has filed same in my
office and has made application for a tax
deed to be issued thereon. Said certifi-
cate embraces the following described
property in the County of Escambia,
State of Florida, to wit:

LT 2 BLK 3 DURCHSLAGS S/D PB 1
P 44 OR 5525 P 712 LESS OR 3147 P
94 SR292 R/W SEC 50/51 T 2S R 30
CA 216 SECTION 50, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER 081390000
(12-372)

The assessment of the said property
under the said certificate issued was in
the name of CAROLYN JOHNSON and
EARTHA JACKSON WILLIAMS and
EVELYN JACKSON BROWN and
MIKAELA JACKSON and JOHN
JACKSON

Unless said certificate shall be redeemed
according to law, the property described
therein will be sold to the highest bidder
at the courthouse door at 9:00 A.M. on
the third Monday in the month of
December, which is the 17th day of
December 2012.

Dated this 1st day of November 2012.

In accordance with the AMERICANS
WITH DISABILITIES ACT, if you are a
person with a disability who needs spe-
cial accommodation in order to partici-
pate in this proceeding you are entitled
to the provision of certain assistance.
Please contact Maryline Avila 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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Maryline Avila
Deputy Clerk

oaw-4w-11-1-8-15-22-2012

DEED ESCHEATED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

WHEREAS, Tax Certification No. 04943 was issued on June 1, 2009, against the land described herein-below, and the Tax Collector of Escambia County, Florida, duly delivered to the Clerk of the Circuit Court of said County a certificate as required by law as to the application for a Tax Deed thereon, and due notice of sale was published and mailed as required by law, and no person entitled so to do appeared to redeem said land, and said land was, on the 17th day of December, 2012, offered for public sale as required by law, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notice thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and no person or governmental unit having purchased said land, and three years having elapsed since the land was offered for public sale, the land has escheated to Escambia County, Florida, pursuant to Section 197.502(8), Florida Statutes; and

WHEREAS, Section 197.502(8), Florida Statutes, directs the Clerk of the Circuit Court to now execute a tax deed vesting title in the Board of County Commissioners of Escambia County, Florida;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, the undersigned Clerk, for Escambia County, Florida, in consideration of these premises, and pursuant to Section 197.502(8), Florida Statutes, do hereby release, remise, quitclaim, and convey to the Escambia County Board of County Commissioners 221 Palafox Pl, Pensacola, FL 32502, their successors and assigns, forever, the following described land in Escambia County, Florida, to wit:


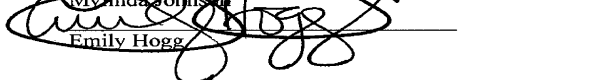
LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 5525 P 712 LESS OR 3147 P 94 SR292 R/W SEC 50/51 T 2S R 30 CA 216

SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 502S305090020003
TAX ACCOUNT NUMBER 081390000


** Property previously assessed to: CAROLYN JOHNSON, EARTHA JACKSON WILLIAMS, EVELYN JACKSON BROWN, MIKAELA JACKSON, JOHN JACKSON

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

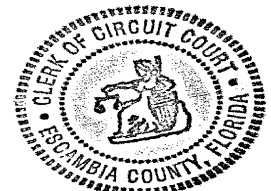
IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of Escambia County, Florida, as Clerk of the Circuit Court of said County, I have executed this deed and have hereunto set my official seal this 17TH day of DECEMBER 2015.

WITNESSES:

My Linda Johnson

Emily Hogg

State of Florida
County of Escambia

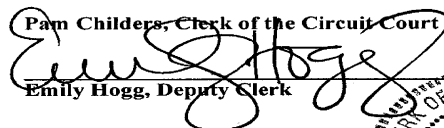

PAM CHILDERS,
Clerk of the Circuit Court
Escambia County, Florida

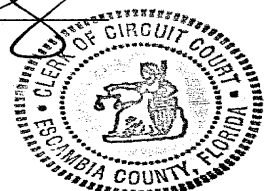
(OFFICIAL SEAL)



Before me, the undersigned, personally appeared PAM CHILDERS, to me well known and known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Clerk of the Circuit Court of Escambia County, Florida, who acknowledged that he executed the same as Clerk of the uses and purposes therein set forth, and as the act and deed of said County.

GIVEN under my hand and official seal this 17TH day of DECEMBER 2015.

Pam Childers, Clerk of the Circuit Court

Emily Hogg, Deputy Clerk



This document was prepared by:
Stephen G. West
Senior Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

THIS DEED is made this 2nd day of July, 2020, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantor), and Elks Barbershop, LLC, a Florida limited liability company, whose address is 23 North Navy Boulevard, Pensacola, Florida 32507 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of Thirteen Thousand Eight Hundred Fifty-One Dollars (\$13,851.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following land in Escambia County, Florida, more particularly described as follows:

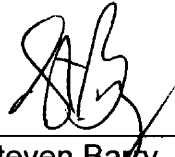
LT 2 BLK 3 DURCHSLAGS S/D PB 1 P 44 OR 5525 P 712 LESS OR 3147 P
94 SR292 R/W SEC 50/51 T 2S R 30 CA 216
Section 50, Township 2 South, Range 30 West
Account number 08-1390-000
Property Identification No. 50-2S-30-5090-020-003

THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2020 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR RESERVES an undivided 3/4 interest in, and title in and to an undivided 3/4 interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided 1/2 interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and through its duly authorized BOARD OF COUNTY COMMISSIONERS



Steven Barry, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court



Deputy Clerk

Date Executed

7/2/2020

BCC Approved: 11-2-2017

NOTICE OF LIEN

OR BK 4379 PG1333
Escambia County, Florida
INSTRUMENT 99-585587

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

RE: JACKSON CLATIE D
1609 W JACKSON ST
PENSACOLA FL 32501

ACCT. NO. 08-1390-000-000
AMOUNT \$670.62

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 2 BLK 3
OR 142 P 336
DURSCHLAGS S/D PB 1 P 44
SEC 50/51 T 2S R 30
LESS OR 3147 P 94 SR 292
R/W CA 216

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$670.62. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Linda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by *[Signature]*
Deputy
ESCAMBIA COUNTY, FLORIDA

RCD Mar 05, 1999 09:45 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-585587

RCD Aug 13, 1999 08:03 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-644858

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: JACKSON CLATIE D
1609 W JACKSON ST
PENSACOLA FL 32501

ACCT.NO. 08 1390 000 000

AMOUNT \$9.01

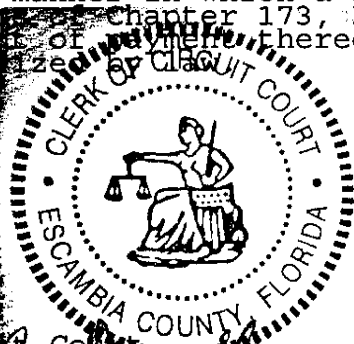
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 2 BLK 3
OR 142 P 336
DURSCHLAGS S/D PB 1 P 44
SEC 50/51 T 2S R 30
LESS OR 3147 P 94 SR 292
R/W CA 216
PROP.NO. 50 2S 30 5090 020 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of chapter 173, Florida Statutes or the collection and enforcement of any other lien thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by *Thomas M. McBrearty*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by *Joseph B. Donnelly*
Deputy Clerk

