



# 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

06025.45

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	MACDONALD SALLY & MACDONALD MARY ANNE TRUSTEE FOR 116 COUNTRY CLUB RD PENSACOLA, FL 32507 116 COUNTRY CLUB RD 08-2786-000 LT 7 SUBURBAN HOMES PB 1 P 72 CA 201 OR 4138 P 707 OR 4207 P 1279 OR 6066 P 852 OR 6292 P 276 OR 736 (Full legal attached.)	Certificate #	2022 / 3637
		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)
# 2022/3637	06/01/2022	994.12	49.71	1,043.83
→Part 2: Total*				1,043.83

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

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

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,043.83
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,418.83

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

Sign here:  Escambia, Florida  
Date April 25th, 2024  
Signature, Tax Collector or Designee

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	42,120.00
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.

LT 7 SUBURBAN HOMES PB 1 P 72 CA 201 OR 4138 P 707 OR 4207 P 1279 OR 6066 P 852 OR 6292 P 276 OR 7365 P 840 OR 8031 P 1801

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400717

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-2786-000	2022/3637	06-01-2022	LT 7 SUBURBAN HOMES PB 1 P 72 CA 201 OR 4138 P 707 OR 4207 P 1279 OR 6066 P 852 OR 6292 P 276 OR 7365 P 840 OR 8031 P 1801

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-22-2024  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

 ◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 502S307040000007 <b>Account:</b> 082786000 <b>Owners:</b> MACDONALD SALLY & MACDONALD MARY ANNE TRUSTEE FOR MACDONALD MARY ANNE REVOCABLE TRUST 28TH AUGUST 1990 <b>Mail:</b> 116 COUNTRY CLUB RD PENSACOLA, FL 32507 <b>Situs:</b> 116 COUNTRY CLUB RD 32507 <b>Use Code:</b> SINGLE FAMILY RESID 🔑 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$38,000</td> <td>\$78,846</td> <td>\$116,846</td> <td>\$84,240</td> </tr> <tr> <td>2022</td> <td>\$38,000</td> <td>\$70,354</td> <td>\$108,354</td> <td>\$81,787</td> </tr> <tr> <td>2021</td> <td>\$38,000</td> <td>\$55,393</td> <td>\$93,393</td> <td>\$79,405</td> </tr> </tbody> </table> <div style="text-align: center;"> <a href="#">Disclaimer</a>  <hr/> <a href="#">Tax Estimator</a>  <hr/> <a href="#">File for Exemption(s) Online</a>  <hr/> <a href="#">Report Storm Damage</a> </div>					Year	Land	Imprv	Total	Cap Val	2023	\$38,000	\$78,846	\$116,846	\$84,240	2022	\$38,000	\$70,354	\$108,354	\$81,787	2021	\$38,000	\$55,393	\$93,393	\$79,405																						
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<b>Sales Data</b> <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>01/16/2019</td> <td>8031</td> <td>1801</td> <td>\$100</td> <td>WD</td> <td>📄</td> </tr> <tr> <td>06/25/2015</td> <td>7365</td> <td>840</td> <td>\$100</td> <td>OT</td> <td>📄</td> </tr> <tr> <td>02/01/2008</td> <td>6292</td> <td>276</td> <td>\$100</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>01/2007</td> <td>6066</td> <td>852</td> <td>\$100</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>12/1997</td> <td>4207</td> <td>1279</td> <td>\$100</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>06/1997</td> <td>4138</td> <td>707</td> <td>\$59,200</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)	01/16/2019	8031	1801	\$100	WD	📄	06/25/2015	7365	840	\$100	OT	📄	02/01/2008	6292	276	\$100	QC	📄	01/2007	6066	852	\$100	QC	📄	12/1997	4207	1279	\$100	QC	📄	06/1997	4138	707	\$59,200	WD	📄	<b>2023 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> LT 7 SUBURBAN HOMES PB 1 P 72 CA 201 OR 4138 P 707 OR 4207 P 1279 OR 6066 P 852 OR 6292 P 276 OR 7365 P 840 OR 8031 P... 🔑  <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																															
01/16/2019	8031	1801	\$100	WD	📄																																															
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																														

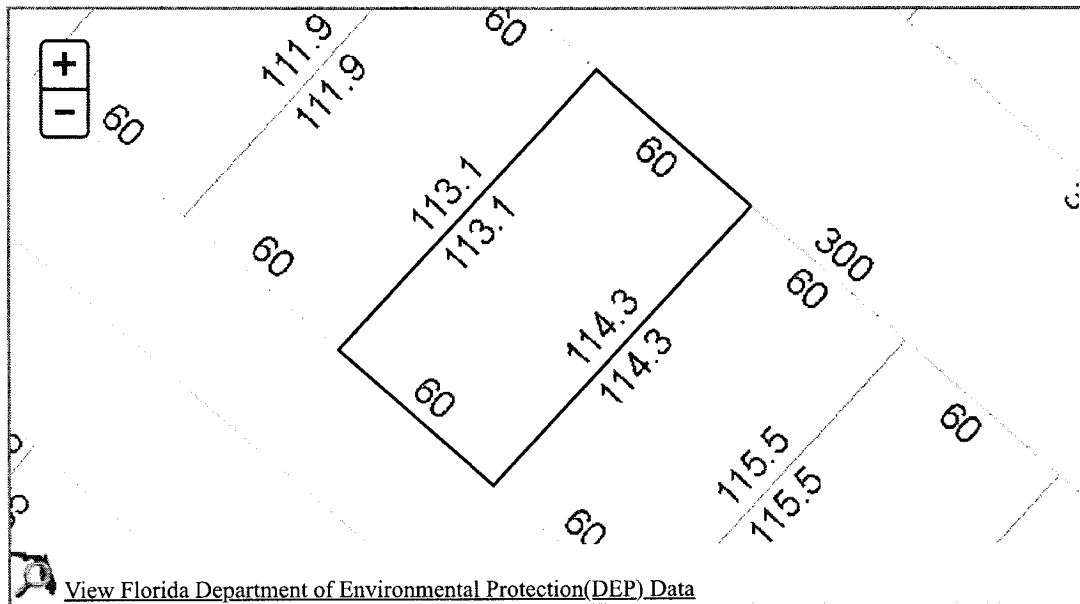
Section  
Map Id:  
CA201

Approx.  
Acreage:  
0.1534

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



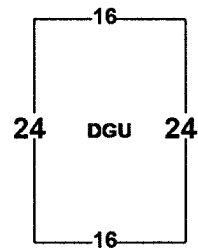
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address:116 COUNTRY CLUB RD, Year Built: 1942, Effective Year: 1942, PA Building ID#: 89076

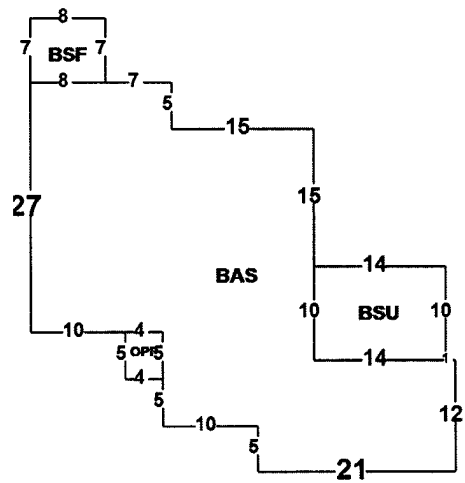
Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1705 Total SF

BASE AREA - 1105  
BASE SEMI FIN - 56  
BASE SEMI UNF - 140  
DET GARAGE UNF - 384  
OPEN PORCH FIN - 20



Images



8/24/2011 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/06/2024 (tc.5020)

**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**

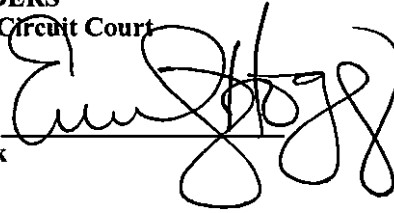
**Account: 082786000 Certificate Number: 003637 of 2022**

**Payor: SALLY MACDONALD 116 COUNTRY CLUB RD PENSACOLA, FL 32507 Date 5/28/2024**

Clerk's Check #	1	Clerk's Total	<del>\$551.76</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,723.03</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,391.79</del>

**\$1589.20**  
**\$1606.20**

**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 003637  
 Redeemed Date 5/28/2024**

**Name SALLY MACDONALD 116 COUNTRY CLUB RD PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$551.76 <b>\$1589.20</b>
Due Tax Collector = TAXDEED	\$1,723.03
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

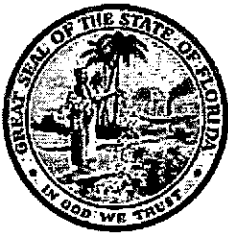
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 082786000 Certificate Number: 003637 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="5/28/2024"/>
Months	14	1
Tax Collector	<input type="text" value="\$1,418.83"/>	<input type="text" value="\$1,418.83"/>
Tax Collector Interest	\$297.95	\$21.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,723.03	<input type="text" value="\$1,446.36"/> <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	\$95.76	\$6.84
Total Clerk	\$551.76	<input type="text" value="\$462.84"/> <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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,391.79	\$1,926.20
	Repayment Overpayment Refund Amount	\$465.59
Book/Page	<input type="text"/>	<input type="text"/>



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-2786-000 CERTIFICATE #: 2022-3637

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: Vicki Campbell

BY

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

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

February 18, 2025

Tax Account #: **08-2786-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SALLY MACDONALD AND MARY ANNE MACDONALD AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF MARY ANNE MACDONALD DATED AUGUST 28TH 1990 AS AMENDED**

**By Virtue of Quit Claim Deed recorded 2/26/2008 in OR 6292/276 and Death Certificate OR 7365/840 and Warranty Deed recorded 1/17/2019 - OR 8031/1801**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **NONE**
4. Taxes:

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

**Tax Account #: 08-2786-000**

**Assessed Value: \$86,767.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JUNE 4, 2025

**TAX ACCOUNT #:** 08-2786-000

**CERTIFICATE #:** 2022-3637

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

**SALLY MACDONALD AND  
MARY ANNE MACDONALD AS TRUSTEE  
MARY ANNE MACDONALD REVOCABLE  
TRUST DATED AUG 28TH 1990  
116 COUNTRY CLUB RD  
PENSACOLA, FL 32507**

**MARY ANNE MACDONALD TRUSTEE  
MARY ANNE MACDONALD REVOCABLE  
TRUST DATED AUG 28TH 1990  
PO BOX 1592  
PENSACOLA, FL 32591**

**MARY ANNE MACDONALD AS TRUSTEE  
MARY ANNE MACDONALD REVOCABLE  
TRUST DATED AUG 28TH 1990  
255 BAYSHORE DR  
PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> 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 #:08-2786-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 7 SUBURBAN HOMES PB 1 P 72 CA 201 OR 4138 P 707 OR 4207 P 1279 OR 6066 P 852 OR 6292 P  
276 OR 7365 P 840 OR 8031 P 1801**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-2786-000 (0625-45)**

Without Benefit of Title Examination  
This Document Prepared By:  
**Robert D. Hart, Jr.**  
**Clark, Partington, Hart, Larry,**  
**Bond & Stackhouse**  
Post Office Drawer 13010 (32591-3010)  
125 West Romana Street, Suite 800 (32502-5856)  
Pensacola, Florida

**Parcel ID Number: 50-2S-30-7040-000-007**  
**Grantee #1 SSN: Unavailable**  
**Grantee #2 SSN: Unavailable**  
Grantee #3 SSN: Unavailable

STATE OF FLORIDA                     )  
  :  
COUNTY OF ESCAMBIA            )

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that ROGER MacDONALD and MARY ANNE MacDONALD, husband and wife, whose post office address is Post Office Box 1592, Pensacola, FL 32591, as Grantor, for and in consideration of Ten (\$10.00) Dollars and all other good and valuable considerations, the receipt whereof is acknowledged, does remise, release, and quit claim unto ROGER MacDONALD and MARY ANNE MacDONALD, husband and wife, whose post office address is Post Office Box 1592, Pensacola, FL 32591, and SALLY MacDONALD, a single woman, whose post office address is 116 Country Club Road, Pensacola, Florida 32507, as Grantees, their heirs, personal representatives and assigns, forever, the following-described property, situated in the County of Escambia, State of Florida, to-wit:

Lot 7, of Suburban Homes, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat thereof recorded in the Office of the Clerk of the Circuit Court of Escambia County, Florida in Plat Book 1, at Page 72.

This conveyance is made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

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 WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of February, 2008.

Signed, sealed and delivered  
in our presence:

TERRY E. O'ROURKE  
TERRY E. O'ROURKE  
[Type/Print Name of Witness]


JoAnn B. Adams  
JoAnn B. Adams  
[Type/Print Name of Witness]

ROGER MacDONALD  
ROGER MacDONALD

MARY ANNE MacDONALD  
MARY ANNE MacDONALD

STATE OF FLORIDA                     )  
  : ss.  
COUNTY OF ESCAMBIA            )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2008, by ROGER MacDONALD and MARY ANNE MacDONALD, who (✓) are personally known to me, or (  ) have produced \_\_\_\_\_ as identification.

JoAnn B. Adams  
[Signature of Notary Public]  
 JOANN B. ADAMS  
Notary Public, State of Florida  
My comm. expires Nov. 25, 2009  
Comm. No. 0D 466740  
[Print, Type, or Stamp Name of Notary Public]  
State of Florida at Large

[NOTARIAL SEAL]  
A0318708

Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Prepared without survey or title by:  
RICHARD N. SHERRILL, ESQ.  
CLARK PARTINGTON  
125 East Intendencia Street  
Post Office Drawer 13010  
Pensacola, Florida 32591-3010

PARCEL IDENTIFICATION NUMBER: **50-2S-30-7040-000-007**

**WARRANTY DEED TO TRUSTEE**

KNOW ALL MEN BY THESE PRESENTS that **MARY ANNE MACDONALD** ("Grantor"), an unremarried widow, whose address is 255 Bayshore Drive, Pensacola, Florida 32507, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, does grant, bargain, sell, alienate, remise, release, convey and confirm unto **MARY ANNE MACDONALD** (the "Trustee") as **TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF MARY ANNE MACDONALD DATED THE 28TH DAY OF AUGUST, 1990, as amended** (the "Trust" or "Grantee"), whose mailing address is 255 Bayshore Drive, Pensacola, Florida 32507, and the successors and assigns of the Grantee forever, **the Grantor's undivided one-half interest** in and to the real property located in *Escambia* County, Florida (the "Property"), more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Subject to taxes for the current year and subsequent years; restrictions, easements and any oil, gas and mineral reservations of record.

TO HAVE AND TO HOLD the Property in fee simple upon the Grantee and for the uses and purposes herein and as set forth in the Trust.

The Trustee of the Trust shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. The powers of the Trustee and any successor Trustee of the Trust shall extend to any and all rights which the Grantor possesses in the Property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the subsequent incapacity of the Grantor.

In the event that the current Grantor-Trustee of the Trust cannot continue to serve in that fiduciary capacity, then SYNOVUS TRUST COMPANY is designated to serve as successor Trustee. Any successor Trustee is hereby granted the same powers with respect to the real property described above as are granted to the Trustee of the Trust in this deed.

Any person dealing with the Trustee of the Trust shall deal with such fiduciary in the order set forth above. However, no person shall deal with a successor Trustee under the Trust until one or more of the following have been received by such person or placed of record in Escambia:

- A. The written resignation of the prior Trustee sworn to or acknowledged before a notary public;
- B. A certified death certificate of the prior Trustee;
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing the Trustee for any reason;

- D. The written certificates of two physicians currently practicing medicine that an individual Trustee is unable to manage her own affairs or is physically or mentally incapable of handling the duties of trustee;
- E. The written removal of a successor Trustee and/or the appointment of an additional successor Trustee by the Grantor of such Trust sworn to or acknowledged before a notary public (this right being reserved to the Grantor); or
- F. A conveyance from a prior Trustee to a successor Trustee.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property; that the Property is free of all encumbrances except taxes accruing subsequent to the end of the current year; and Grantor will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal this 16<sup>th</sup> day of January, 2019.

Richard N. Sherrill  
[Signature of first witness]

Mary Anne MacDonald  
MARY ANNE MACDONALD

Richard N. Sherrill  
[Printed name of first witness]

MARLENE E. MILLER  
[Signature of second witness]

MARLENE E. MILLER  
[Printed name of second witness]

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 2019, by MARY ANNE MACDONALD, who ( ☒ ) is personally known to me, or ( ) has produced \_\_\_\_\_ as identification.



[NOTARIAL SEAL]

A3347141.DOC

Richard N. Sherrill  
[Signature of Notary Public]

[Print, Type, or Stamp Name of Notary Public]  
STATE OF FLORIDA AT LARGE

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

Lot 7, of Suburban Homes, a subdivision of a portion of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat thereof recorded in the Office of the Clerk of the Circuit Court of Escambia County, Florida in Plat Book 1, at Page 72.