



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

1024-58

Part 1: Tax Deed Application Information

| | | | | |
|-------------------------------------|---|-------------------------|--------------|-----|
| Applicant Name Applicant Address | ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411 | Application date | Apr 11, 2024 | (H) |
| Property description | POWELL DOMINGA MORALITA & HOWELL LEONIDA SEABORN 9 REDWOOD CIR PENSACOLA, FL 32506 9 REDWOOD CIR 08-3474-000 LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095 | Certificate # | 2022 / 3672 | |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2022/3672 | 06/01/2022 | 718.35 | 35.92 | 754.27 |
| → Part 2: Total* | | | | 754.27 |

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

| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Column 3 Face Amount of Other Certificate | Column 4 Tax Collector's Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # / | | | | | |
| 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) | 754.27 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 675.36 |
| 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) | 1,804.63 |

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
Signature, Tax Collector or Designee

Escambia, Florida
Date April 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. | 32,491.50 |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |

Sign here: _____ Date of sale 10/02/2024
 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400174

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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 |
|----------------|-----------------|------------|--|
| 08-3474-000 | 2022/3672 | 06-01-2022 | LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095 |

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
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: | 5625301264023003 | Year | Land | Imprv | Total | Cap Val |
| Account: | 083474000 | 2023 | \$15,000 | \$96,280 | \$111,280 | \$64,983 |
| Owners: | POWELL DOMINGA MORALITA & HOWELL LEONIDA SEABORN | 2022 | \$7,000 | \$88,076 | \$95,076 | \$63,091 |
| Mail: | 9 REDWOOD CIR PENSACOLA, FL 32506 | 2021 | \$7,000 | \$71,337 | \$78,337 | \$61,254 |
| Situs: | 9 REDWOOD CIR 32506 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | 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) | HOMESTEAD EXEMPTION |
| 02/19/2008 | 6288 | 1095 | \$100 | QC | | |
| 04/2007 | 6137 | 1323 | \$100 | CJ | | |
| 10/2004 | 5519 | 611 | \$40,000 | WD | | |
| 02/1987 | 2357 | 795 | \$100 | QC | | |
| 01/1973 | 754 | 494 | \$10,600 | WD | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Legal Description LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095 |
| | | | | | | Extra Features POOL |

Section Map Id:
53-2S-30-1

Approx. Acreage:
0.2089

Zoned:
MDR
MDR
MDR
MDR
MDR
MDR
MDR
MDR

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

Launch Interactive Map

Information

Open
Report

Buildings

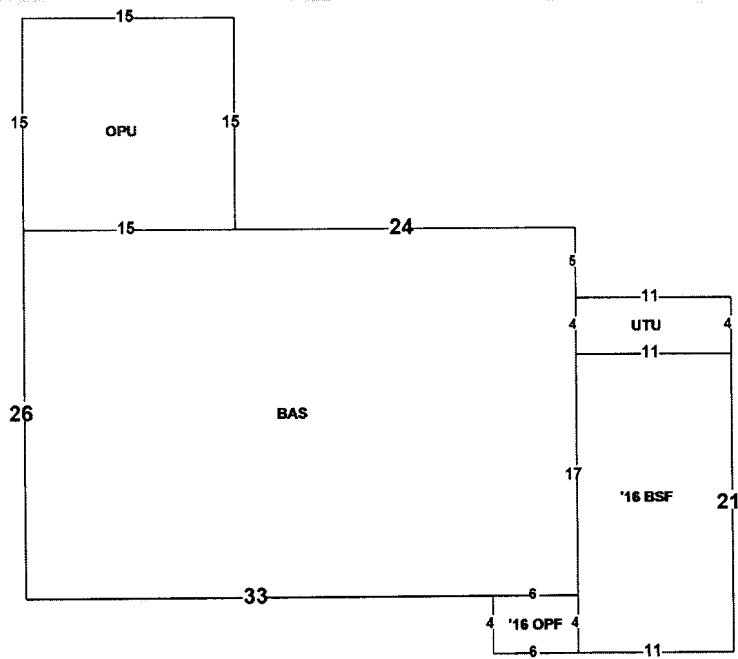
Address: 9 REDWOOD CIR, Year Built: 1957, Effective Year: 1970, PA Building ID#: 89965

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
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-MASONRY PIL/STL

Areas - 1538 Total SF

BASE AREA - 1014
BASE SEMI FIN - 231
OPEN PORCH FIN - 24
OPEN PORCH UNF - 225
UTILITY UNF - 44



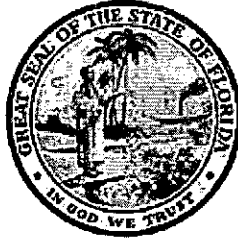
Images



2/2/2017 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.

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: 083474000 Certificate Number: 003672 of 2022

Payor: DOMINGA MORALITA POWELL 9 REDWOOD CIR PENSACOLA, FL 32506 Date
4/29/2024

| | | | |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check # | 1 | Clerk's Total | \$497.04 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,973.30 |
| | | Postage | \$100.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$2,587.34 |

\$1,946.88

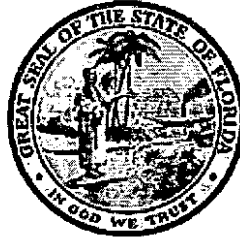
\$1,963.88

\$800 cash
 \$1163.88
 140.74 card fee
 \$1,204.62 creditcard

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 003672
Redeemed Date 4/29/2024

Name DOMINGA MORALITA POWELL 9 REDWOOD CIR PENSACOLA, FL 32506

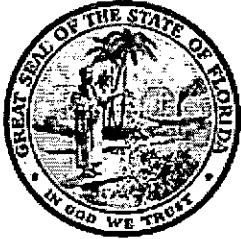
| | |
|--|---------------------------------------|
| Clerk's Total = TAXDEED | \$497.04 \$1,946.88 |
| Due Tax Collector = TAXDEED | \$1,973.30 |
| Postage = TD2 | \$100.00 |
| ResearcherCopies = TD6 | \$0.00 |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 083474000 Certificate Number: 003672 of 2022

Redemption Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|---|--|
| | Auction Date <input type="text" value="10/2/2024"/> | Redemption Date <input type="text" value="4/29/2024"/> |
| Months | 6 | 0 |
| Tax Collector | <input type="text" value="\$1,804.63"/> | <input type="text" value="\$1,804.63"/> |
| Tax Collector Interest | \$162.42 | \$0.00 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$1,973.30 | <input type="text" value="\$1,810.88"/> TC |
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$119.00"/> | <input type="text" value="\$119.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$41.04 | \$0.00 |
| Total Clerk | \$497.04 | <input type="text" value="\$456.00"/> CH |
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$100.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$2,587.34 | \$2,283.88 |
| | Repayment Overpayment Refund Amount | \$303.46 |
| Book/Page | <input type="text" value="9137"/> | <input type="text" value="761"/> |

Notes

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03672**, 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 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083474000 (1024-58)

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

DOMINGA MORALITA POWELL and LEONIDA SEABORN HOWELL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9137, Page 761, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03672, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 083474000 (1024-58)

DESCRIPTION OF PROPERTY:

LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: DOMINGA MORALITA POWELL and LEONIDA SEABORN HOWELL

Dated this 29th day of April 2024.



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 #: 08-3474-000 CERTIFICATE #: 2022-3672

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: June 10, 2004 to and including June 10, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 14, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 14, 2024

Tax Account #: **08-3474-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LEONIDA T. SEABORN AND DOMINGA MORALITA POWELL**

By Virtue of Personal Representative's Deed recorded 05/03/2007 in OR 6137/1323 and Quit Claim Deed recorded 02/19/2008 - OR 6288/1095 ABTRACTOR'S NOTE: WE FIND A MARRIAGE LICENSE FOR LEONIDA LEABORN TO ANDREW POTTS HOELL AND TAX ROLL HAS HER AS LEONIDA SEABORN HOWELL - WE HAVE NOTIFIED ALL NAMES AND SPELLING VARIATIONS.

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 #: 08-3474-000

Assessed Value: \$64,983.00

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: _____ **OCT 2, 2024** _____
TAX ACCOUNT #: _____ **08-3474-000** _____
CERTIFICATE #: _____ **2022-3672** _____

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>2023</u> tax year. |

**DOMINGA MORALITA POWELL
AND LEONIDA T SEABORN AKA
LEONIDA SEABORN HOELL AKA
LEONIDA SEABORN HOWELL
9 REDWOOD CIR
PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 14th day of June, 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

June 14, 2024

Tax Account #:08-3474-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 OR 6288 P 1095

SECTION 56, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3474-000(1024-58)

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Testate)

THIS INDENTURE, made this 26 day of
APRIL, 2007, by and between Abraham M. Cohen, the
duly qualified and acting personal representative of the estate
of Samuel Cohen, deceased, party of the first part and Leonida
Seaborn, 9 Redwood Circle, Pensacola, FL 32506, party of the
second part.

WITNESSETH: That WHEREAS, Samuel Cohen died testate a
resident of Escambia County, Florida, on November 3, 2006,
seized and possessed of the real property hereinafter described;
and

WHEREAS, title to said property passed to the party of the
second part as of the date of said decedent's death, pursuant to
the provision of the decedent's Last Will and Testament, which
was admitted to probate and recorded by Circuit Court for
Escambia County, Florida, Probate Division, in Case No. 2006 CP
002150, subject only to the right of the party of the first part
to sell or encumber the property for the purpose of defraying
claims, costs and expenses of administration of the decedent's
estate; and

WHEREAS, the party of the first party wishes to distribute
said property to the party of the second part and evidence the
release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in
connection with the distribution of the estate of the said
decedent, the party of the first part has released to the party
of the second part the right to sell or encumber said property
and granted, conveyed and confirmed unto the party of the second
party, her heirs, and assigns forever, all of the interest of
said decedent in and to the real property situated in Escambia
County, Florida, described as follows:

Lot 23, Block 3, Third Addition to Pinehurst
Subdivision, Escambia County, Florida, a subdivision
of a portion of Section 56, Township 2 South, Range 30
West, according to plat filed in Plat Book 3 at Page 8
of the Public Records of Escambia County, Florida.


TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

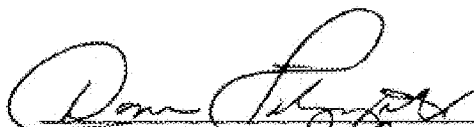
PROPERTY APPRAISER'S PARCEL IDENTIFICATION NO. 56-2S-30-1264-023-003.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of

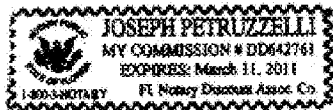

Print: Joseph Petruzzelli

Abraham M. Cohen
ABRAHAM M. COHEN,
as personal representative of
the estate of:
SAMUEL COHEN, deceased


Print: Donna Petruzzelli

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 26 day of April, 2007, by Abraham M. Cohen, as personal representative of the estate of Samuel Cohen, deceased.




NOTARY PUBLIC
My Commission Expires:

This instrument prepared by:

STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502
w/o Titlework. All information
provided by Grantor.

This Instrument Prepared by:

Name: Dominga moralita Powell
Address: 6010 MARGARETTA Blvd. Pensacola, FL 32506

Property Appraisers Parcel Identification# 562S301264023003 Reference:

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QUIT CLAIM DEED

This Quit Claim Deed, Executed the 19th day of Feb 2008
by Leonida T. Seaborn, whose post office address is 9 Redwood CR Pensacola, FL 32506 first party,
TO Leonida T. Seaborn, and Dominga Moralita Powell whose post office address is 9 Redwood CR, Pensacola, FL 32506, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

| Legal Description |
|--|
| LT 23 BLK 3 3RD ADDN PINEHURST PB 3 P 8 OR 6137 P 1323 |

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Heather Sullivan
Witness Signature (as to Grantor)
Printed Name Heather Sullivan
Gail Bare
Witness Signature (as to Grantor) GAIL BARE
Printed Name

Leonida Seaborn
Grantor Signature
Printed Name LEONIDA SEABORN
Mailing Address

Witness Signature (as to Co- Grantor)
Printed Name

Co-Grantor Signature
Printed Name

Witness Signature (as to Co- Grantor)
Printed Name

Mailing Address

State of FLORIDA
County of Escambia

On 2/19/08 before me, GAIL BARE Deputy Clerk (notary), personally appeared Leonida T. Seaborn, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

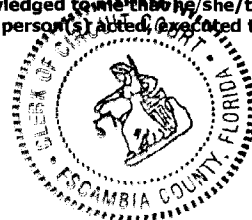
WITNESS my hand and official seal.

Signature Ernie Lee Magaha, Clerk and Comptroller

Affiant Known Produced ID X

Type of ID FL DRIV LIC

By: Gail Bare
GAIL BARE
Deputy Clerk



(SEAL)