



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

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	DENNIS THOMAS B JR 6946 CEDAR LAKE DR PENSACOLA, FL 32526-9402 6946 CEDAR LAKE DR 09-1691-682 BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W ALG N LI OF SD LT 150 FT S 05 DEG 53 MIN 00 SEC W 21 (Full legal attached.)	Certificate #	2022 / 4056
		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)
# 2022/4056	06/01/2022	2,167.75	108.39	2,276.14
→Part 2: Total*				2,276.14

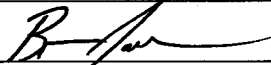
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/4093	06/01/2023	2,178.13	6.25	139.76	2,324.14
Part 3: Total*					2,324.14

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)	4,600.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,002.22
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)	6,977.50

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 24th, 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.	91,203.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W ALG N LI OF SD LT 150 FT S 05 DEG 53 MIN 00 SEC W 21 70/100 FT FOR POB CONT ALG SAME COURSE 288 30/100 FT N 78 DEG 04 MIN 27 SEC W 193 85/100 FT N 43 DEG 35 MIN 04 SEC E 166 48/100 FT TO POINT OF CURVATURE OF A CURVE CONCAVE TO NW HAVING A RADIUS OF 791 86/100 FT CENTRAL ANG OF 05 DEG 01 MIN 20 SEC NELY ALG SD CURVE AN ARC DIST OF 69 41/100 FT (CHORD DIST=69 39/100 FT CHORD BEARING = N 41 DEG 04 MIN 24 SEC E) TO POINT OF TANGENCY N 38 DEG 33 MIN 44 SEC E 94 42/100 FT TO POB OR 3992 P 239 ALSO BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W 150 FT S 05 DEG 53 MIN 0 SEC W 310 FT FOR POB CONT SAME COURSE 120 FT N 83 DEG 59 MIN 46 SEC W 236 86/100 FT N 12 DEG 23 MIN 02 SEC E 97 82/100 FT N 43 SEC 35 MIN 04 SEC E 53 99/100 FT S 78 DEG 04 MIN 27 SEC E 193 85/100 FT TO POB OR 3992 P 245

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400516

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
09-1691-682	2022/4056	06-01-2022	BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W ALG N LI OF SD LT 150 FT S 05 DEG 53 MIN 00 SEC W 21 70/100 FT FOR POB CONT ALG SAME COURSE 288 30/100 FT N 78 DEG 04 MIN 27 SEC W 193 85/100 FT N 43 DEG 35 MIN 04 SEC E 166 48/100 FT TO POINT OF CURVATURE OF A CURVE CONCAVE TO NW HAVING A RADIUS OF 791 86/100 FT CENTRAL ANG OF 05 DEG 01 MIN 20 SEC NELY ALG SD CURVE AN ARC DIST OF 69 41/100 FT (CHORD DIST=69 39/100 FT CHORD BEARING = N 41 DEG 04 MIN 24 SEC E) TO POINT OF TANGENCY N 38 DEG 33 MIN 44 SEC E 94 42/100 FT TO POB OR 3992 P 239 ALSO BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W 150 FT S 05 DEG 53 MIN 0 SEC W 310 FT FOR POB CONT SAME COURSE 120 FT N 83 DEG 59 MIN 46 SEC W 236 86/100 FT N 12 DEG 23 MIN 02 SEC E 97 82/100 FT N 43 SEC 35 MIN 04 SEC E 53 99/100 FT S 78 DEG 04 MIN 27 SEC E 193 85/100 FT TO POB OR 3992 P 245

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
KEYS FUNDING LLC - 7022
PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

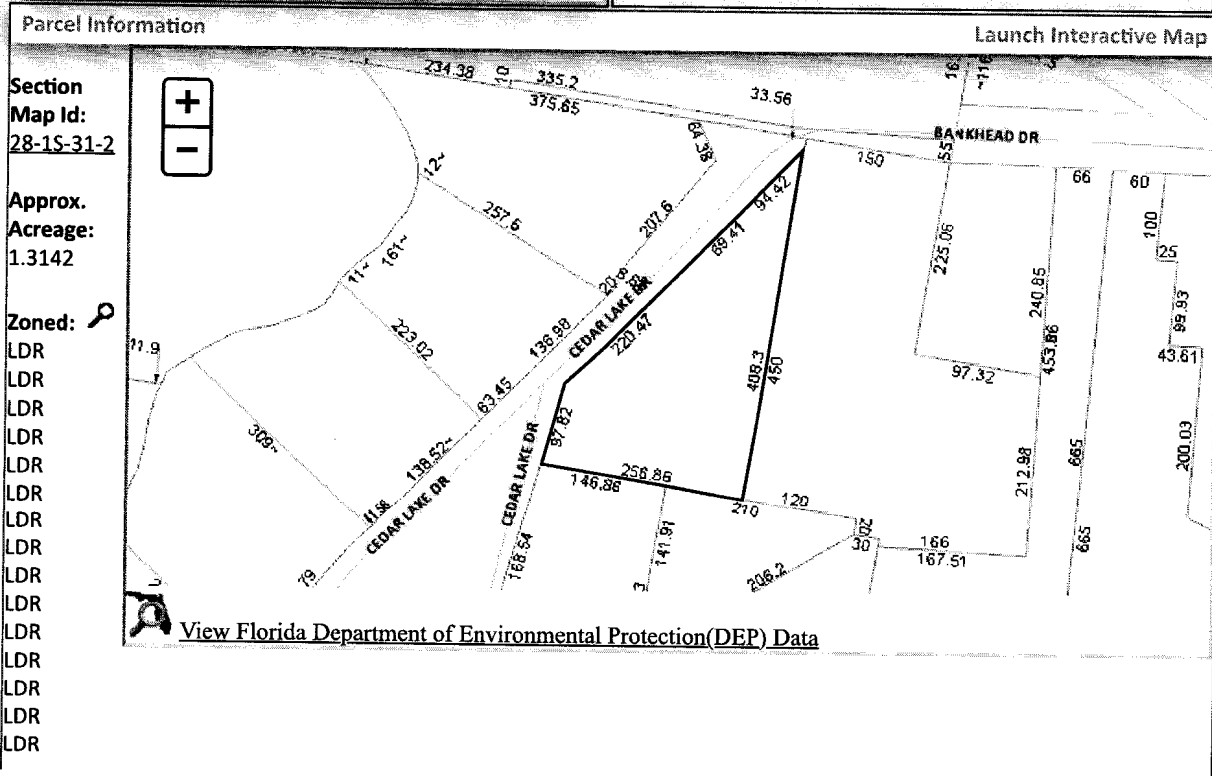
Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	2815311000060016					Year	Land	Imprv	Total	Cap Val
Account:	091691682					2023	\$37,728	\$293,925	\$331,653	\$182,407
Owners:	DENNIS THOMAS B JR					2022	\$37,728	\$265,592	\$303,320	\$177,095
Mail:	6946 CEDAR LAKE DR PENSACOLA, FL 32526-9402					2021	\$37,335	\$210,932	\$248,267	\$171,937
Situs:	6946 CEDAR LAKE DR 32526					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						2023 Certified Roll Exemptions				
Sales Data						HOMESTEAD EXEMPTION,TOTAL & PERMANENT				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
06/1996	3992	245	\$20,900	WD	🔑	BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W ALG N				
06/1996	3992	239	\$166,900	WD	🔑	LI OF SD LT 150 FT S 05 DEG 53 MIN 00 SEC W 21 70/100 FT				
02/1988	2513	493	\$10,000	WD	🔑	FOR... 🔑				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1996	3992	245	\$20,900	WD	
06/1996	3992	239	\$166,900	WD	
02/1988	2513	493	\$10,000	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller



LDR


**Evacuation
& Flood
Information**
Open
Report

Buildings

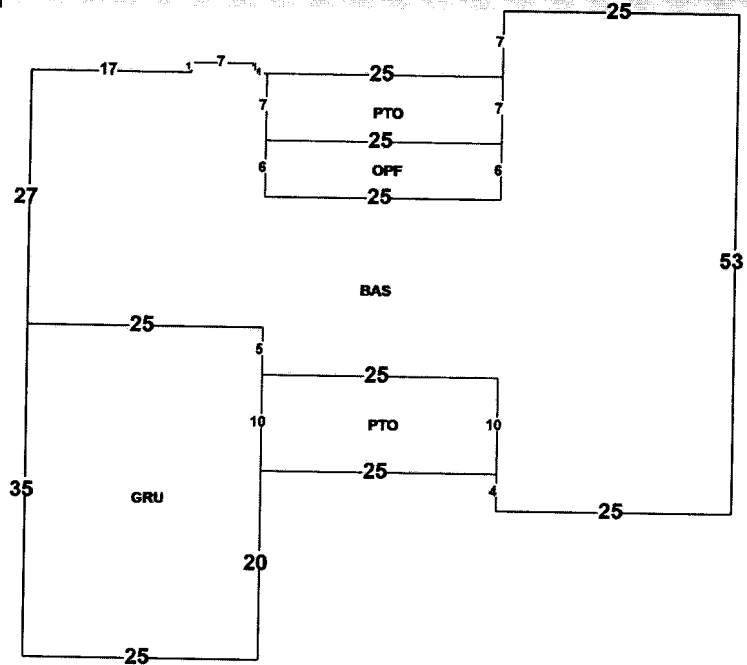
Address: 6946 CEDAR LAKE DR, Year Built: 1988, Effective Year: 1988, PA Building ID#: 98554

Structural Elements

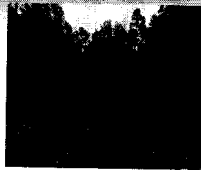
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 3932 Total SF**

BASE AREA - 2482
GARAGE UNFIN - 875
OPEN PORCH FIN - 150
PATIO - 425



Images

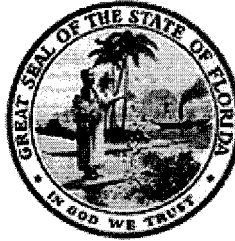


3/23/2022 12:00:00 AM

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

Last Updated: 05/07/2024 (tc: 7545)

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: 091691682 Certificate Number: 004056 of 2022**

**Payor: LEGAL COUNSEL PA IOTA TRUST ACCOUNT 13330 W COLONIAL DR STE 110 WINTER
GARDEN FL 34787-3976 Date 10/3/2024**

Clerk's Check #	2.02410020035503E+15	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$8,239.70
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,894.78

**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>**



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 #: 09-1691-682 CERTIFICATE #: 2022-4056

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **09-1691-682**

1. The Grantee(s) of the last deed(s) of record is/are: **THOMAS B DENNIS AKA THOMAS B DENNIS JR AND JUNE B DENNIS**

By Virtue of Warranty Deed recorded 6/14/1996 in OR 3992/245 and Warranty Deed recorded 6/14/1996 in OR 3992/239

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JUNE B DENNIS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. WE FIND A WILL ADMITTED GIVING THE PROPERTY TO JAMES MICHAEL ROBINETTE BUT NO FULL PROBATE PROCEEDS FILE YET. THERE IS A QUIT CLAIM DEED FROM ROBINETTE TO ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022. WE HAVE INCLUDED ALL PARTIES FOR NOTICE.

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 #: 09-1691-682

Assessed Value: \$187,879.00

Exemptions: HOMESTEAD, TOTAL & PERMANENT

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: APR 2, 2025

TAX ACCOUNT #: 09-1691-682

CERTIFICATE #: 2022-4056

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.

JAMES MICHAEL ROBINETTE
ANTHONY PRISCIANDARO AS TRUSTEE
OF THE AAHS OF FLORIDA TRUST
THOMAS B DENNIS JR AKA THOMAS B
DENNIS AND JUNE B DENNIS
6946 CEDAR LAKE DR
PENSACOLA, FL 32526-9402

THOMAS B DENNIS JR AND
JUNE B DENNIS
10317 COMMONWEALTH BOULEVARD
FAIRFAX, VIRGINIA 22032

ANTHONY PRISCIANDARO AS TRUSTEE
OF THE AAHS OF FLORIDA TRUST
13330 W COLONIAL DR UNIT 110
WINTER GARDEN, FL 34787

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 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

December 17, 2024

Tax Account #:09-1691-682

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W ALG N LI OF SD LT 150 FT S 05 DEG 53 MIN 00 SEC W 21 70/100 FT FOR POB CONT ALG SAME COURSE 288 30/100 FT N 78 DEG 04 MIN 27 SEC W 193 85/100 FT N 43 DEG 35 MIN 04 SEC E 166 48/100 FT TO POINT OF CURVATURE OF A CURVE CONCAVE TO NW HAVING A RADIUS OF 791 86/100 FT CENTRAL ANG OF 05 DEG 01 MIN 20 SEC NELY ALG SD CURVE AN ARC DIST OF 69 41/100 FT (CHORD DIST=69 39/100 FT CHORD BEARING = N 41 DEG 04 MIN 24 SEC E) TO POINT OF TANGENCY N 38 DEG 33 MIN 44 SEC E 94 42/100 FT TO POB OR 3992 P 239 ALSO BEG AT NE COR OF LT 16 N 83 DEG 59 MIN 46 SEC W 150 FT S 05 DEG 53 MIN 0 SEC W 310 FT FOR POB CONT SAME COURSE 120 FT N 83 DEG 59 MIN 46 SEC W 236 86/100 FT N 12 DEG 23 MIN 02 SEC E 97 82/100 FT N 43 SEC 35 MIN 04 SEC E 53 99/100 FT S 78 DEG 04 MIN 27 SEC E 193 85/100 FT TO POB OR 3992 P 245

SECTION 28, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1691-682(0425-54)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

REC \$6.00
DOC \$146.30

C11431

State of Florida

WARRANTY DEED

1995 #28-1S-31-1000-002-016

COUNTY OF ESCAMBIA

OR Bk3992 Pg0245
INSTRUMENT 00302610

KNOW ALL MEN BY THESE PRESENTS: That LUTHER H. JERNIGAN AND JOYCE M. JERNIGAN,
HUSBAND AND WIFE

, Grantor,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby
acknowledged, do bargain, sell, convey and grant unto THOMAS B. DENNIS AND JUNE B. DENNIS,
HUSBAND AND WIFE

, Grantee, of
the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16, OF SAID SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST; THENCE NORTH 83°59'46" WEST ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 150.00 FEET; THENCE SOUTH 05°53'00" WEST A DISTANCE OF 310.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 120.00 FEET; THENCE NORTH 83°59'46" WEST A DISTANCE OF 236.86 FEET; THENCE NORTH 12°23'02" EAST A DISTANCE OF 97.82 FEET; THENCE NORTH 43°35'04" EAST A DISTANCE OF 53.99 FEET; THENCE SOUTH 78°04'27" EAST A DISTANCE OF 193.85 FEET TO THE POINT OF BEGINNING.

D S PD \$146.30
Mort \$0.00 ASUM \$0.00
JUNE 14, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY [Signature] D.C.

Instrument 00302610

Filed and recorded in the
Official Records
JUNE 14, 1996
at 10:10 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

INSTRUMENT PREPARED BY:
MARY J. [Signature]
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.)
To have and to hold the same 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 the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his 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 fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 7th day of JUNE, 19 96

Signed, sealed and delivered
in the presence of:

[Signature] KAREN MCCLAMMY

[Signature] LUTHER H. JERNIGAN (seal)

[Signature] JOYCE M. JERNIGAN (seal)

(seal)

(seal)

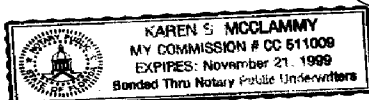
(seal)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of JUNE, 19 96, by
LUTHER H. JERNIGAN AND JOYCE M. JERNIGAN, HUSBAND AND WIFE

personally known to me or who produced [Signature] as identification and who did not take an oath.



Notary Public

Commission number: _____

Commission expires: _____

REC ~~\$10-506.12~~
DOC \$1,168.30

C11450

State of Florida

WARRANTY DEED

1995 #28-1S-31-1000-060-016

COUNTY OF ESCAMBIA

OR Bk3992 Pg0239

INSTRUMENT 00302608

KNOW ALL MEN BY THESE PRESENTS: That NELLIE K. PFISTERER, A WIDOW

_____, Grantor,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby
acknowledged, do bargain, sell, convey and grant unto THOMAS B. DENNIS, JR. AND JUNE B.
DENNIS, HUSBAND AND WIFE

10317 COMMONWEALTH BOULEVARD FAIRFAX VIRGINIA 22032the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16, OF SAID SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, THENCE NORTH 83° 59' 46" WEST ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 150.00 FEET; THENCE SOUTH 05° 53' 00" WEST A DISTANCE OF 21.70 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 288.30 FEET; THENCE NORTH 78° 04' 27" WEST A DISTANCE OF 193.85 FEET; THENCE NORTH 43° 35' 04" EAST A DISTANCE OF 166.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; HAVING A RADIUS OF 791.86 FEET, CENTRAL ANGLE OF 05° 01' 20"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 69.41 FEET; (CHORD DISTANCE = 69.39 FEET, CHORD BEARING = NORTH 41° 04' 24"; EAST) TO THE POINT OF TANGENCY; THENCE NORTH 38° 33' 44" EAST A DISTANCE OF 94.42 FEET TO THE POINT OF BEGINNING.

D S PD \$1,168.30
Mort \$0.00 ASUM \$0.00
JUNE 14, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY Ernie Lee Magaha D.C.

INSTRUMENT PREPARED BY:
MARY J. MAY, PRESIDENT
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

Instrument 00302608

Filed and recorded in the
Official Records
JUNE 14, 1996
at 10:08 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

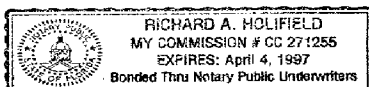
Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.)
To have and to hold the same 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 the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his 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 fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 13th day of JUNE, 19 96.Signed, sealed and delivered
in the presence of:

Joan S. Collins
JOAN S. COLLINS
Richard A. Hollifield
Richard A. Hollifield

Nellie K. Pfisterer (seal)
NELLIE K. PFISTERER (seal)
(seal)
(seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 13th day of JUNE, 19 96, by NELLIE K. PFISTERER, A WIDOWpersonally known to me or who produced driver license as identification and who did not take an oath.

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

Notary Public Richard A. Hollifield

Commission number: _____

Commission expires: _____

prepared By & After Recording Return To:
Nancy Kaufman
PO BOX 149717
Orlando FL, 32814
Consideration: \$10.00
Parcel ID # 28-1S-31-1000-060-016

Space Above This Line for Recording

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 5 Day of **September** 2024, by **James Michael Robinette, a Single Man** whose address is **6946 Cedar Lake Dr, Pensacola, FL 32526** (the "Grantor") to **Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022** whose address is 13330 W. Colonial Drive, Unit 110, Winter Garden, FL 34787 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of **Ten and NO/100 Dollars (\$10.00)**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all the rights, title, interest, claim, and demand which the said Grantor has in and to the following described piece or parcel of land, situate, lying and being in the County of **Escambia** County, State of Florida, to-wit:

A parcel of land in Section 28, Township 1 South, Range 31 West, Escambia County, Florida, more particularly described as follows: Commencing at the Northeast corner of Lot 16, of said Section 28, Township 1 South, Range 31 West, thence North 83°59'46" West along the North line of said Lot 16 a distance of 150.00 feet; thence South 05°53'00" West a distance of 21.70 feet for the Point of Beginning; thence continue along the same course a distance of 288.30 feet; thence North 78°04'27" West a distance of 193.85 Feet; thence North 43°35'04" East a distance of 166.48 feet to the point of curvature of a curve concave to the Northwest; having a radius of 791.86 feet, central angle of 05°01'20"; thence Northeasterly along said curve an arc distance of 69.41 feet; (chord distance = 69.39 feet, chord bearing = North 41°04'24"; East) to the point of tangency; thence North 38°33'44" East a distance of 94.42 feet to the Point of Beginning.

PARCEL 2:

A parcel of land in Section 28, Township 1 South, Range 31 West, Escambia County, Florida, more particularly described as follows: Commencing at the Northeast Corner of Lot 16, of said Section 28, Township 1 South, Range 31 West; thence North 83°59'46" West along the North line of said Lot 16 a distance of 150.00 feet; thence South 05°53'00" West a distance of 310.00 feet for the Point of Beginning; thence continue along the same course a distance of 120.00 feet; thence North 83°59'46" West a distance of 236.86 feet; thence North 12°23'02" East a distance of 97.82 feet; thence North 43°35'04" East a distance of 53.99 feet; thence South 78°04'27" East a distance of 193.85 feet to the Point of Beginning.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073

Subject to conditions, restrictions, reservations and easements of record and taxes subsequent to 2022.

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

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

GRANTOR:

by James Michael Robinette

James Michael Robinette

Signed, sealed and delivered in our presence:

Signature Witness No. 1:

Angela Michelle Thomas Ball

Print Name Witness No. 1:

Angela Michelle Thomas Ball

Street Address of Witness No. 1:

811 S. J St

City, State, and Zip Code of Witness No. 1:

Pensacola, FL 32502

Signature Witness No. 2:

Leah M. Lange

Print Name Witness No. 2:

Leah M. Lange

Street Address of Witness No. 2:

6946 Cedar Lake Drive

City, State, and Zip Code of Witness No. 2:

Pensacola, FL 32526

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 Day of September, 2024, by James Michael Robinette a Single Man. He ☐ is personally known to me or ☒ has produced a FL DL identification.

Angela Michelle Thomas Ball
Notary Public, State of Florida.

