



# 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 03

### 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	LISCOE PROPERTIES LLC 2901 N 20TH AVE PENSACOLA, FL 32503 700 BLK 75TH AVE 09-3603-700 BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260 90/100 FT TO A PT 3 (Full legal attached.)	Certificate #	2022 / 4268
		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)
# 2022/4268	06/01/2022	286.83	14.34	301.17
<b>→Part 2: Total*</b>				<b>301.17</b>

### 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)
# 2023/4333	06/01/2023	168.93	6.25	27.87	203.05
<b>Part 3: Total*</b>					<b>203.05</b>

### 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)	504.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	116.59
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. <b>Total Paid (Lines 1-6)</b>	<b>995.81</b>

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

<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.	
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.

BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260 90/100 FT TO A PT 33 FT S OF CENTERLI OF LILLIAN HWY (SR 298) 93 DEG 15 MIN 40 SEC RT & PARL TO SD CENTERLI 528 37/100 FT 88 DEG 23 MIN 41 SEC RT 158 84/100 FT FOR POB 90 DEG 5 MIN 39 SEC RT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT 89 DEG 54 MIN 21 SEC LEFT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT TO POB OR 7516 P 1546

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400451

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
09-3603-700	2022/4268	06-01-2022	BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260 90/100 FT TO A PT 33 FT S OF CENTERLI OF LILLIAN HWY (SR 298) 93 DEG 15 MIN 40 SEC RT & PARL TO SD CENTERLI 528 37/100 FT 88 DEG 23 MIN 41 SEC RT 158 84/100 FT FOR POB 90 DEG 5 MIN 39 SEC RT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT 89 DEG 54 MIN 21 SEC LEFT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT TO POB OR 7516 P 1546

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				
<b>Parcel ID:</b>	1125314503000010	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	093603700	2023	\$7,400	\$0	\$7,400	\$7,400
<b>Owners:</b>	LISCOE PROPERTIES LLC	2022	\$7,400	\$0	\$7,400	\$7,400
<b>Mail:</b>	2901 N 20TH AVE PENSACOLA, FL 32503	2021	\$15,818	\$0	\$15,818	\$15,818
<b>Situs:</b>	700 BLK 75TH AVE 32506	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
04/29/2016	7516	1546	\$65,000	WD		<b>Legal Description</b> BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260 90/100 FT TO A PT 33 FT S OF... 🔑
05/1989	2705	552	\$5,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b> None

Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
11-2S-31-2

**Approx. Acreage:**  
0.3873

**Zoned:** 🔑  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

**Evacuation & Flood Information**

View Florida Department of Environmental Protection(DEP) Data

[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:04/30/2024 (tc.7658)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04268**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260 90/100 FT TO A PT 33 FT S OF CENTERLI OF LILLIAN HWY (SR 298) 93 DEG 15 MIN 40 SEC RT & PARL TO SD CENTERLI 528 37/100 FT 88 DEG 23 MIN 41 SEC RT 158 84/100 FT FOR POB 90 DEG 5 MIN 39 SEC RT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT 89 DEG 54 MIN 21 SEC LEFT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT TO POB OR 7516 P 1546**

**SECTION 11, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093603700 (0125-03)**

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

**LISCOE PROPERTIES 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.

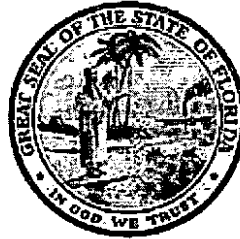
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

**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



**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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 093603700 Certificate Number: 004268 of 2022**

**Payor: LISCOE PROPERTIES LLC 2901 20TH AVE PENSACOLA, FL 32503      Date 7/30/2024**

Clerk's Check #	312840	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,176.49
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$1,771.05</del>

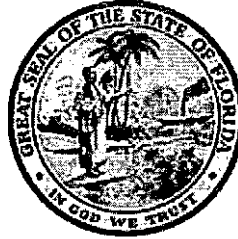
**\$1,203.39**

**\$1,220.39**

**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  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**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 004268**  
**Redeemed Date 7/30/2024**

**Name LISCOE PROPERTIES LLC 2901 20TH AVE PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$517.56	<del>\$1,186.49</del> <b>\$1,203.39</b>
Due Tax Collector = TAXDEED	\$1,186.49	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

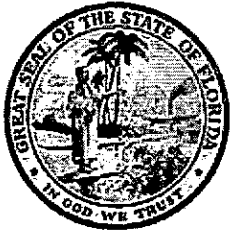
• For Office Use Only

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: 093603700 Certificate Number: 004268 of 2022

Redemption  No   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/8/2025"/>	Redemption Date <input type="text" value="7/30/2024"/> 
Months	9	3
Tax Collector	<input type="text" value="\$995.81"/>	<input type="text" value="\$995.81"/>
Tax Collector Interest	\$134.43	\$44.81
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,136.49	\$1,046.87
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	\$61.56	\$20.52
Total Clerk	\$517.56	\$476.52
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	\$1,771.05	\$1,540.39 - 320 = \$1,220.39
	Repayment Overpayment Refund Amount	\$230.66
Book/Page	<input type="text" value="9140"/>	<input type="text" value="345"/>



**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 #: 09-3603-700 CERTIFICATE #: 2022-4268

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: August 27, 2004 to and including August 27, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: September 16, 2024

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

September 16, 2024

Tax Account #: **09-3603-700**

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

**By Virtue of Warranty Deed recorded 5/2/2016 in OR 7516/1546**

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 #: 09-3603-700**

**Assessed Value: \$7,400.00**

**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 #:** \_\_\_\_\_ **09-3603-700**  
**CERTIFICATE #:** \_\_\_\_\_ **2022-4268**

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year.                    |

**LISCOE PROPERTIES LLC**  
**2901 N 20TH AVE**  
**PENSACOLA, FL 32503**

**LISCOE PROPERTIES LLC**  
**2106 W GIMBLE ST**  
**PENSACOLA, FL 32502**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> 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 16, 2024**

**Tax Account #:09-3603-700**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF LT 13 BLK B JACKSON OAKS PB 6 P 89 NLY ALG E LI OF SD LT 13 260  
90/100 FT TO A PT 33 FT S OF CENTERLI OF LILLIAN HWY (SR 298) 93 DEG 15 MIN 40 SEC RT  
& PARL TO SD CENTERLI 528 37/100 FT 88 DEG 23 MIN 41 SEC RT 158 84/100 FT FOR POB 90  
DEG 5 MIN 39 SEC RT 100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT 89 DEG 54 MIN 21 SEC LEFT  
100 FT 90 DEG 5 MIN 39 SEC LEFT 160 FT TO POB OR 7516 P 1546**

**SECTION 11, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3603-700(0125-04)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

THIS INSTRUMENT PREPARED BY:  
Partnership Title Company, LLC  
1015 North 12th Avenue  
Pensacola, FL 32501  
FILE NO 16FL-4678

**WARRANTY DEED**  
**TAX ID #11-2S-31-4500-002-001**  
**#11-2S-31-4507-000-000**  
**#11-2S-31-4503-000-010**  
**#11-2S-31-4511-000-000**

STATE OF Florida

COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That James P. Griffith, Jr. and Tami Griffith husband and wife, Grantor\*, Address: 5495 Griffith Mill Rd Baker, FL 32531 , for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto: Liscoe Properties, LLC, a Florida Limited Liability Company , Grantee\*, Address: 2901 North 20th Ave, Pensacola, FL 32503, grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

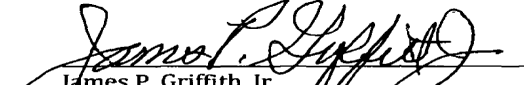
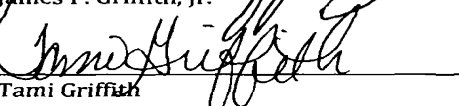
**SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.**

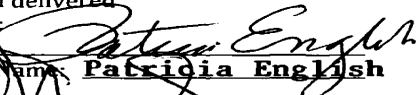

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 29th day of April, 2016.

  
James P. Griffith, Jr.  
  
Tami Griffith


Signed, sealed and delivered  
in the presence of:  
Witness #1 Sign:   
Witness #1 Print Name: **Patricia English**  
Witness #2 Sign:   
Witness #2 Print Name: **Carol Eubanks**

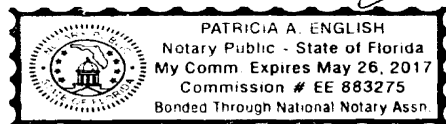
STATE OF Florida

COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of April, 2016, by James P. Griffith, Jr. and Tami Griffith, husband and wife, who provided drivers license as identification, and who did take an oath.

My Commission expires:  
(Notary Seal)

  
Notary Public



**Residential Sales  
Abutting Roadway  
Maintenance Disclosure**

**File No. 16FL-4678**

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

Name of Roadway: 700 Block 75th Ave  
Legal Address of Property: 700 Block 75th Ave, , FL

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

This form completed by: **Partnership Title Company, LLC**  
**1015 North 12<sup>th</sup> Avenue**  
**Pensacola, FL 32501**

As to Seller(s):

  
Seller's Name: **James P. Griffith, Jr.**

  
Seller's Name: **Tami Griffith**

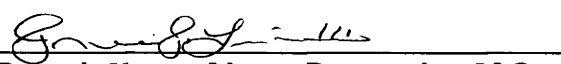
Seller's Name: \_\_\_\_\_

  
Witness #1 Sign: \_\_\_\_\_  
Witness #1 Print Name: **Patricia English**

  
Witness #2 Sign: \_\_\_\_\_  
Witness #2 Print Name: **Carol Eubanks**

Witness Name: \_\_\_\_\_

As to Buyer(s):

  
Buyer's Name: **Liscoe Properties, LLC**  
**A Florida Limited Liability Company**  
**BY: Frederick F. Liscoe, III Managing**  
**Manager**

Buyer's Name: \_\_\_\_\_

  
Witness #1 Sign: \_\_\_\_\_  
Witness #1 Print Name: **Patricia English**

  
Witness #2 Sign: \_\_\_\_\_  
Witness #2 Print Name: **Carol Eubanks**

Witness Name: \_\_\_\_\_

Buyer's Name: \_\_\_\_\_

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

**EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL 1:**

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4 A DISTANCE OF 458.5 FEET; THENCE 90 DEGREES 7 MINUTES RIGHT FOR A DISTANCE OF 322 FEET TO A POINT OF BEGINNING; THENCE SOUTH FOR A DISTANCE OF 102 FEET; THENCE WEST FOR A DISTANCE OF 186.5 FEET TO A POINT ON THE EAST LINE OF THE STEPHENS PROPERTY 103.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE STEPHENS PROPERTY; THENCE NORTH FOR A DISTANCE OF 46.5 FEET TO THE NORTHEAST CORNER OF THE STEPHENS PROPERTY; THENCE WEST ALONG THE NORTH LINE OF THE STEPHENS PROPERTY FOR A DISTANCE OF 27 FEET; THENCE NORTH A DISTANCE OF 51 FEET MORE OR LESS TO THE SOUTH LINE OF THE MCKINNON PROPERTY; THENCE EAST ALONG THE SOUTH LINE OF THE MCKINNON PROPERTY A DISTANCE OF 215 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING IN AND A PART OF LOT 4, LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**PARCEL 2:**

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY WITH THE EAST LINE OF LOT 4; THENCE RUN WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF A SAID HIGHWAY A DISTANCE OF 867.75 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 88 DEGREES 34 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 225 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 150 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF A SAID HIGHWAY A DISTANCE OF 169 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 92 DEGREES 09 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 150 FEET; THENCE RUN WESTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**PARCEL 3:**

THAT PORTION OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 13, BLOCK "B", JACKSON OAKS, AS RECORDED IN PLAT BOOK 6, AT PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 13 AND ITS PROJECTION FOR 260.90 FEET TO A POINT 33 FEET SOUTH OF THE CENTERLINE OF PAVING OF LILLIAN HIGHWAY (S.R. 298); THENCE DEFLECT 93°15' 40" RIGHT AND PARALLEL TO SAID CENTERLINE FOR 528.37 FEET; THENCE DEFLECT 88°23' 41" RIGHT FOR 158.84 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 90°05'39" RIGHT FOR 100.00 FEET; THENCE DEFLECT 90°05' 39" LEFT FOR 160.00 FEET; THENCE DEFLECT 89°54' 21" LEFT FOR 100.00 FEET; THENCE DEFLECT 90°05' 39" LEFT FOR 160.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY WITH THE EAST LINE OF LOT 4; THENCE RUN WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 867.75 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 88



DEGREES 34 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 150 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 75 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 92 DEGREES 09 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 75 FEET; THENCE RUN WESTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.