CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

0325.64

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	KOZELL ROBERT N & MURDIS L 8301 LILLIAN HWY PENSACOLA, FL 32506 8301 LILLIAN HWY 09-3785-000 E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P (Full legal attached.)	Certificate #	2022 / 4303
		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)
# 2022/4303	06/01/2022	1,943.55	97.18	2,040.73
			➔Part 2: Total*	**2,040.73**

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)
# 2023/4381	06/01/2023	1,955.44	6.25	125.47	2,087.16
				Part 3: Total*	**2,087.16**

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)	4,127.89
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,460.75
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)	7,963.64

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 May 3rd, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 03/05/2025
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.

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400291

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,
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
09-3785-000	2022/4303	06-01-2022	E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

Applicant's signature

04-17-2024
Application Date

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

Parcel ID:	122S311407000000
Account:	093785000
Owners:	KOZELL ROBERT N & MURDIS L
Mail:	8301 LILLIAN HWY PENSACOLA, FL 32506
Situs:	8301 LILLIAN HWY 32506
Use Code:	MULTI-FAMILY <=9
Units:	3
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2023	$106,800	$118,160	$224,960	$224,960
2022	$106,800	$104,129	$210,929	$142,736
2021	$96,387	$86,220	$182,607	$138,579

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1971	532	397	$200	OT	
01/1968	377	730	$4,000	WD	

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

2023 Certified Roll Exemptions

None

Legal Description

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF...

Extra Features

BLOCK/BRICK BUILDING

Parcel Information

Launch Interactive Map

Section Map Id:
12-2S-31

Approx. Acreage:
5.3376

Zoned:
HDR
HDR
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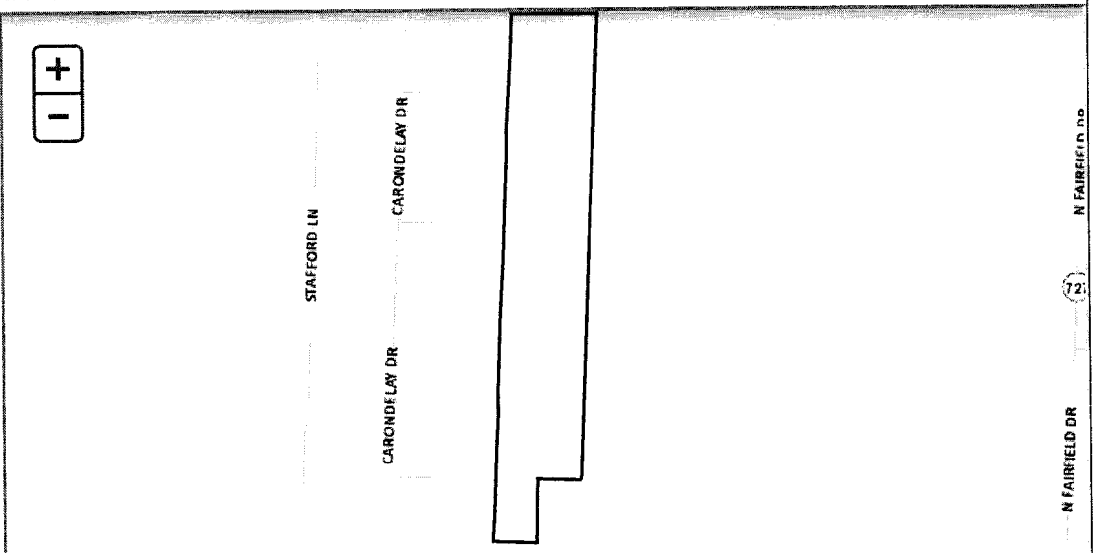


View Florida Department of Environmental Protection(DEP) Data

HDR
HDR
HDR

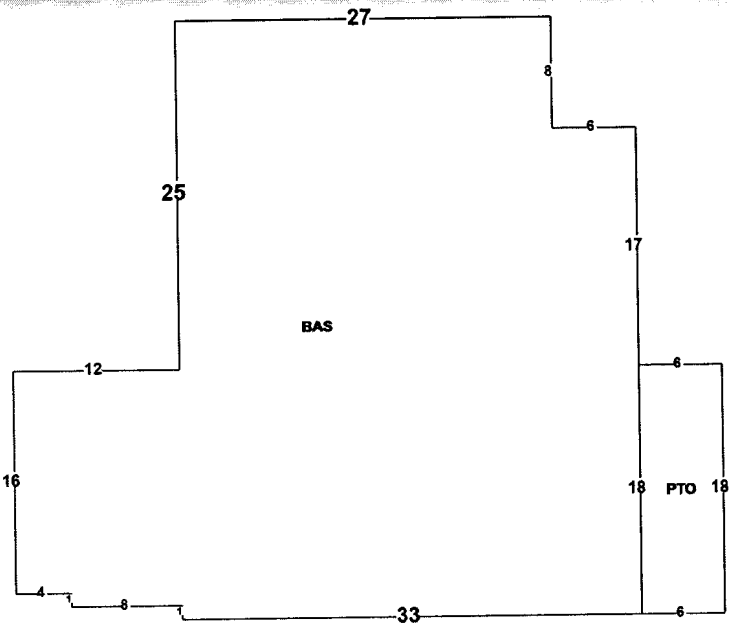
Evacuation
& Flood
Information
Open
Report

Buildings

Address:8301 LILLIAN HWY, Year Built: 1950, Effective Year: 1950, PA Building ID#: 103737

Structural Elements

DECOR/MILLWORK-*BELOW AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
FLOOR COVER-*CARPET*
FOUNDATION-*WOOD/NO SUB FLR*
HEAT/AIR-*HEAT W/DUCTS*
INTERIOR WALL-*DRYWALL-PLASTER*
INTERIOR WALL-*PANEL-PLYWOOD*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



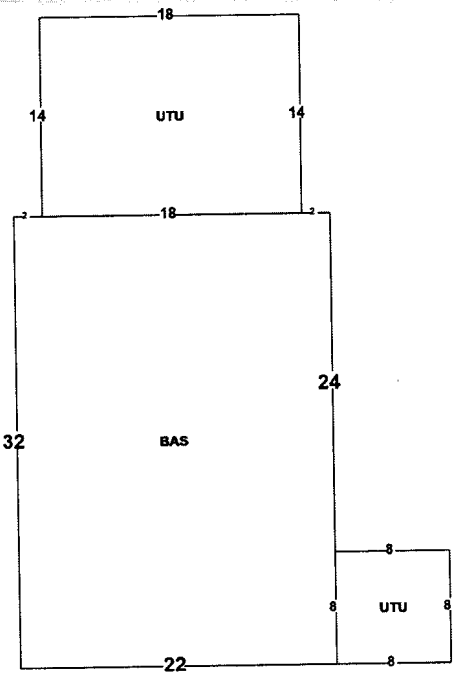
Areas - 1679 Total SF

BASE AREA - *1571*
PATIO - *108*

Address:8300 LILLIAN HWY BLK, Year Built: 1950, Effective Year: 1950, PA Building ID#: 103738

Structural Elements

DECOR/MILLWORK-*MINIMUM*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-COMMON*
FLOOR COVER-*ASPHALT TILE*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*UNIT HEATERS*
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*



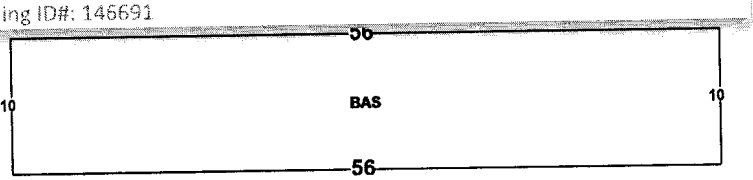
Areas - 1020 Total SF

BASE AREA - *704*
UTILITY UNF - *316*

Year Built: 1969, Effective Year: 1069, PA Building ID#: 146691

Structural Elements

DWELLING UNITS-*1*
MH EXTERIOR WALL-*VINYL/METAL*
MH FLOOR FINISH-*CARPET*
MH FLOOR SYSTEM-*TYPICAL*
MH HEAT/AIR-*UNIT HEAT/FLOOR FURNACE*



MH INTERIOR FINISH-*DRYWALL/PLASTER*
MH MILLWORK-*TYPICAL*
MH ROOF COVER-*ROLLED ROOFING*
MH ROOF FRAMING-*GABLE HIP*
MH STRUCTURAL FRAME-*TYPICAL*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
STORY HEIGHT-*0*

Areas - 560 Total SF

BASE AREA - *560*

Images

1/18/2023 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:05/08/2024 (tc.2363)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024036460 5/13/2024 2:53 PM
OFF REC BK: 9145 PG: 1903 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04303**, 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:

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093785000 (0325-64)

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

ROBERT N KOZELL and MURDIS L KOZELL

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 March, which is the **5th day of March 2025.**

Dated this 13th 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

perdido
title & abstract, inc.

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 #: **09-3785-000** CERTIFICATE #: **2022-4303**

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: **November 20, 2004 to and including November 20, 2024** Abstractor: **Vicki Campbell**

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024
Tax Account #: **09-3785-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF ROBERT N KOZELL DECEASED AND MURDIS L KOZELL**

   By Virtue of Warranty Deed recorded 1/20/1966 in OR 292/255(Robert only) and Contract OR 352/437; OR 355/723; OR 371/401; OR 377/730 (all husband and wife); OR 440/804 (Robert only); OR 532/397; OR 605/879; OR 669/568; OR 1372/542 and Probate Case No. 1996-CP-001247. ABSTRACTOR'S NOTE: PROBATE ON ROBERT N KOZELL WAS STARTED BUT NEVER COMPLETED AND SET ASIDE. MOST OF THE PROPERTY WAS IN HIS NAME ONLY BUT SOME PARCELS WERE IN HUSBAND AND WIFE. THERE WAS A DEATH CERTIFICATE IN THE PROBATE AND A WILL THAT LEFT ALL TO HIS WIFE BUT AGAIN PROBATE WAS DISCHARGED AND LETTERS SET ASIDE SO WE HAVE INCLUDED ALL HEIRS NAMED IN THE PROBATE FOR NOTICE AS WELL.

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. Lien in favor of City of Pensacola/Pensacola Energy recorded 9/17/2024 – OR 9205/183
   b. Judgment in favor of Escambia County recorded 10/10/2007 – OR 6231/1409

4. Taxes:

   Taxes for the year(s) 2021-2023 are delinquent.
   Tax Account #: 09-3785-000
   Assessed Value: $231,518.00
   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: **MAR 5, 2025**

TAX ACCOUNT #: **09-3785-000**

CERTIFICATE #: **2022-4303**

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	
☒	☐	**Notify City of Pensacola, P.O. Box 12910, 32521**
☒	☐	**Notify Escambia County, 190 Governmental Center, 32502**
☐	☒	**Homestead for _2023_ tax year.**

JACKIE KOZELL MOORE
AND THERESA KOZELL WATERS
ROBERT N KOZELL AND
MURDIS L KOZELL AND
ESTATE OF ROBERT N KOZELL
ROBERT KOZELL AND
TYCE LEE KOZZELL
8301 LILLIAN HWY
PENSACOLA, FL 32506

ROBERT DAVID KOZELL
7722 N PALAFOX ST
PENSACOLA, FL 32503

THERESA KOZELL WATERS
PO BOX 7986
PITTSBURGH, PA 15216

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024
Tax Account #:09-3785-000

LEGAL DESCRIPTION
EXHIBIT "A"

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3785-000 (0325-64)

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. WE FIND OR 699 P 568 ABOVE TO ACTUALLY BE IN OR 669/568 AND WE FIND OR 1392 P 542/543 ABOVE TO ACTUALLY TO BE IN OR 1372/542

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

TOM E. LEWIS
Attorney at Law
Room 303 First Bank Building
PENSACOLA, FLORIDA

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

2.25
4.80
2.00
9.05

This Indenture, Made this day of June, 1966, **Between** Kenneth W. Hodges, a single man, of the County of Escambia, State of Florida, grantor*, and Robert N. Kozell, - whose post office address is Barrancas Avenue and "E" Street in City of Pensacola of the County of Escambia, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of ONE HUNDRED ($100.00)- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

The west 100 feet of the southeast quarter of the southeast quarter, lying south of Lillian Highway, in Section 12, Township 2 South, Range 31 West;

ESCAMBIA COUNTY
STATE of FLORIDA DOCUMENTARY STAMP TAX
JUN 21 '66
COMPTROLLER
P.D. 130125
$.480

JUN 20 11 28 AM '66
FILED & RECORDED IN PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
JOE N. ELLIS, CLERK CIRCUIT COURT

288452

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Alice I. Pratt
Carolyn A. Pratt

Kenneth W. Hodges (Seal)
KENNETH W. HODGES
(Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Kenneth W. Hodges, a single man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, 1966.

Notary Public

My commission expires:

NOTARY PUBLIC STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JUNE 22, 1967
BONDED THROUGH ...

3.25 Sale
1 50 00
1.75

OFFICIAL BOOK 352 PAGE 437

K 12 Box 140 - Pens.

CONTRACT A-118
MAYES PRINTING COMPANY
PENSACOLA, FLA.

This Indenture, Entered into this 2nd day of August A. D. 19 67
between Flossie Bradley, the widow of J. O. Bradley,
of the first part, and
Robert N. Kozell and Murdis L. Kozell, husband and wife of the second part, WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following described real estate, situate, lying and being in Escambia County, State of Florida, to-wit:
The East 100 feet of the West 200 feet of the SE¼ of the SE¼, lying south of the Lillian Highway, Section 12, Township 2 South, Range 31 West.

6.00
RECEIVED $ _____ FROM _____
DUE ON CLASS "C" INTANGIBLE PERSONAL PROPERTY
PURSUANT TO CHAPTER 199 FLORIDA STATUTES
OF 1967
E. Hildebrandt
ESCAMBIA COUNTY TAX COLLECTOR

for the price of FOUR THOUSAND AND NO/100 - - - - - - - - ($4,000.00) DOLLARS,
of which purchase money the said party of the second part has paid the sum of ONE THOUSAND AND NO/100 ($1,000.00) -
Dollars, and has given their promissory notes, of even date herewith, in the sum of THREE THOUSAND AND NO/100 ($3,000.00) -
payable at the office of Flossie Bradley, or her designated agent, at the rate of not less than $40.00 per month including principal and interest, Thirty days after date,
respectively, with interest payable semi-annually at the rate of six (6%) per cent. per annum,
from 2nd day of August, 1967 until paid.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and afterwards, and other governmental improvement taxes and assessments, which may be assessed against the said property, and also to keep the improvements upon said property insured in the name of said party of the first part in the sum of not less than Maximum insurable amount Dollars, at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of default or non-payment, and the said party of the second part shall become, as to the said property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing.

The party of the first part upon payment of all of said notes according to their tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of party of first part.

In Testimony Whereof, The parties hereto have hereunto set their hands and seals,
this 2nd day of August 19 67.

ESCAMBIA COUNTY
0 5 6 7 2
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
COMPTROLLER
P.B. 11578 AUG 23 '67
$ 04.50

Flossie Bradley (Seal)
(Seal)
x Robert N. Kozell (Seal)
x Murdis L. Kozell (Seal)

Signed, sealed and one delivered to each party in the presence of
Thomas E. Luna
Lovey B. Gregoire
Theodore E. Luna
D W Hodge

OFFICIAL RECORD BOOK 352 PAGE 438

STATE OF FLORIDA

County of Escambia

Before the subscriber, a Notary Public, personally appeared Flossie Bradley, a widow, and Robert N. Kozell and Murdia L. Kozell to me well known, and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth,

and the said Flossie Bradley widow wife of the said J. O. Bradley, deceased upon a private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint of or from her said husband, and for the purpose of agreeing to relinquish, renounce and convey all her rights of whatsoever kind in and to the said property.

Given under my hand and official seal, this 2nd day of August A.D. 19 67.

L. B. Hesselink

Notary Public

My Commission expires 6-1-77

~~STATE OF FLORIDA~~

~~County of~~

~~Before the subscriber, duly commissioned, qualified and acting as Notary Public in and for said State and County personally appeared~~

~~known to me to be the individual described by that name in and who executed the foregoing instrument~~

~~and to be the President of the~~

~~a corporation, and acknowledged and declared that he, as President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.~~

~~Given under my hand and official seal, this day of A.D. 19~~

~~Notary Public.~~

~~My Commission expires~~

State of Florida,

County

FILED & RECORDED IN PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON

AUG 22 9 46 AM '67

IN BEHALF OF THE CLERK JOE CHESHIRE, CLERK CIRCUIT COURT

326936

TO

CONTRACT

RECEIVED this day of A.D. 19 at o'clock M. and Recorded in Volume Page the day of 19

Clerk Circuit Court.

By D.C.

REC. FEE
ST. STP.
FED. STP.
TOTAL

OFFICIAL RECORD BOOK 395 PAGE 723

THIS INSTRUMENT WAS PREPARED BY
PENSACOLA PROPERTIES, INC.
5048 N. PALAFOX ST.
PENSACOLA, FLA. 32505

WARRANTY DEED

State of Florida
Escambia County

GRANTEES' ADDRESS

Know All Men by These Presents: That I, Anna W. Burns, a widow and not remarried,

for and in consideration of Ten ($10.00) and other good and valuable considerations DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Robert N. Kozell, and Murdis L. Kozell, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

The East eighty-five (85) feet of the North one hundred (100) feet of the West two hundred (200) feet of the SE¼ of the SE¼, lying South of the Lillian Highway, Section 12, Township 2 South, Range 31 West, Escambia County, Florida.

ESCAMBIA COUNTY 02721 FLORIDA DOCUMENTARY SUR TAX P.B. 10824 JUN27'68 01.10

ESCAMBIA COUNTY 01703S STATE OF FLORIDA DOCUMENTARY STAMP TAX COMPTROLLER P.B. 10529 JUN27'68 02.70

To have and to hold, unto the said grantees, their heirs and assigns, forever.

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 I covenant that I am well seized of an indefeasable estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that I/my heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever *warrant* and *defend*.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of June A.D. 1968

Signed, sealed and delivered in the presence of

J. Morrison
J. H. Hughes

Anna W. Burns (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Anna W. Burns, a widow and not remarried

known to me to be the Individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of June 1968

Stanley E. Yarrod
Notary Public

My Commission expires June 14 1972

CLERK FILE NO. 35536

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON JUN 25 4 11 PM '68 IN BOOK OFFICIAL RECORDS JOE H. CLARK, CLERK CIRCUIT COURT

CORRECTIVE CONTRACT DESCRIPTION

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Rt. 2, Box 140 Pensacola 32506

WHEREAS, Flossie Bradley, the widow of J. O. Bradley, of the first part, and Robert N. Kozell and Murdis L. Kozell, husband and wife, of the second part, did on the 2nd day of August, 1967, execute a contract of sale of certain real property located in Escambia County, Florida, more particularly as the same is shown by said contract as recorded in Official Record Book 352, at Page 437 of the public records of Escambia County, Florida; and

WHEREAS, it has been determined that the description of the property as set forth in said contract is in error; and

WHEREAS, it is necessary and desirable that only the description of the propoty set forth in said contract should be corrected, now therefore:

IN CONSIDERATION OF THE PREMISES and other good and valuable considerations, the description of the propoty as set forth in said contract is hereby changed and amended to read as follows, to wit:

The East 100 feet of the West 200 feet of the Southeast Quarter of the Southeast Quarter, Section 12, Township 2 South, Range 31 West, Less the East 85 feet of the North 100 feet of the West 200 feet, and Less the South 975 feet, all lying South of the Lillian Highway, Escambia County, Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of December, 1967.

Signed, sealed and delivered in the presence of:

Jean Hardcastle
William Hoffman

Flossie Bradley (SEAL)
FLOSSIE BRADLEY

Jean Hardcastle
William Hoffman

Robert N. Kozell (SEAL)
ROBERT N. KOZELL

Murdis L. Kozell (SEAL)
MURDIS L. KOZELL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before the subscriber, a Notary Public, personally appeared Flossie Bradley, the widow of J. O. Bradley, to me well known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, 1967.

William H. Hoffman

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Nov. 1, 1968
Bonded by American Ins & Casualty Co.

339534

RECORDED IN RECORDS OF ESCAMBIA CO.

DEC 28 2 06 PM '67

JOE ... CLERK CIRCUIT COURT

PROTECTED SWT

1.00 REC. FEE
12.00 ST. STP.
4.00 FED. STP.
17.00 TOTAL

VOL. 377 PAGE 730

WARRANTY DEED

State of Florida
Escambia County

GRANTEES' ADDRESS

Know All Men by These Presents: That Flossie Bradley, a widow

for and in consideration of Ten dollars ($10.00) and other good and valuable considerations DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Robert N. Kozell and Murdis L. Kozell, husband and wife

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to wit:

The East 100 feet of the West 200 feet of the Southeast Quarter of the Southeast Quarter, Section 12, Township 2 South, Range 31 West, less the East 85 feet of the North 100 feet of the West 200 feet, and less the South 975 feet, all lying South of the Lillian Highway, Escambia County, Florida.

There is excepted from the warranties hereinafter contained any restrictions and easements of record in Escambia County, Florida and the lien of ad valorem real property taxes for 1968 and subsequent years.

STATE OF FLORIDA 1968 DOCUMENTARY SUR TAX $1.10

DOCUMENTARY 1968 SUR TAX $1.10

DOCUMENTARY SUR TAX $1.10

SUR TAX $1.10

To have and to hold, unto the said grantee s their heirs and assigns, forever.

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 I covenant that I am well seized of an indefeasable estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee s their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever *warrant* and *defend*.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of February A.D. 19 68

Signed, sealed and delivered in the presence of

Virginia Hodges — Flossie Bradley (SEAL)

Delores L. Owens — (SEAL)

STATE OF FLORIDA DOCUMENTARY STAMP TAX COMPTROLLER 12.00 FEB 14 '68 10529 ESCAMBIA COUNTY 012280

State of Florida
Escambia County

Before the undersigned personally appeared Flossie Bradley

known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this day of February, 1968

This instrument prepared by O'Daniel Realty
7002 North Davis Highway
Pensacola, Florida

Delores L. Owens
Notary Public

My Commission expires 10/22/71

CLERK FILE NO. 343629

FEB 13 11 45 AM '68

FILED & RECORDED IN PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON

JOE A. ELCHIRA, CLERK CIRCUIT COURT

2.25
.90
.55
3.70

09-3781-00

PREPARED BY THOMAS H. ALLEN
P.O. BOX 1761, PENSACOLA, FLA.

Form 100
Printed and For Sale
Hayes Printing Co.
Pensacola, Fla.

OFFICIAL RECORD BOOK 440 PAGE 804

State of Florida
Escambia County

WARRANTY DEED

Pt. 2 Key 140, Pensacola

Know All Men by These Presents: That THOMAS H. ALLEN, A DIVORCED MAN

for and in consideration of TEN ($10.00) DOLLARS AND GOOD AND VALUABLE CONSIDERATIONS DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Robert N. Mozell

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of ESCAMBIA State of FLORIDA

to-wit: THE SOUTH 825 FEET LESS THE SOUTH 775 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 100 FEET OF THE WEST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE LILLIAN HIGHWAY IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 31 WEST, SITUATED IN ESCAMBIA COUNTY, FLORIDA.

ESCAMBIA COUNTY 0 2 3 7 5 9 STATE OF FLORIDA DOCUMENTARY STAMP TAX COMPTROLLER MAY 16 '69 PB 10629 00.90

ESCAMBIA COUNTY 0 3 5 8 2 1 FLORIDA MAY 16 '69 PB 10624 DOCUMENTARY SUR TAX 00.55

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 I covenant that I AM well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that HIS heirs, executors and administrators, the said grantee, THEIR heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever *warrant* and *defend*.

IN WITNESS WHEREOF, I have hereunto set MY hand and seal this 8th day of May A.D. 19 69.

Signed, sealed and delivered in the presence of

Thomas H. Allen (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON MAY 16 PM '69 RECORD VERIFIED CLERK OF CIRCUIT COURT

State of Florida
Escambia County

Before the subscriber personally appeared THOMAS H. ALLEN, A DIVORCED MAN, and his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of May 1969.

Notary Public

My commission expires May 9, 1973

QUIT CLAIM DEED

Printed and for Sale by Bayne Printing Company Pensacola, Fla.

RECORD BOOK 532 PAGE 397

State of Florida,

Escambia County

This instrument prepared by: Leonard Burrell of Appraisal Associates, Inc
1212 North Palafox
Pensacola, Florida
32501
1201 Barrancas Ave

Know All Men By These Presents, That We, Ronald C. Kozell and Betty Sue Kozell, husband and wife

for and in consideration of Ten Dollars and other good and valuable considerations ~~DOLLARS~~

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto Robert N. Kozell and Nurdis L. Kozell, husband and wife

and unto

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

The South 975 feet less the South 825 feet of the following described property, to wit: The east 100 feet of the West 200 feet of the SE ¼ of the Southeast ¼, lying South of Lillian Highway, in Section 12, Township 2 South, Range 31 West.

ESCAMBIA COUNTY 012621 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAR-8-71 $00.60

ESCAMBIA COUNTY 008652 FLORIDA MAR-8-71 DOCUMENTARY SUR TAX $00.55

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, We have hereunto set our hands and seals this 1st day of March A. D. 19 71.

Ronald C Kozell (Seal)

Betty Sue Kozell (Seal)

Signed, sealed and delivered in the presence of

State of Florida
County of Escambia

OFFICIAL RECORDS BOOK 532 PAGE 398

This day, before the undersigned, personally appeared Ronald C. Kozell and Betty Sue Kozell, husband and wife

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed, and the said Betty Kozell wife of the said Ronald C. Kozell upon a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said property.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, this 1st day of March A. D. 19 71

Leonard Burnell
My comm. exp. 9-25-71

LEONARD BURNELL NOTARY PUBLIC STATE OF FLORIDA AT LARGE

443675

FILED AND RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA

MAR 5 10 35 AM '71

IN SECOND JUDICIAL CIRCUIT
JOE A. FAGAN, CLERK
CIRCUIT COURT

State of Florida
County

TO

Quit Claim Deed

RECEIVED this day of A. D. 19 at o'clock M. and Recorded in Volume Page the day of 19

Clerk Circuit Court.

By D. C.

6.00
2.20
14.20

WARRANTY DEED

Printed and For Sale by
Mayes Printing Company
Pensacola, Florida
Mayes' Form D-1 - No. 139

State of Florida,

ESCAMBIA County

Sec. 2, Box 140

OFFREC BOOK 605 PAGE 879 32506

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN W. LEWIS and FLORA M. LEWIS, husband and wife,

for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration ~~DOLLARS~~

to them in hand paid by ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife,

their heirs and assigns forever, the following described real estate, situate, lying and being in County of Escambia State of Florida to-wit:

The South 775 feet less the South 700 feet of the following described property:

The East 100 feet of the West 200 feet of the Southeast Quarter of the Southeast Quarter, lying South of the Lillian Highway, Section 12, Township 2 South, Range 31 West, Escambia County, Florida

DOCUMENTARY TAX
FLORIDA
$2.20

STATE OF FLORIDA
DOCUMENTARY TAX
$6.00

This instrument was prepared by:

Bill Richbourg
Richbourg & Richbourg
Suite 250, 222 South Tarragona Street
Pensacola, Florida

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the above described premises unto the said ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife, their heirs and assigns, forever, free from all exemption of homestead right or claim of us, the said grantors, if any such right or claim we possess: And we, the said grantors, for us and our heirs, do covenant with the said grantees, their heirs and assigns, that we are well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantors shall and will warrant and by these presents forever defend the said premises unto the said grantees, their heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals this 17 day of April 1972.

Signed, sealed and delivered in the presence of

R. H. Beeler
Bertha L. Johnson

John W. Lewis (SEAL)
John W. Lewis

(SEAL)

Flora M. Lewis (SEAL)
Flora M. Lewis

(SEAL)

State of FLORIDA
County of ESCAMBIA

OFFREC BOOK 605 PAGE 880

This day, before the undersigned personally appeared John W. Lewis and Flora M. Lewis, husband and wife,

to me well known to be the individuals described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 17 day of April A. D., 19 72.

R. H. Beeler
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 26, 1976
GENERAL INSURANCE UNDERWRITERS, INC.

Mail

Form Form 3-3

State of Florida
COUNTY

TO

Warranty Deed

Received this day of A. D., 19 at o'clock M and Recorded in Volume Page of the day of 19

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO., FLA. ON 19 72 APR 18 11 25 AM '72
IN BOOK 605 PAGE 879
JOE A. FLOWERS, CLERK
CIRCUIT COURT

Clerk Circuit Court, D.C.
By Deputy Clerk

Form Printing Company, Pensacola, Florida

WARRANTY DEED

Printed and For Sale by Mayes Printing Company Pensacola, Florida Mayes' Form D-1 - No. 139

State of Florida,

ESCAMBIA County

32526

OFFICIAL RECORD BOOK 669 PAGE 568

INSTRUMENT PREPARED BY Joseph Q. Tarbuck 220 SOUTH PALAFOX ST. PENSACOLA, FLORIDA

KNOW ALL MEN BY THESE PRESENTS: THAT we, JOEL C. JOHNSON and BERTHA JOHNSON, husband and wife

for and in consideration of the sum of other good and valuable consideration and Ten and no/100---------- DOLLARS to us in hand paid by ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do we grant, bargain, sell and convey unto the said ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife their heirs and assigns forever, the following described real estate, situate, lying and being in County of ESCAMBIA State of FLORIDA to-wit:

The North 75 feet of the following described property: The South 700 ft. less the South 550 ft. of the following described property: Thence East 100 ft. of the West 200 ft. of the SE 1/4 of the SE 1/4, lying South of the Lillian Highway, Section 12, Township 2 South, Range 31 West, Escambia County, Florida. Except any road right of ways existing of record. Subject to ad valorem taxes for 1973 and all subsequent years.

STATE OF FLORIDA DOC. STAMPS PAID ESCAMBIA COUNTY 04.50

STATE OF FLORIDA INTANGIBLE TAX PAID ESCAMBIA COUNTY 20.00

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife heirs and assigns, forever, free from all exemption of homestead right or claim of us, the said grantor, if any such right or claim we possess: And we, the said grantor s, for us and our heirs, do covenant with the said grantee s, their heirs and assigns, that we are well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantor s shall and will warrant and by these presents forever defend the said premises unto the said grantees, their heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals this 1st day of February 1973.

Signed, sealed and delivered in the presence of:

Joel C. Johnson (SEAL)
JOEL C. JOHNSON

Bertha Johnson (SEAL)
BERTHA JOHNSON

State of FLORIDA
County of ESCAMBIA

This day, before the undersigned personally appeared JOEL C. JOHNSON and BERTHA JOHNSON, husband and wife to me well known to be the individual s described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 16th day of February A. D. 1973

Notary Public
My Commission Expires: 1/8/1974

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON

FEB 16 12 01 PM '73

Recorded in Official Records Book 669 Page 569 Escambia County, Florida

Exhibit Fees Dd

State of Florida
County

TO

Warranty Deed

Received this day of A. D. 19 at o'clock M and Recorded in Volume Page the day of 19

Clerk Circuit Court
By D.C.

Deed Tax Paid, Escambia County, Florida

CA Form 105

FILE NO. FL 1-1734
DOC. $36.90
SUR. $ 5.50
REC. 4.00
Total 46.40

STATE OF FLORIDA

COUNTY OF Escambia

8301 Lillian Hwy.
Pensacola Fl 32506
Grantee's Address

This instrument was prepared by:

WARRANTY DEED

PREPARED BY:
JOE G. HOSNER, ATTORNEY
15 WEST STRONG STREET
PENSACOLA, FLORIDA 32501
INCIDENT TO THE ISSUANCE OF
A TITLE INSURANCE CONTRACT

KNOW ALL MEN BY THESE PRESENTS: That WALTER D. BASS and WILHELMINA BASS, husband and wife

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 ROBERT N. KOZELL and MURDIS L. KOZELL, husband and wife, Grantor* 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:

The South 550 Feet of the East 100 feet of the West 200 feet of Lot 1, lying South of Lillian Highway, less and except O.R. Book 464 at page 798 described as follows: The South 150 feet of the following described property, the East 100 feet of the West 200 feet of the Southeast 1/4 of the Southeast 1/4 lying South of Lillian Highway, Section 12, Township 2 South, Range 31 West, said property situate in Escambia County, Florida

ALSO:

The South 625 feet less 550 feet of the following described:
The East 100 feet of the West 200 feet of the Southeast 1/4, Township 2 South, Range 31 West, Section 12, said property lying South of the Lillian Highway.

Subject to Mortgage to Mid-State Homes, Inc., recorded in O.R. Book 1205 at page 78, filed 4/11/78, securing $4,622.54, which Grantee expressly assumes and agrees to pay.

Subject to Mortgage to Securities Investment Company of Florida, recorded in O.R. Book 820 at page 912, filed 7/26/74, securing $13,440.00, which Grantee expressly assumes and agrees to pay.

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 number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on September 25, 1979

Signed, sealed and delivered
in the presence of:

Ann Sims
R. A. Bass

Walter D. Bass (SEAL)
WALTER D. BASS

Wilhelmina Bass (SEAL)
WILHELMINA BASS

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT-1-79 $36.90

STATE OF FLORIDA
DOCUMENTARY SUR TAX
OCT-1-79 $05.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of September, 1979 by Walter D. Bass and Wilhelmina Bass

CLERK FILE NO.
57609
RECORDED IN
PUBLIC RECORDS OF
OCT 4 PM '79

Edith Ann Sims
Notary Public
(Notary Seal)

8-17-82
My Commission Expires

Recorded in Public Records 9/17/2024 3:27 PM OR Book 9205 Page 183, Instrument #2024071262, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

PENSACOLA ENERGY

This instrument was prepared by and is to be returned to:
City of Pensacola / Pensacola Energy
Utility Lien Services
P.O. Box 12910
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 122S311407000000

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: ROBERT N & MURDIS L KOZELL
Legal description: E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543
More commonly known as: 8301 LILLIAN HWY

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

The total amount due the City of Pensacola through September 30, 2024 is $187.23, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, ONE KOZELL, 8301 LILLIAN HWY PENSACOLA FL 32506 via certified mail return receipt requested and regular U.S. mail.

CITY OF PENSACOLA,
a Florida municipal corporation

BY: _____
John Madden

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of _____, 2024, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]
JANINE B. CLAKLEY
Commission # HH 109778
Expires March 28, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public – State of Florida

Recorded in Public Records 10/10/2007 at 03:38 PM OR Book 6231 Page 1409, Instrument #2007096976, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2006 MM 022444 A
DIVISION: I

vs

ROBERT DAVID KOZELL
7722 N PALAFOX ST
PENSACOLA FL 32503

W/M DOB: 08/04/1976

****

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of $ -0-, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional $40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of $ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: County Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 8th day of October, 2007.

Judge

✓cc: Defendant

Case: 2006 MM 022444 A
00044222085
Dkt: MM624 Pg#:

10/10/07

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04303 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROBERT N KOZELL 8301 LILLIAN HWY PENSACOLA, FL 32506	MURDIS L KOZELL 8301 LILLIAN HWY PENSACOLA, FL 32506
JACKIE KOZELL MOORE 8301 LILLIAN HWY PENSACOLA, FL 32506	THERESA KOZELL WATERS 8301 LILLIAN HWY PENSACOLA, FL 32506
ESTATE OF ROBERT N KOZELL 8301 LILLIAN HWY PENSACOLA, FL 32506	ROBERT KOZELL 8301 LILLIAN HWY PENSACOLA, FL 32506
TYCE LEE KOZZELL 8301 LILLIAN HWY PENSACOLA, FL 32506	ROBERT DAVID KOZELL 7722 N PALAFOX ST PENSACOLA, FL 32503
THERESA KOZELL WATERS PO BOX 7986 PITTSBURGH, PA 15216	CITY OF PENSACOLA PENSACOLA ENERGY P O BOX 12910 PENSACOLA FL 32521
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

WITNESS my official seal this 16th day of January 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04303**, 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:

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SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093785000 (0325-64)

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

ROBERT N KOZELL and MURDIS L KOZELL

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 March, which is the **5th day of March 2025.**

Dated this 17th day of January 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

8301 LILLIAN HWY 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ROBERT N KOZELL
8301 LILLIAN HWY
PENSACOLA, FL 32506

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
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Personal Services:

MURDIS L KOZELL
8301 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ROBERT N KOZELL [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0634 96

MURDIS L KOZELL [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0635 02

JACKIE KOZELL MOORE [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0635 19

THERESA KOZELL WATERS [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0635 26

ESTATE OF ROBERT N KOZELL
[0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0632 50

ROBERT KOZELL [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0632 67

TYCE LEE KOZZELL [0325-64]
8301 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 0632 74

ROBERT DAVID KOZELL [0325-64]
7722 N PALAFOX ST
PENSACOLA, FL 32503

9171 9690 0935 0128 0632 81

THERESA KOZELL WATERS [0325-64]
PO BOX 7986
PITTSBURGH, PA 15216

9171 9690 0935 0128 0632 98

CITY OF PENSACOLA [0325-64]
PENSACOLA ENERGY
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 0633 04

ESCAMBIA COUNTY / STATE OF
FLORIDA [0325-64]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

✓ contact owner

CERTIFIED MAIL™

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

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US POSTAGE

ROBERT DAVID KOZELL [0325-64]
7722 N PALAFOX ST
PENSACOLA, FL 32503

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RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

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32502583333
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

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ESCAMBIA COUNTY, FL

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US POSTAGE

THERESA KOZELL WATERS [0325-64]
PO BOX 7986
PITTSBURGH, PA 15216

15216-098686

NOTE 152 DF 1 AAA2/25/25
RETURN TO SENDER

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-64

Document Number: ECSO25CIV002364NON **Agency Number:** 25-003004
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04303 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT N KOZELL AND MURDIS L KOZELL
Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/28/2025 at 8:59 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ROBERT N KOZELL , Writ was returned to court UNEXECUTED on 1/29/2025 for the following reason:

PER SUBJECT'S SON, SUBJECT IS DECEASED.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: A Duda 928
A. DUDA, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

ROBERT N KOZELL
8301 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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AP 928
01/29/25
0744

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NON-ENFORCEABLE RETURN OF SERVICE

0325- 64

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Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04303 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT N KOZELL AND MURDIS L KOZELL
Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

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ROBERT N KOZELL and MURDIS L KOZELL

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 March, which is the **5th day of March 2025.**

Dated this 16th day of January 2025.

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.

Personal Services:

MURDIS L KOZELL
8301 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

D32S.64

Document Number: ECSO25CIV002543NON **Agency Number:** 25-003072
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04303 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ROBERT N KOZELL AND MURDIS L KOZELL
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:03 AM and served same at 7:44 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Alex Duda 928
A. DUDA, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LSTRAVIS

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04303**, 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:

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543

SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093785000 (0325-64)

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

ROBERT N KOZELL and MURDIS L KOZELL

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 March, which is the **5th day of March 2025.**

Dated this 16th day of January 2025.

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.

Post Property:
8301 LILLIAN HWY 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE **in the matter of** TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #04303

in the CIRCUIT **Court was published in said newspaper in the issues of**

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:52 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH **day of** FEBRUARY **A.D.,** 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:16:00 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04303, 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:

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4 OF SE 1/4 OR 699 P 568 LYING S OF H/W LYING S OF H/W OR 371/292/377/440/395/532 P 401/255/730/804/723/397/ OR 605 P 879 ALSO N 75 FT OF S 625 FT OF E 100 FT OF W 200 FT OF SE 1/4 OF SE 1/4 S OF H/W ALSO N 400 FT OF S 550 FT OF E 100 FT OF W 200 FT OF LT 1 LYING S OF LILLIAN HWY OR 1392 P 542/543 SECTION 12, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093785000 (0325-64)

The assessment of the said property under the said certificate issued was in the name of ROBERT N KOZELL and MURDIS L KOZELL

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025

Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc

2024 REAL ESTATE TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-3785-000	06		122S311407000000

KOZELL ROBERT N & MURDIS L
8301 LILLIAN HWY
PENSACOLA, FL 32506

PROPERTY ADDRESS:
8301 LILLIAN HWY

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/4303

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	231,518	0	231,518	1,531.84
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	231,518	0	231,518	405.62
BY STATE LAW	3.0950	231,518	0	231,518	716.55
WATER MANAGEMENT	0.0218	231,518	0	231,518	5.05
SHERIFF	0.6850	231,518	0	231,518	158.59
M.S.T.U. LIBRARY	0.3590	231,518	0	231,518	83.11
ESCAMBIA CHILDRENS TRUST	0.4043	231,518	0	231,518	93.60
TOTAL MILLAGE	12.9336			AD VALOREM TAXES	$2,994.36

LEGAL DESCRIPTION

E 100 FT OF W 200 FT OF S E 1/4 OF S E 1/4 LESS S 625 FT ALSO W 100 FT OF SE 1/4
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION		375.99
	NON-AD VALOREM ASSESSMENTS	$375.99

Pay online at EscambiaTaxCollector.com
Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS $3,370.35

If Paid By	Feb 28, 2025	Mar 31, 2025			
Please Pay	$3,336.65	$3,370.35			

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
09-3785-000
PROPERTY ADDRESS
8301 LILLIAN HWY

KOZELL ROBERT N & MURDIS L
8301 LILLIAN HWY
PENSACOLA, FL 32506

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591
Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Feb 28, 2025 3,336.65
AMOUNT IF PAID BY	Mar 31, 2025 3,370.35
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 093785000 2024 3

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: 093785000 Certificate Number: 004303 of 2022

Payor: ONE ROBERT KOZELL 8301 LILLIAN HWY PENSACOLA FL 32506 **Date** 3/3/2025

Clerk's Check #	1	Clerk's Total	$531.24
Tax Collector Check #	1	Tax Collector's Total	$9,283.89
		Postage	$82.00
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	$9,914.13

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 004303
Redeemed Date 3/3/2025
Name ONE ROBERT KOZELL 8301 LILLIAN HWY PENSACOLA FL 32506

Clerk's Total = TAXDEED	$531.24
Due Tax Collector = TAXDEED	$9,283.89
Postage = TD2	$82.00
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

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093785000 Certificate Number: 004303 of 2022

Redemption No | Application Date 4/17/2024 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 3/5/2025	Redemption Date 3/3/2025
Months	11	11
Tax Collector	$7,963.64	$7,963.64
Tax Collector Interest	$1,314.00	$1,314.00
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$9,283.89	$9,283.89 JC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$119.00	$119.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$75.24	$75.24
Total Clerk	$531.24	$531.24 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$82.00	$82.00
Researcher Copies	$0.00	$0.00
Total Redemption Amount	$9,914.13	$9,914.13
	Repayment Overpayment Refund Amount	$0.00
Book/Page	9145	1903