



# 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

032525

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	COBURGER RONALD D 700 SKYHAWK DR PENSACOLA, FL 32506 215 BRIDGE CITY ST 09-3976-548 BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E (Full legal attached.)	Certificate #	2022 / 4348
		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)
# 2022/4348	06/01/2022	364.31	18.22	382.53
→Part 2: Total*				382.53


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

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

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	382.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	318.82
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,076.35

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 29th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> <b>3/5/2025</b> 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 SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400811

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
09-3976-548	2022/4348	06-01-2022	BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

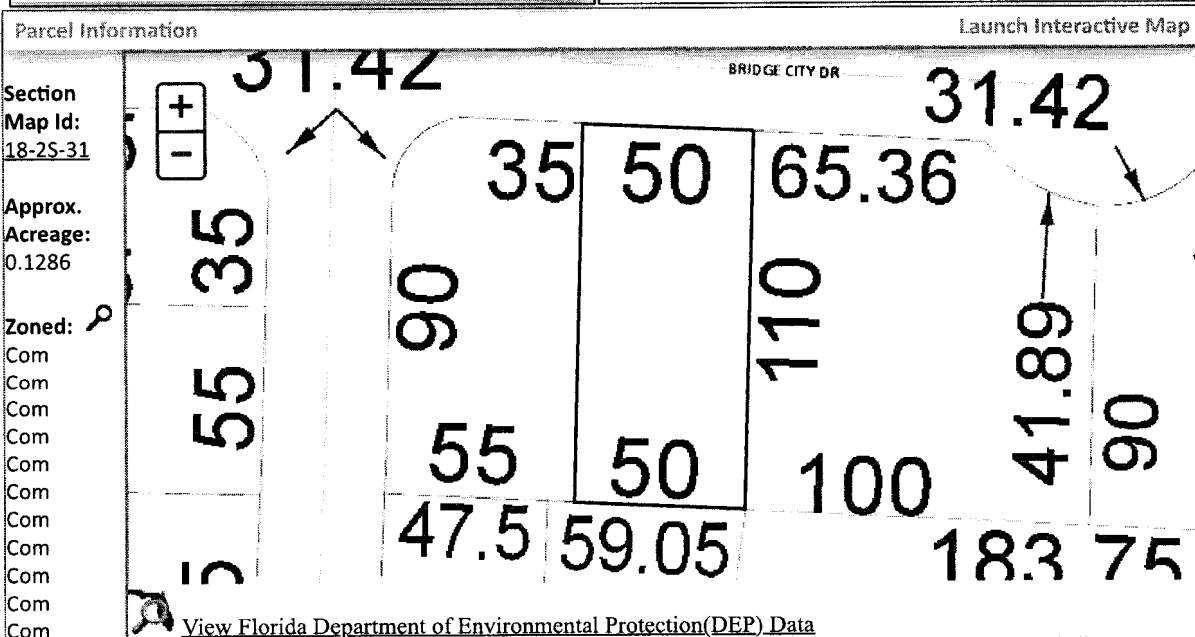
[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	1825311203014002	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	093976548	2023	\$10,000	\$3,887	\$13,887	\$13,887
<b>Owners:</b>	COBURGER RONALD D	2022	\$10,000	\$3,401	\$13,401	\$13,401
<b>Mail:</b>	700 SKYHAWK DR PENSACOLA, FL 32506	2021	\$10,000	\$2,952	\$12,952	\$12,952
<b>Situs:</b>	215 BRIDGE CITY ST 32506	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	MOBILE HOME	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">File for Exemption(s) Online</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">Report Storm Damage</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/18/2012	6885	1918	\$3,000	WD		<b>Legal Description</b> BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT...	
04/2000	6885	1916	\$100	QC			
12/1999	4502	1967	\$9,300	WD			
12/1999	4502	1965	\$100	WD			
12/1997	4207	1168	\$3,300	QC			
01/1989	2654	735	\$9,300	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						WOOD DECK	



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

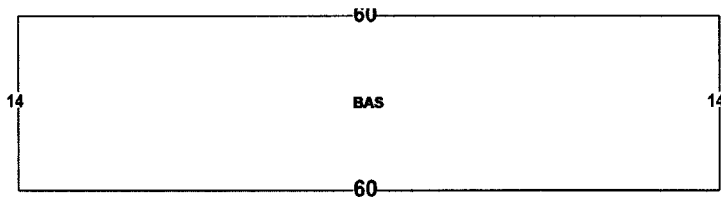
Buildings


Address: 215 BRIDGE CITY ST, Year Built: 1980, Effective Year: 1980, PA Building ID#: 128690

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-ROLLED ROOFING  
MH ROOF FRAMING-FLAT/SHED  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0



 Areas - 840 Total SF  
BASE AREA - 840

Images



3/29/2019 12:00:00 AM

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

Last Updated: 05/07/2024 (tc.7363)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04348**, 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 SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88 DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2 SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34 CATALINA MOBILE HOME EST OR 6885 P 1918**

**SECTION 18, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093976548 (0325-25)**

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

**RONALD D COBURGER**

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.

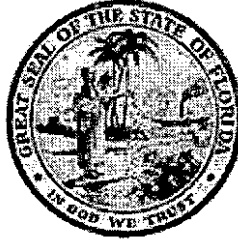
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

**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

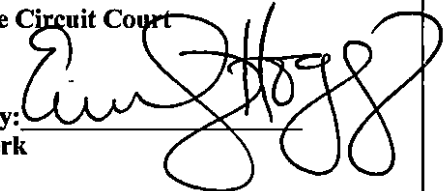
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 093976548 Certificate Number: 004348 of 2022**

**Payor: CHRISTINA BUSHEY 700 SKYHAWK DR PENSACOLA, FL 32506 Date 11/13/2024**

Clerk's Check #	1	Clerk's Total	\$537.24
Tax Collector Check #	1	Tax Collector's Total	\$1,260.20
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,908.44</del>

**\$1,396.50**

**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 004348**

**Redeemed Date 11/13/2024**

**Name CHRISTINA BUSHEY 700 SKYHAWK DR PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$531.24 <b>\$1,379.50</b>
Due Tax Collector = TAXDEED	\$1,760.20
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: 093976548 Certificate Number: 004348 of 2022**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/5/2025"/>	Redemption Date <input type="text" value="11/13/2024"/> <input type="button" value="11/13"/>
Months	11	7
Tax Collector	<input type="text" value="\$1,076.35"/>	<input type="text" value="\$1,076.35"/>
Tax Collector Interest	\$177.60	\$113.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,260.20	<input type="text" value="\$1,195.62"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$75.24	\$47.88
Total Clerk	\$531.24	<input type="text" value="\$503.88"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,908.44	\$1,716.50
	Repayment Overpayment Refund Amount	\$191.94
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1688"/>



**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 #: 09-3976-548 CERTIFICATE #: 2022-4348

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: Mike Campbell

BY

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

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

November 22, 2024

Tax Account #: **09-3976-548**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD DEAN COBURGER**  
**By Virtue of Warranty Deed recorded 7/23/2012 in OR 6885/1918**
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 #: 09-3976-548**  
**Assessed Value: \$15,275.00**  
**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): **CATALINA OWNERS' ASSOCIATION**

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**

<b>TAX DEED SALE DATE:</b>	<u>MAR 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>09-3976-548</u>
<b>CERTIFICATE #:</b>	<u>2022-4348</u>

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.

**RONALD D COBURGER**  
**700 SKYHAWK DR**  
**PENSACOLA, FL 32506**

**RONALD D COBURGER**  
**215 BRIDGE CITY ST**  
**PENSACOLA, FL 32506**

**CATALINA OWNERS ASSOCIATION**  
**14 DOMITILLA ST**  
**PENSACOLA, FL 32506**

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> 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 #:09-3976-548**

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

**BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SD SEC 712 38/100 FT S 88  
DEG 4 MIN 2 SEC E 422 99/100 FT TO POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 4 MIN 2  
SEC E 50 FT S 1 DEG 55 MIN 58 SEC W 110 FT N 88 DEG 4 MIN 2 SEC W 55 FT TO POB LT 34  
CATALINA MOBILE HOME EST OR 6885 P 1918**

**SECTION 18, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-3976-548(0325-25)**

Recorded in Public Records 07/23/2012 at 12:59 PM OR Book 6885 Page 1918,  
Instrument #2012056592, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$21.00

This instrument prepared by:  
Betty Parker  
14 Domitilla Street  
Pensacola, FL 32506

Return to:  
Ronald D. Coburger  
215 Bridge City Drive  
Pensacola, FL 32506

**STATE OF FLORIDA**

**COUNTY OF ESCAMBIA**

**THIS WARRANTY DEED** made this the 18<sup>th</sup> day of July, 2006, by **Betty Lecroy Parker**, a single woman, hereinafter called Grantor, to **Ronald Dean Coburger**, a single man, hereinafter called Grantee.

**WITNESSETH**, that the grantor, for and in consideration of the sum of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Betty Lecroy Parker does hereby grant, bargain, sell, remise, release, convey and confirm unto the Ronald Dean Coburger, the said grantee all that certain land situated, lying and being in the County of Escambia, State of Florida, to-wit:

Commence at the Southwest corner of Section 18, Township 2 South, Range 31 West, Escambia County, Florida, then North 02 degrees 13 minutes 41 seconds East along the West line of said Section 18 a distance of 712.38 feet, thence South 88 degrees 04 minutes 02 seconds East a distance of 422.99 feet for the point of beginning. Thence North 01 degrees 55 minutes 58 seconds East a distance of 110 feet, thence South 88 degrees 04 minutes -02 seconds East a distance of 50.0 feet, thence south 01 degrees 55 minutes 58 seconds West a distance of 110 feet, thence North 88 degrees 04 minutes 02 seconds West a distance of 55.00 feet to the point of beginning. Also known as Lot 34, Catalina Home Estates and 215 Bridge City Drive, Pensacola, Florida, 32506.

**SUBJECT TO THE FOLLOWING:**

1. Covenants and restrictions, easements of record, and taxes.
2. Mortgage to American General Finance Company by Betty Lecroy Parker and Donald A. Parker, the original principal balance which is approximately \$11,500.00, which the said Ronald D. Coburger agrees to assume and pay.
3. Homeowner's dues.

CANCELLED 6391/264

**Parcel Identification Number: 18-28-31-1203-010-001**

**TO HAVE AND TO HOLD** the same unto the Ronald Dean Coburger, in fee simple, forever.

**AND** I do hereby covenant with the said Ronald D. Coburger that I am lawfully seized of said land in fee simple and I have a good right and lawful authority to sell and convey said land, and I warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances with the exception of the above-mentioned mortgage, taxes, homeowners' dues, and restrictions.

**IN WITNESS WHEREOF** the said Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed, sealed and delivered in our Presence:

Kelly Williams  
Witness Kelly Williams


Betty Lecroy Parker  
Betty Lecroy Parker

Andrew Williams  
Witness Kelly Williams

Andrew Williams  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 18<sup>th</sup> day of July, 2006 by **Betty Lecroy Parker** who is personally known to me.

Karen Donovan  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
 Karen Donovan  
Commission # DD423280  
Expires: APR. 27, 2009  
Bonded Thru Atlantic Bonding Co., Inc.