



# 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

0225-01

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	BLACKWELL TERESA A 209 BRIDGE CITY DR PENSACOLA, FL 32506 209 BRIDGE CITY DR 09-3976-552 BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E (Full legal attached.)	Certificate #	2022 / 4349
		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)
# 2022/4349	06/01/2022	572.36	28.62	600.98
→Part 2: Total*				600.98

## 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)	600.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	509.42
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)	1,485.40

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] Escambia, Florida  
Date April 25th, 2024  
Signature, Tax Collector or Designee

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	28,658.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/05/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 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 SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT FOR POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 04 MIN 02 SEC E 65 36/100 FT TO PC OF CURVE CONCAVE TO NE (RADIUS 40 FT) SELY ALG SD CURVE ARC DIST 41 89/100 FT (CHORD 40 FT) S 1 DEG 55 MIN 58 SEC W 90 FT N 88 DEG 04 MIN 02 SEC W 100 FT TO POB LTS 15 & 16 PHASE II CATALINA MOBILE HOME ESTS OR 4123/4134 P 1158/1471 & 2/5 INT IN BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI 152 38/100 FT TO N R/W LI OF SR #298-B S 88 DEG 4 MIN 2 SEC E ALG R/W 225 FT N 2 DEG 13 MIN 41 SEC E 300 FT N 1 DEG 55 MIN 58 SEC E 130 FT S 88 DEG 4 MIN 2 SEC E 240 FT N 1 DEG 55 MIN 58 SEC E 20 FT FOR POB N 7 DEG 55 MIN 37 SEC E 110 60/100 FT S 88 DEG 4 MIN 2 SEC E 183 75/100 FT S 21 DEG 57 MIN 54 SEC W 135 67/100 FT TO PT ON CURVE CONCAVE TO NE RADIUS 266 84/100 FT (CENTRAL ANG 7 DEG 51 MIN 7 SEC) WLY ALG CURVE ARC DIST 36 57/100 FT (CH DIST 36 54/100 FT CH BRG N 81 DEG 59 MIN 36 SEC W) TO PT OF CURVE N 78 DEG 4 MIN 2 SEC W 50 FT TO PC OF CURVE CONCAVE TO SW RADIUS 364 21/100 FT (CENTRAL ANG 10 DEG 0 MIN 2 SEC) NWLY ALG CURVE ARC DIST 63 57/100 FT (CH DIST 63 49/100 FT CH BRG N 83 DEG 4 MIN 1 SEC W) TO POB OR 4123 P 636/638

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400447

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-3976-552	2022/4349	06-01-2022	BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT FOR POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 04 MIN 02 SEC E 65 36/100 FT TO PC OF CURVE CONCAVE TO NE (RADIUS 40 FT) SELY ALG SD CURVE ARC DIST 41 89/100 FT (CHORD 40 FT) S 1 DEG 55 MIN 58 SEC W 90 FT N 88 DEG 04 MIN 02 SEC W 100 FT TO POB LTS 15 & 16 PHASE II CATALINA MOBILE HOME ESTS OR 4123/4134 P 1158/1471 & 2/5 INT IN BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI 152 38/100 FT TO N R/W LI OF SR #298-B S 88 DEG 4 MIN 2 SEC E ALG R/W 225 FT N 2 DEG 13 MIN 41 SEC E 300 FT N 1 DEG 55 MIN 58 SEC E 130 FT S 88 DEG 4 MIN 2 SEC E 240 FT N 1 DEG 55 MIN 58 SEC E 20 FT FOR POB N 7 DEG 55 MIN 37 SEC E 110 60/100 FT S 88 DEG 4 MIN 2 SEC E 183 75/100 FT S 21 DEG 57 MIN 54 SEC W 135 67/100 FT TO PT ON CURVE CONCAVE TO NE RADIUS 266 84/100 FT (CENTRAL ANG 7 DEG 51 MIN 7 SEC) WLY ALG CURVE ARC DIST 36 57/100 FT (CH DIST 36 54/100 FT CH BRG N 81 DEG 59 MIN 36 SEC W) TO PT OF CURVE N 78 DEG 4 MIN 2 SEC W 50 FT TO PC OF CURVE CONCAVE TO SW RADIUS 364 21/100 FT (CENTRAL ANG 10 DEG 0 MIN 2 SEC) NWLY ALG CURVE ARC DIST 63 57/100 FT (CH DIST 63 49/100 FT CH BRG N 83 DEG 4 MIN 1 SEC W) TO POB OR 4123 P 636/638

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.

- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #204  
MIAMI, FL 33126

04-17-2024  
Application Date

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Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

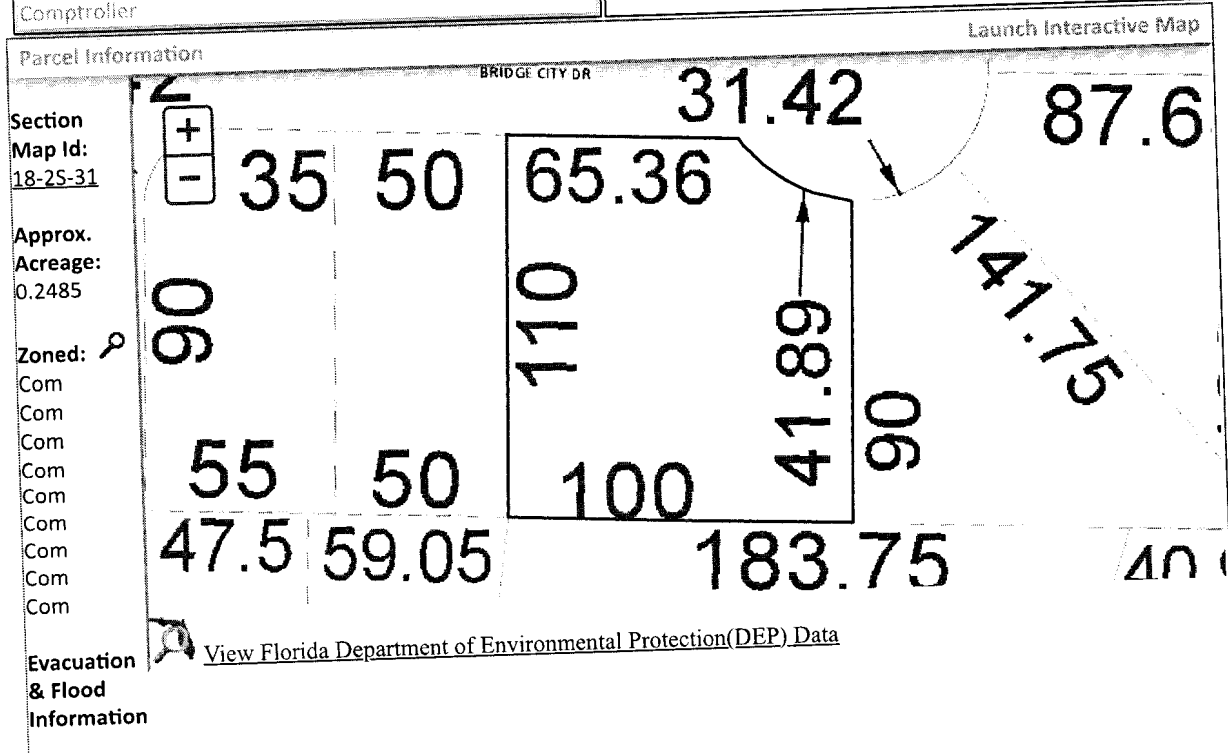
Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 182S311203015002 <b>Account:</b> 093976552 <b>Owners:</b> BLACKWELL TERESA A <b>Mail:</b> 209 BRIDGE CITY DR PENSACOLA, FL 32506 <b>Situs:</b> 209 BRIDGE CITY DR 32506 <b>Use Code:</b> MOBILE HOME <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$20,002</td> <td>\$53,426</td> <td>\$73,428</td> <td>\$57,316</td> </tr> <tr> <td>2022</td> <td>\$20,002</td> <td>\$47,209</td> <td>\$67,211</td> <td>\$55,647</td> </tr> <tr> <td>2021</td> <td>\$20,002</td> <td>\$40,648</td> <td>\$60,650</td> <td>\$54,027</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2023	\$20,002	\$53,426	\$73,428	\$57,316	2022	\$20,002	\$47,209	\$67,211	\$55,647	2021	\$20,002	\$40,648	\$60,650	\$54,027										
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/1997</td> <td>4134</td> <td>1471</td> <td>\$10,500</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1997</td> <td>4123</td> <td>638</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>04/1997</td> <td>4123</td> <td>1158</td> <td>\$12,500</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1985</td> <td>2041</td> <td>634</td> <td>\$10,000</td> <td>SC</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/1997	4134	1471	\$10,500	WD		04/1997	4123	638	\$100	QC		04/1997	4123	1158	\$12,500	WD		03/1985	2041	634	\$10,000	SC		<b>2023 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION  <b>Legal Description</b> BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT...  <b>Extra Features</b> UTILITY BLDG WOOD DECK	
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03/1985	2041	634	\$10,000	SC																													



Open  
Report

Buildings

Address: 209 BRIDGE CITY DR, Year Built: 1997, Effective Year: 1997, PA Building ID#: 128691

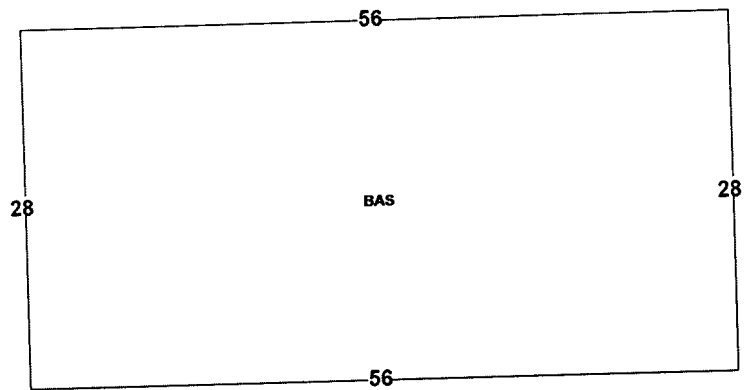
Structural Elements

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-COMP SHINGLE/WOOD  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0

Areas - 1568 Total SF

BASE AREA - 1568



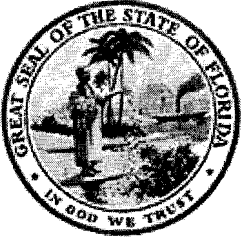
Images



8/6/2019 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: 04/26/2024 (cc.5864)



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

0225.01

**Tax Deed - Redemption Calculator**

Account: 093976552 Certificate Number: 004349 of 2022

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="4/17/2024"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	<input type="text" value="2/5/2025"/>	Redemption Date	<input type="text" value="4/30/2024"/>
Months		10		0	
Tax Collector		<input type="text" value="\$1,485.40"/>		<input type="text" value="\$1,485.40"/>	
Tax Collector Interest		\$222.81		\$0.00	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,714.46		\$1,491.65	
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		\$68.40		\$0.00	
Total Clerk		\$524.40		\$456.00	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$100.00"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$2,355.86		\$1,964.65	
		Repayment Overpayment Refund Amount		\$391.21	
Book/Page		<input type="text"/>		<input type="text"/>	

TERESA BLACKWELL

1644.65  
 APRIL

ACTUAL SHERIFF \$80 - MKJ

4/26/2024 TERESA CALLED FOR QUOTE, SPOKE WITH EMILY AND MYLINDA. MKJ

APRIL AMOUNT \$1,644.65

**Submit**

**Reset**

**Print Preview**



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04349**, 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:

(see attached)

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

**TAX ACCOUNT NUMBER 093976552 (0225-01)**

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

**TERESA A BLACKWELL**

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

Dated this 29th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



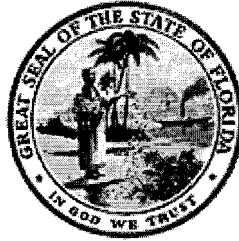
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT FOR POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 04 MIN 02 SEC E 65 36/100 FT TO PC OF CURVE CONCAVE TO NE (RADIUS 40 FT) SELY ALG SD CURVE ARC DIST 41 89/100 FT (CHORD 40 FT) S 1 DEG 55 MIN 58 SEC W 90 FT N 88 DEG 04 MIN 02 SEC W 100 FT TO POB LTS 15 & 16 PHASE II CATALINA MOBILE HOME ESTS OR 4123/4134 P 1158/1471 & 2/5 INT IN  
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**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: 093976552 Certificate Number: 004349 of 2022**

**Payor: TERESA BLACKWELL 209 BRIDGE CITY DR PENSACOLA, FL 32506      Date 4/29/2024**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total	\$524.40
Tax Collector's Total	\$1,714.46
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,355.86

*Reduced \$1,644.65*  
**PAM CHILDERS  
Clerk of the Circuit Court**

*[Signature]*  
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  
ESCAMBIA COUNTY FLORIDA  
INST# 2024031527 4/29/2024 9:29 AM  
OFF REC BK: 9137 PG: 1703 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9137, Page 1070, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04349, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 093976552 (0225-01)

(see attached)

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: TERESA A BLACKWELL

Dated this 29th day of April 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# LEGAL DESCRIPTION

BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT FOR POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 04 MIN 02 SEC E 65 36/100 FT TO PC OF CURVE CONCAVE TO NE (RADIUS 40 FT) SELY ALG SD CURVE ARC DIST 41 89/100 FT (CHORD 40 FT) S 1 DEG 55 MIN 58 SEC W 90 FT N 88 DEG 04 MIN 02 SEC W 100 FT TO POB LTS 15 & 16 PHASE II CATALINA MOBILE HOME ESTS OR 4123/4134 P 1158/1471 & 2/5 INT IN  
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**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 #: 09-3976-552 CERTIFICATE #: 2022-4349

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: October 8, 2004 to and including October 8, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: October 10, 2024

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

October 10, 2024

Tax Account #: **09-3976-552**

1. The Grantee(s) of the last deed(s) of record is/are: **TERESA A. BLACKWELL**

**By Virtue of Warranty Deed recorded 4/25/1997 in OR 4123/1158; and Warranty Deed recorded 5/30/1997 OR 4134/1471 and Quit Claim Deed recorded 4/25/1997 - OR 4123/638 and Quit Claim Deed recorded 4/25/1997 - OR 4123/636**

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. **Mortgage in favor of Bonnie P. Webb recorded 5/30/1997 – OR 4134/1474**
- b. **MSBU Lien in favor of Escambia County recorded 8/24/1999 – OR 4457/1649**
- c. **MSBU Lien in favor of Escambia County recorded 10/6/1998 – OR 4318/1031**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-3976-552**

**Assessed Value: \$57,316.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

<b>TAX DEED SALE DATE:</b>	<b>FEB 5, 2025</b>
<b>TAX ACCOUNT #:</b>	<b>09-3976-552</b>
<b>CERTIFICATE #:</b>	<b>2022-4349</b>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**TERESA A. BLACKWELL**  
**20 BRIDGE CITY DR**  
**PENSACOLA, FL 32506**

**BONNIE P WEBB**  
**3757 ROYAL CREST DR**  
**MONTGOMERY, AL 36109**

Certified and delivered to Escambia County Tax Collector, this 9<sup>th</sup> day of October, 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

October 10, 2024

Tax Account #:09-3976-552

### LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI OF SEC 712 38/100 FT S 88 DEG 04 MIN 02 SEC E 472 99/100 FT FOR POB N 1 DEG 55 MIN 58 SEC E 110 FT S 88 DEG 04 MIN 02 SEC E 65 36/100 FT TO PC OF CURVE CONCAVE TO NE (RADIUS 40 FT) SELY ALG SD CURVE ARC DIST 41 89/100 FT (CHORD 40 FT) S 1 DEG 55 MIN 58 SEC W 90 FT N 88 DEG 04 MIN 02 SEC W 100 FT TO POB LTS 15 & 16 PHASE II CATALINA MOBILE HOME ESTS OR 4123/4134 P 1158/1471 & 2/5 INT IN BEG AT SW COR OF SEC N 2 DEG 13 MIN 41 SEC E ALG W LI 152 38/100 FT TO N R/W LI OF SR #298-B S 88 DEG 4 MIN 2 SEC E ALG R/W 225 FT N 2 DEG 13 MIN 41 SEC E 300 FT N 1 DEG 55 MIN 58 SEC E 130 FT S 88 DEG 4 MIN 2 SEC E 240 FT N 1 DEG 55 MIN 58 SEC E 20 FT FOR POB N 7 DEG 55 MIN 37 SEC E 110 60/100 FT S 88 DEG 4 MIN 2 SEC E 183 75/100 FT S 21 DEG 57 MIN 54 SEC W 135 67/100 FT TO PT ON CURVE CONCAVE TO NE RADIUS 266 84/100 FT (CENTRAL ANG 7 DEG 51 MIN 7 SEC) WLY ALG CURVE ARC DIST 36 57/100 FT (CH DIST 36 54/100 FT CH BRG N 81 DEG 59 MIN 36 SEC W) TO PT OF CURVE N 78 DEG 4 MIN 2 SEC W 50 FT TO PC OF CURVE CONCAVE TO SW RADIUS 364 21/100 FT (CENTRAL ANG 10 DEG 0 MIN 2 SEC) NWLY ALG CURVE ARC DIST 63 57/100 FT (CH DIST 63 49/100 FT CH BRG N 83 DEG 4 MIN 1 SEC W) TO POB OR 4123 P 636/638

SECTION 18, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3976-552(0225-01)

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

# This Warranty Deed

Made this **23rd** day of **April** A.D. 19 **97**  
by **Mary D. Knudsen**, Unremarried Widow

hereinafter called the grantor, to  
**Teresa A. Blackwell**

whose post office address is:

*2600 W. MICH AVE 465C*  
*Pensacola, FL 32526*

**Grantees' SSN:** [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ **10.00**  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**  
County, Florida, viz:

**See Schedule A attached hereto and by this reference made a part hereof.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 18-28-31-1203-016-002**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 **96**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Name: *Joy A. Bryant*

Name & Address: *Mary D. Knudsen* **Mary D. Knudsen** ☐ LS

Name: *Marilyn Unger*

Name & Address: ☐ LS

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

**1904 Woodhall Way**  
Name & Address: **Fort Worth, Texas 76134** ☐ LS

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

Name & Address: ☐ LS

State of **Florida**  
County of **Escambia**

The foregoing instrument was acknowledged before me this **23rd** day of **April**, 19 **97**,  
by **Mary D. Knudsen**

who is personally known to me or who has produced a **current driver's license** as identification.

Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**  
**Marilyn Unger, an employee of**  
**Lawyers Title Agency of North Florida, Inc.**  
**2100 Creighton Road**  
**Pensacola, Florida 32504**  
**File No: 3A-52459**



DR BK 4123 PG 1158  
Escambia County, Florida  
INSTRUMENT 97-380691

DEED DOC STAMPS PD @ ESC CO \$ 87.50  
04/25/97 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

**Schedule A**

Commence at the Southwest corner of Section 18, Township 2 South, Range 31 West, Escambia County, Florida; thence North 2°13'41" East along the West line of said Section 18 a distance of 712.38 feet; thence South 88°04'02" East a distance of 522.99 feet for the Point of Beginning; thence North 1°55'58" East a distance of 110.00 feet; thence South 88°04'02" East a distance of 15.36 feet to the Point of Curvature of a curve concave to the Northeast (R=40'); thence Southeasterly along said curve an arc distance of 41.89 feet (Chord = 40'); thence South 1°55'58" West a distance of 90.00 feet; thence North 88°04'02" West a distance of 50.00 feet to the Point of Beginning.

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

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

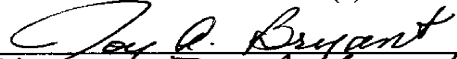
Name of Roadway: 209 Bridge City Drive

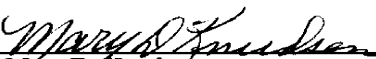
Legal Address of Property: 209 Bridge City Drive

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

This form completed by: Mary D. Knudsen  
1904 Woodhall Way  
Fort Worth, Texas 76134


**WITNESSES AS TO SELLER(S):**

  
Print name: Joy R. Bryant

  
Mary D. Knudsen

Print name: Marilyn Linger

**WITNESSES AS TO BUYER(S):**

  
Print name: Joy R. Bryant

  
Teresa A. Blackwell

Print name: Marilyn Linger

This form approved by the  
Escambia County Board of  
County Commissioners  
Effective: 4/15/95

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-380691

RCD Apr 25, 1997 03:08 pm  
Escambia County, Florida

# This Warranty Deed

OR BK 4134 PG1471  
Escambia County, Florida  
INSTRUMENT 97-389259

Made this 25<sup>th</sup> day of **April**  
by **Bonnie P. Webb**

A.D. 19 **97**

DEED DOC STAMPS PD @ ESC CO \$ 73.50  
05/30/97 ERNIE LEE MAGANA, CLERK  
By: *[Signature]*

hereinafter called the grantor, to  
**Teresa A. Blackwell**

whose post office address is: 213 Bridge City Drive  
Pensacola, FL 32506

## Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ **10.00**  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**  
County, Florida, viz:

**See Schedule A attached hereto and by this reference made a part hereof.**

**SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.**

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

**Parcel Identification Number: 18-28-31-1203-016-002**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.**

**And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1st Witness sign: *Cindy Rambo*  
Print Name: Cindy Rambo

*Bonnie P. Webb*  
Name & Address: Bonnie P. Webb LS

2nd Witness sign: *Eunice Webb Edge*  
Print Name: Eunice Webb Edge

Name & Address: \_\_\_\_\_ LS

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

3757 Royal Crest Drive  
Name & Address: Montgomery, Alabama 36109 LS

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

Name & Address: \_\_\_\_\_ LS

State of **ALABAMA**  
County of Montgomery

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of **April**, 19 **97**,  
by **Bonnie P. Webb**

who is personally known to me or who has produced **a current driver's license** as identification.

*ADL 322 8506*  
Return to  
**Lawyers Title Agency of**  
**North Florida, Inc.**  
**P.O. Box 12027**  
**Pensacola, FL 32509**

**THIS INSTRUMENT PREPARED BY:**  
**Marilyn Unger, an employee of**  
**Lawyers Title Agency of North Florida, Inc.**  
**2100 Creighton Road**  
**Pensacola, Florida 32504**  
**File No: 3A-52469**

*[Signature]*  
Print Name: \_\_\_\_\_  
Notary Public  
My commission expires 11-15-97.  
**STATE OF ALABAMA**

**Schedule A**

Commence at the Southwest corner of Section 18, Township 2 South, Range 31 West, Escambia County, Florida; thence North 2°13'41" East along the West line of Section 18 a distance of 712.38 feet; thence South 88°04'02" East a distance of 472.99 feet for the Point of Beginning; thence North 1°55'58" East a distance of 110.00 feet; thence South 88°04'02" East a distance of 50.00 feet; thence South 1°55'58" West a distance of 110.00 feet; thence North 88°04'02" West a distance of 50.00 feet to the Point of Beginning.

Also known as Lot 15, Phase II, Catalina Mobile Home Estates, Inc.

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-389259

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

RCD May 30, 1997 09:44 am  
Escambia County, Florida

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

Name of Roadway: 213 Bridge City Drive

Legal Address of Property: 213 Bridge City Drive

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

This form completed by: Bonnie P. Webb  
3757 Royal Crest Drive  
Montgomery, Alabama 36109

WITNESSES AS TO SELLER(S):

Cindy Rambo  
Print name: Cindy Rambo

Eunice Webb Edge  
Print name: Eunice Webb Edge

Bonnie P. Webb  
Bonnie P. Webb

WITNESSES AS TO BUYER(S):

Marian Ungey  
Print name: Marian Ungey  
Crystal B. Davis  
Print name: Crystal B. Davis

Teresa A. Blackwell  
Teresa A. Blackwell

This form approved by the  
Escambia County Board of  
County Commissioners  
Effective: 4/15/95

10.50  
70  
11.20

QUIT CLAIM DEED

OR BK 4123 P60638  
Escambia County, Florida  
INSTRUMENT 97-380512

State of Florida.

Escambia

County

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
04/25/97 ERNIE LEE MAGANA, CLERK  
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS, That Catalina Mobile Home Estates, Inc.

for and in consideration of Ten and No/100

DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

TERESA A. BLACKWELL

→ 213 BRIDGE CITY DR.

PENSACOLA, FL 32506

heirs, executors, administrators and assigns, forever, the following described property, situated

in the County of Escambia State of Florida to-wit:

a one-fifth (1/5) undivided interest in the following property:

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;  
THENCE NORTH 02°13'41" EAST ALONG THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 152.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 298-B (200' R/W);  
THENCE SOUTH 88°04'02" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 225.00 FEET;  
THENCE NORTH 02°13'41" EAST A DISTANCE OF 300.00 FEET;  
THENCE NORTH 01°55'58" EAST A DISTANCE OF 130.00 FEET;  
THENCE SOUTH 88°04'02" EAST A DISTANCE OF 240.00 FEET;  
THENCE NORTH 01°55'58" EAST A DISTANCE OF 20.00 FEET FOR THE POINT OF BEGINNING;  
THENCE NORTH 07°55'37" EAST A DISTANCE OF 110.60 FEET;  
THENCE SOUTH 88°04'02" EAST A DISTANCE OF 183.75 FEET;  
THENCE SOUTH 21°57'54" WEST A DISTANCE OF 135.67 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 266.84 FEET (CENTRAL ANGLE: 07°51'07");  
THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 36.57 FEET (CHORD DISTANCE: 36.54 FEET; CHORD BEARING: NORTH 81°59'36" WEST) TO A POINT OF TANGENCY OF SAID CURVE;  
THENCE NORTH 78°04'02" WEST A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 364.21 FEET (CENTRAL ANGLE: 10°00'02");  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 63.57 FEET (CHORD DISTANCE: 63.49 FEET; CHORD BEARING: NORTH 83°04'01" WEST) TO THE POINT OF BEGINNING.  
CONTAINING 0.46 ACRES MORE OR LESS.

Commonly known as Catalina Lake

Grantors reserve the right of ingress and egress.

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, I have hereunto set my hand and seal this 25<sup>TH</sup> day of APRIL A.D. 1997

William S. Turner, Jr. (SEAL)  
President  
WILLIAM S. TURNER, JR. (SEAL)

Signed, sealed and delivered in the presence of

Alison A. Binyard  
Kelley C. [Signature]

This instrument was prepared by:

W. S. TURNER, JR.

P.O. Box 6509

Address  
PENSACOLA, FL 32503

State of FLORIDA

County of ESCAMBIA

OR BK 4123 PG0639  
Escambia County, Florida  
INSTRUMENT 97-380512

This day, before the undersigned Notary Public, personally appeared William S Turner Jr.

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,  
and acknowledged that he 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  
25th day of April, 1997.

Alison N Bunyard  
Notary Alison N. Bunyard

My commission expires:



ALISON N. BUNYARD  
MY COMMISSION # CC358778 EXPIRES  
April 29, 1998  
BONDED THRU TROY FAIR INSURANCE, INC.

RCD Apr 25, 1997 10:22 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-380512



QUIT CLAIM DEED

State of Florida,

Escambia

County

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
04/25/97 ERNIE LEE MAGANA, CLERK  
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS, That Catalina Mobile Home Estates, Inc.

for and in consideration of Ten and No/100

\_\_\_\_\_ DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

TERESA A. BLACKWELL

→ 209 BRIDGE CITY DR.

PENSACOLA, FL 32506

\_\_\_\_\_ heirs, executors, administrators and assigns, forever, the following described property, situated

in the County of Escambia State of Florida to-wit:

a one-fifth (1/5) undivided interest in the following property:

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;  
THENCE NORTH 02°13'41" EAST ALONG THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 152.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 298-B (200' R/W);  
THENCE SOUTH 88°04'02" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 225.00 FEET;  
THENCE NORTH 02°13'41" EAST A DISTANCE OF 300.00 FEET;  
THENCE NORTH 01°55'58" EAST A DISTANCE OF 130.00 FEET;  
THENCE SOUTH 88°04'02" EAST A DISTANCE OF 240.00 FEET;  
THENCE NORTH 01°55'58" EAST A DISTANCE OF 20.00 FEET FOR THE POINT OF BEGINNING;  
THENCE NORTH 07°55'37" EAST A DISTANCE OF 110.60 FEET;  
THENCE SOUTH 88°04'02" EAST A DISTANCE OF 183.75 FEET;  
THENCE SOUTH 21°57'54" WEST A DISTANCE OF 135.67 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 266.84 FEET (CENTRAL ANGLE: 07°51'07");  
THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 36.57 FEET (CHORD DISTANCE: 36.54 FEET; CHORD BEARING: NORTH 81°59'36" WEST) TO A POINT OF TANGENCY OF SAID CURVE;  
THENCE NORTH 78°04'02" WEST A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 364.21 FEET (CENTRAL ANGLE: 10°00'02");  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 63.57 FEET (CHORD DISTANCE: 63.49 FEET; CHORD BEARING: NORTH 83°04'01" WEST) TO THE POINT OF BEGINNING.  
CONTAINING 0.46 ACRES MORE OR LESS.

Commonly known as Catalina Lake

Grantors reserve the right of ingress and egress.

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, I have hereunto set my hand and seal this 25<sup>TH</sup> day of APRIL A.D. 19 97

William S. Turner, Jr. (SEAL)  
President  
William S. Turner, Jr. (SEAL)

Signed, sealed and delivered in the presence of

Alison D. Benyard  
Kellie C. Seaborn

This instrument was prepared by:

W.S. TURNER, JR.  
P.O. Box 6509  
Address  
PENSACOLA, FL 32503

State of FLORIDA  
County of Escambia

This day, before the undersigned Notary Public, personally appeared William S Turner Jr

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,  
and acknowledged that he 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  
25th day of April, 1997.

Alison N. Bunyard  
Notary Alison N. Bunyard

My commission expires: \_\_\_\_\_



ALISON N. BUNYARD  
MY COMMISSION # CC359776 EXPIRES  
April 29, 1998  
BONDED THRU TROY FAIR INSURANCE, INC.

RCD Apr 25, 1997 10:22 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-380511

1500  
1300  
22 15  
30 15

OR BK 4134 PG1474  
Escambia County, Florida  
INSTRUMENT 97-389260

## Mortgage Deed

Executed the 23rd day of April  
A.D. 19 97 by  
Teresa A. Blackwell

MTG DOC STAMPS PD @ ESC CO \$ 22.75  
05/30/97 ERNIE LEE MAGGHA, CLERK  
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 13.00  
05/30/97 ERNIE LEE MAGGHA, CLERK  
By: *[Signature]*

hereinafter called the mortgagor, to  
Bonnie P. Webb

hereinafter called the mortgagee:

**Witnesseth**, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Escambia** County, Florida, viz:

Commence at the Southwest corner of Section 18, Township 2 South, Range 31 West, Escambia County, Florida; thence North 2°13'41" East along the West line of Section 18 a distance of 712.38 feet; thence South 88°04'02" East a distance of 472.99 feet for the Point of Beginning; thence North 1°55'58" East a distance of 110.00 feet; thence South 88°04'02" East a distance of 50.00 feet; thence South 1°55'58" West a distance of 110.00 feet; thence North 88°04'02" West a distance of 50.00 feet to the Point of Beginning.

Also known as Lot 15, Phase II, Catalina Mobile Home Estates, Inc.

Said property is not the homestead of the Mortgagor(s) under the laws and constitution of the state of Florida in that neither Mortgagor(s) nor any member of the household of Mortgagor(s) reside thereon.

Prepared by and return to: Marilyn Unger  
Lawyers Title Agency of North Florida, Inc.  
2100 Creighton Road  
Pensacola, Florida 32504  
3A-52469

**To Have and to Hold** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**And** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants 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

**Provided Always**, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to-wit:

File No.: 3A-52469

### MORTGAGE NOTE

\$6,500.00

April 23, 1997

**FOR VALUE RECEIVED**, the undersigned Teresa A. Blackwell promise to pay to the order of Bonnie P. Webb the principal sum of Six Thousand Five Hundred Dollars & No/100, (\$ 6,500.00 ), with interest at the rate of 0 per cent per annum from date, until paid at : 3757 Royal Crest Drive, Montgomery, Alabama 36109, or at such other place as the holder may designate in writing delivered or mailed to the debtor, as follows:

60 equal monthly installments of One Hundred Ten Dollars & No/100 (\$ 110.00 ) commencing on May 23, 1997 and continuing on the same day of each month thereafter, until the principal sum of \$6,500.00 and the interest accrued thereon has been paid. Said installments when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal.

A late fee equal to 5% shall be assessed against any payment not received within 10 days of the date which said payment is due.

Privilege is reserved to prepay, at any time, all of any part of the indebtedness due hereunder without premium or fee.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by a mortgage on real estate, of even date herewith.

If default be made in the payment of any of said sums or interest on in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within 10 days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice, time being of the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note or default hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

  
Teresa A. Blackwell (Seal)

\_\_\_\_\_(Seal)

Maker's address:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

**And** the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than


**Full insurable value**

in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulation, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

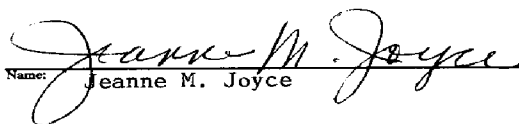
**If** any sum of money herein referred to be not promptly paid within **10** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

**In Witness Whereof**, the said mortgagor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Name: Marilyn Unger

  
Name & Address Teresa A. Blackwell LS

  
Name: Jeanne M. Joyce

Name & Address \_\_\_\_\_ LS

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

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-389260 LS

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

Name & Address \_\_\_\_\_ LS  
RCD May 30, 1997 09:44 am  
Escambia County, Florida

STATE OF **Florida**  
COUNTY OF **Escambia**

The foregoing instrument was acknowledged before me this **23rd** day of **April**, 19 **97**, by  
**Teresa A. Blackwell**

who is personally known to me or who has produced **driver's license**

as identification.

Print Name:  
Notary Public  
My Commission Expires:



OR BK 4457 PG1649  
Escambia County, Florida  
INSTRUMENT 99-649904

RCD Aug 24, 1999 07:51 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-649904

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: BLACKWELL TERESA A  
209 BRIDGE CITY DR  
PENSACOLA FL 32506

ACCT.NO. 09 3976 552 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SW COR OF SEC N 2  
DEG 13 MIN 41 SEC E ALG W  
LI OF SEC 712 38/100 FT S  
88 DEG 04 MIN 02 SEC E 472  
99/100 FT FOR POB N 1 DEG  
55 MIN 58 SEC E 110 FT S 88  
PROP.NO. 18 2S 31 1203 015 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Debraanne B. Donnelly*  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Thomas M. McQuerty*  
Deputy Finance Director



NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

OR BK 4318 PG1031  
Escambia County, Florida  
INSTRUMENT 98-534973  
RCD Oct 06, 1998 10:09 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-534973

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: BLACKWELL TERESA A  
213 BRIDGE CITY DR  
PENSACOLA FL 32506

ACCT.NO. 09 3976 550 000

AMOUNT \$7.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SW COR OF SEC N 2  
DEG 13 MIN 41 SEC E ALG W  
LI OF SEC 712 38/100 FT S  
88 DEG 04 MIN 02 SEC E 472  
99/100 FT FOR POB N 1 DEG  
55 MIN 58 SEC E 110 FT S 88  
PROP.NO. 18 2S 31 1203 015 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
by Bernard B. Donnelly  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by William M. McBearty  
Deputy Finance Director

