



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

0225-63

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	STEARMER RINA 5/8 INT & CASUGA ZENaida EST OF 1/8 INT & 939 N NEW WARRINGTON RD PENSACOLA, FL 32506 1600 BLK DOG TRACK RD 09-4690-500 BEG AT SW COR OF GOVT LT 1 FOR POB N 33 DEG 0 MIN E 1120 FT TO SWLY R/W LI OF SR 297 (100 FT R/W DOG (Full legal attached.)	Certificate #	2022 / 4545
		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)
# 2022/4545	06/01/2022	440.05	22.00	462.05
→Part 2: Total*				462.05

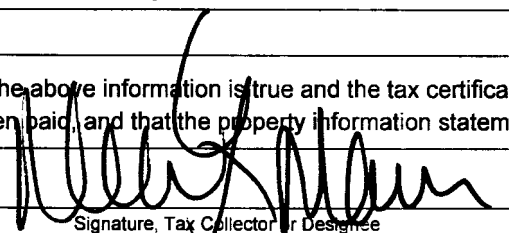
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4660	06/01/2023	432.27	6.25	71.32	509.84
Part 3: Total*					509.84

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)	971.89
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	293.56
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)	1,640.45

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

46.25

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 <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 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 GOVT LT 1 FOR POB N 33 DEG 0 MIN E 1120 FT TO SWLY R/W LI OF SR 297 (100 FT R/W DOG TRACK RD) S 49 DEG 58 MIN 07 SEC E 350 FT S 31 DEG 57 MIN 56 SEC W 674 87/100 FT S 74 DEG 15 MIN 46 SEC W 504 53/100 FT TO POB OR 3137 P 535 OR 3215 P 34 OR 6569 P 1314 OR 6584 P 99 OR 6634 P 430 OR 6660 P 292 OR 6667 P 390 OR 7845 P 24 OR 7846 P 1620 OR 7870 P 43 OR 8233 P 875

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400438

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
09-4690-500	2022/4545	06-01-2022	BEG AT SW COR OF GOVT LT 1 FOR POB N 33 DEG 0 MIN E 1120 FT TO SWLY R/W LI OF SR 297 (100 FT R/W DOG TRACK RD) S 49 DEG 58 MIN 07 SEC E 350 FT S 31 DEG 57 MIN 56 SEC W 674 87/100 FT S 74 DEG 15 MIN 46 SEC W 504 53/100 FT TO POB OR 3137 P 535 OR 3215 P 34 OR 6569 P 1314 OR 6584 P 99 OR 6634 P 430 OR 6660 P 292 OR 6667 P 390 OR 7845 P 24 OR 7846 P 1620 OR 7870 P 43 OR 8233 P 875

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

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

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

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)


← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

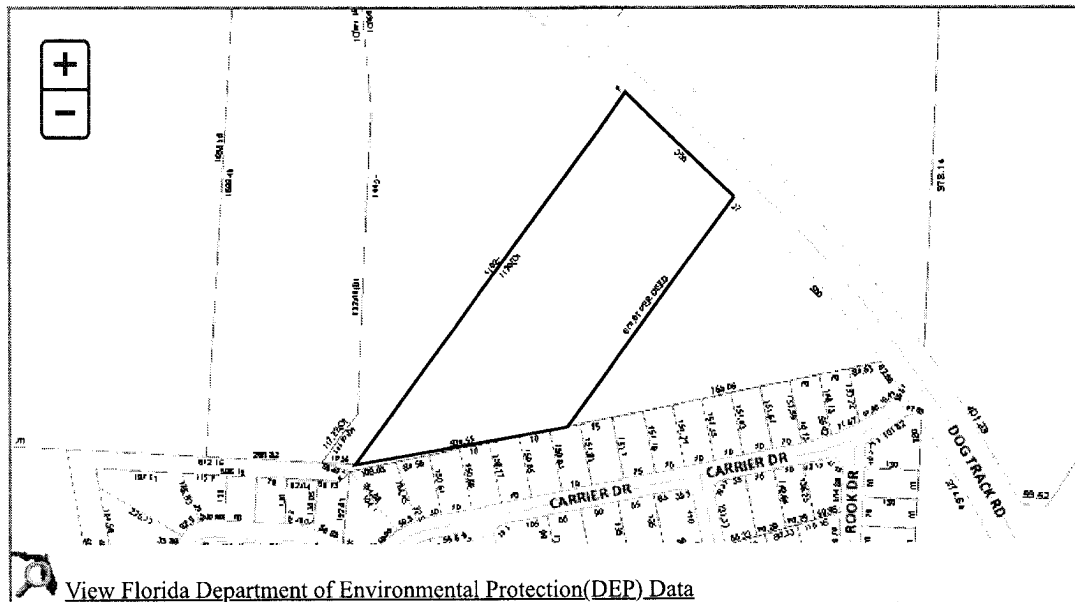
General Information Parcel ID: 292S314000000003 Account: 094690500 Owners: STEARMER RINA 5/8 INT & CASUGA ZENAIDA EST OF 1/8 INT & MERCADO REMEDIOS EST OF 1/8 INT & STEARMER BEBIANA EST OF 1/8 INT & Mail: 939 N NEW WARRINGTON RD PENSACOLA, FL 32506 Situs: 1600 BLK DOG TRACK RD 32506 Use Code: VACANT COMMERCIAL 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>\$20,340</td> <td>\$0</td> <td>\$20,340</td> <td>\$20,340</td> </tr> <tr> <td>2022</td> <td>\$25,890</td> <td>\$0</td> <td>\$25,890</td> <td>\$25,890</td> </tr> <tr> <td>2021</td> <td>\$25,890</td> <td>\$0</td> <td>\$25,890</td> <td>\$25,890</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$20,340	\$0	\$20,340	\$20,340	2022	\$25,890	\$0	\$25,890	\$25,890	2021	\$25,890	\$0	\$25,890	\$25,890																																																																
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Extra Features None																																																																																														
Parcel Information <div style="float: right;">Launch Interactive Map</div>																																																																																														

Section
Map Id:
29-2S-31-1

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



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Images

None

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

Last Updated:05/02/2024 (tc.2641)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04545**, 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 GOVT LT 1 FOR POB N 33 DEG 0 MIN E 1120 FT TO SWLY R/W LI OF SR 297 (100 FT R/W DOG TRACK RD) S 49 DEG 58 MIN 07 SEC E 350 FT S 31 DEG 57 MIN 56 SEC W 674 87/100 FT S 74 DEG 15 MIN 46 SEC W 504 53/100 FT TO POB OR 3137 P 535 OR 3215 P 34 OR 6569 P 1314 OR 6584 P 99 OR 6634 P 430 OR 6660 P 292 OR 6667 P 390 OR 7845 P 24 OR 7846 P 1620 OR 7870 P 43 OR 8233 P 875

SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094690500 (0225-63)

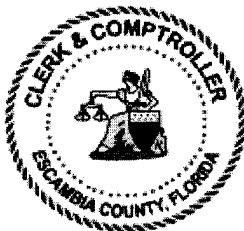
The assessment of the said property under the said certificate issued was in the name of

**RINA STEARMER 5/8 INT and EST OF ZENAIDA CASUGA 1/8 INT and EST OF REMEDIOS
MERCADO 1/8 INT and EST OF BEBIANA STEARMER**

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 2nd 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: 094690500 Certificate Number: 004545 of 2022**

**Payor: RINA STEARMER 939 N NEW WARRINGTON RD PENSACOLA, FL 32506 Date
8/21/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$616.40
Tax Collector's Total \$1,892.77
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$2,626.17

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Planned
\$1930.29

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-4690-500 CERTIFICATE #: 2022-4545

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 7, 2004 to and including October 7, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: October 8, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 8, 2024

Tax Account #: **09-4690-500**

1. The Grantee(s) of the last deed(s) of record is/are: **RINA STEARMER**

By Virtue of Quit Claim Deed recorded 3/15/2018 in OR 7870/43 and Quit Claim Deed recorded 1/21/2020 in OR 8233/875

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 #: 09-4690-500

Assessed Value: \$20,340.00

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: FEB 5, 2025

TAX ACCOUNT #: 09-4690-500

CERTIFICATE #: 2022-4545

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.

RINA STEARMER
939 N NEW WARRINGTON RD
PENSACOLA, FL 32506

RINA STEARMER
6852 LAKE JOANNE DR
PENSACOLA, FL 32506

RINA STEARMER
551 S 61ST AVE
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 8th 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 8, 2024

Tax Account #:09-4690-500

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF GOVT LT 1 FOR POB N 33 DEG 0 MIN E 1120 FT TO SWLY R/W LI OF SR 297 (100 FT R/W DOG TRACK RD) S 49 DEG 58 MIN 07 SEC E 350 FT S 31 DEG 57 MIN 56 SEC W 674 87/100 FT S 74 DEG 15 MIN 46 SEC W 504 53/100 FT TO POB OR 3137 P 535 OR 3215 P 34 OR 6569 P 1314 OR 6584 P 99 OR 6634 P 430 OR 6660 P 292 OR 6667 P 390 OR 7845 P 24 OR 7846 P 1620 OR 7870 P 43 OR 8233 P 875

SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4690-500(0225-63)

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

QUIT - CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 15th day of March 2018, by:
CHARLIE STEARMER, first party, whose address is 6852 Lake Joanne Dr. Pensacola,
Florida 32506 in the county of Escambia, State of Florida, grantor. To: RINA
STEARMER, second party, whose address is 6852 Lake Joanne Dr. Pensacola, Florida
32506, grantee.

WITNESSETH, that the said first party, for and in consideration of Ten
(\$10) Dollars in hand paid by the said party, the receipt whereof is hereby
acknowledged, **does hereby remise, release and quit claim** unto the said second
party forever, all the right, title, interest, claim, and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying
and being in the County of Escambia, State of Florida, to wit:

**Commencing at the Southwest corner of Government Lot 1, Section 29,
Township 2 South, Range 31 West, Escambia County, Florida for the Point of
Beginning, thence run North 33 degrees 00' East for 1120.0 feet to the
Southwesterly R/W line of State Road 297 (100.0' R/W) (A.K.A. Dog Track
Road), thence run South 49 degrees 58' 07" East for 350.0 feet long said R/W,
thence run South 31 degrees 57' 56" West for 674.87 feet, thence run South 74
degrees 15' 46" West for 504.53 feet to the Point of Beginning.**

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances, thereunto belonging or in anywise appertaining, and all the estate,
right, title, interest, lien, equity and claim whatsoever of the said first party, either in
law or equity, to the only proper use, benefit and whomsoever of the said second
party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these
presents the day and year above written.

Signed, sealed and delivered in the presence of :

Kirsten Duran

Witness:

Print: Kirsten Duran

Charlie A. Stearmer

Charlie Stearmer, First Party

Elizabeth Stull
ELIZABETH STULL



Stephanie Mull
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG170406
Expires 12/21/2021

(Notary Seal)

STATE OF Florida

COUNTY OF Escambia

The forgoing instrument was acknowledged
before me this 15th day of March

2018, by Charlie Stearmer,

who is personally known to me

or (☒) has produced a driver's license as

Identification # Florida #

3365-101-36350-0

Stephanie Mull

Notary Public

Printed Name: Stephanie Mull

My Commission Expires: 12/21/2021

QUIT - CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 8TH day of January 2020, by: ANNE VELASO-CORSINO, first party, whose address is 4529 Hollingsworth Lane, Virginia Beach, VA 23456, in the State of Virginia, grantor. To: RINA STEARMER, second party, whose address is 551 S 61st Ave Pensacola, Florida 32506, grantee.

WITNESSETH, that the said first party, for and in consideration of Five Thousand (\$5000) Dollars to be paid via cashier's check, the receipt whereof is hereby acknowledged, **does hereby remise, release and quit claim** unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Commencing at the Southwest corner of Government Lot 1, Section 29, Township 2 South, Range 31 West, Escambia County, Florida for the Point of Beginning, thence run North 33 degrees 00' East for 1120.0 feet to the Southwesterly R/W line of State Road 297 (100.0' R/W) (A.K.A. Dog Track Road), thence run South 49 degrees 58' 07" East for 350.0 feet long said R/W, thence run South 31 degrees 57' 56" West for 674.87 feet, thence run South 74 degrees 15'46" West for 504.53 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances, thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and whomsoever of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness:

Print: Alexandra Hinczorek

[Signature]

Witness:

Print: Haley Thurber

[Signature]

Anne Velasco-Corsino, First Party

[Signature]

Rina Stearmer, Second Party

STATE OF Florida

COUNTY OF Escambia

The forgoing instrument was acknowledged
before me this 17th day of January
2020 by Rina Stearmer

, who is personally known to me
or (☒) has produced a driver's license as
Identification # 5365721896100

[Signature]

Notary Public

Printed Name: Kirsten Doran

My Commission Expires: Sept. 15, 2023



STATE OF Virginia

The forgoing instrument was acknowledged
before me this 8 day of Jan.
2020 by Anne Velasco-Corsino

, who is personally known to me
or (☒) has produced a driver's license as
Identification # VA B67224384

[Signature]

Notary Public

Printed Name: Chelsea Anderson

My Commission Expires: 7/31/2023

