



# 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

1124-20

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411		Application date	Apr 11, 2024	
Property description	GREEK THOMAS A LIFE EST THOMAS MICHAEL TOSHIO 9841 MOBILE HWY PENSACOLA, FL 32526 9837 MOBILE HWY 10-2476-065 BEG AT SW COR LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBI (Full legal attached.)		Certificate #	2022 / 4988	
			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)	
# 2022/4988	06/01/2022	1,675.70	83.79	1,759.49	
→ Part 2: Total*				1,759.49	
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)					1,759.49
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
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)					2,134.49
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: <u>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>April 22nd, 2024</u>		

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>11/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

**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 LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBILE HWY (200 FT R/W) DEFLECT 82 DEG 9 MIN 1 SEC RIGHT ALG SLY R/W LI 123 53/100 FT FOR POB CONT ALG SLY R/W 110 FT TO E LI LT 15 DEFLECT 97 DEG 51 MIN 35 SEC RIGHT ALG E LI 160 FT DEPARTING E LI DEFLECT 90 DEG RIGHT 30 FT DEFLECT 61 DEG 25 MIN 13 SEC 165 07/100 FT TO POB OR 5074 P 359 OR 7159 P 439

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400198

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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
10-2476-065	2022/4988	06-01-2022	BEG AT SW COR LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBILE HWY (200 FT R/W) DEFLECT 82 DEG 9 MIN 1 SEC RIGHT ALG SLY R/W LI 123 53/100 FT FOR POB CONT ALG SLY R/W 110 FT TO E LI LT 15 DEFLECT 97 DEG 51 MIN 35 SEC RIGHT ALG E LI 160 FT DEPARTING E LI DEFLECT 90 DEG RIGHT 30 FT DEFLECT 61 DEG 25 MIN 13 SEC 165 07/100 FT TO POB OR 5074 P 359 OR 7159 P 439

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
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				
Parcel ID:	111S321000003015					Year	Land	Imprv	Total	Cap Val
Account:	102476065					2023	\$6,500	\$178,344	\$184,844	\$183,401
Owners:	GREEK THOMAS A LIFE EST THOMAS MICHAEL TOSHIO					2022	\$5,720	\$161,009	\$166,729	\$166,729
Mail:	9841 MOBILE HWY PENSACOLA, FL 32526					2021	\$5,720	\$126,771	\$132,491	\$129,857
Situs:	9837 MOBILE HWY 32526					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
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				
04/22/2022	8776	1251	\$100	WD	📄	Legal Description				
08/27/2021	8610	814	\$575,000	WD	📄	BEG AT SW COR LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBILE HWY (200 FT... 🔑				
04/16/2014	7159	439	\$100	OT	📄					
02/2003	5074	359	\$100	QC	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				

Parcel Information		Launch Interactive Map	
Section Map Id: <u>11-1S-32</u>			
Approx. Acreage: 0.2492			
Zoned:			
RMU			
RMU			
RMU			
RMU			
RMU			
RMU			
RMU			
Evacuation & Flood Information	<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>		

### Buildings

Address: 9837 MOBILE HWY, Year Built: 2003, Effective Year: 2003, PA Building ID#: 116952

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-7

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

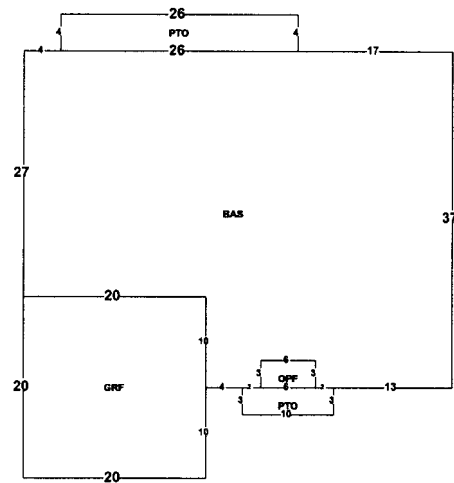
Areas - 2073 Total SF

BASE AREA - 1521

GARAGE FIN - 400

OPEN PORCH FIN - 18

PATIO - 134



### Images



8/21/2012 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04988**, 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 LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBILE HWY (200 FT R/W) DEFLECT 82 DEG 9 MIN 1 SEC RIGHT ALG SLY R/W LI 123 53/100 FT FOR POB CONT ALG SLY R/W 110 FT TO E LI LT 15 DEFLECT 97 DEG 51 MIN 35 SEC RIGHT ALG E LI 160 FT DEPARTING E LI DEFLECT 90 DEG RIGHT 30 FT DEFLECT 61 DEG 25 MIN 13 SEC 165 07/100 FT TO POB OR 5074 P 359 OR 7159 P 439**

**SECTION 11, TOWNSHIP 1 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 102476065 (1124-20)**

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

**THOMAS A GREEK LIFE EST and MICHAEL TOSHIO THOMAS**

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 November, which is the **6th day of November 2024**.

Dated this 29th day of April 2024.

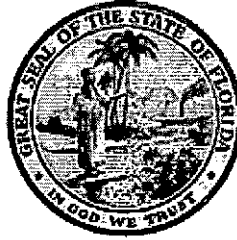
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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

**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

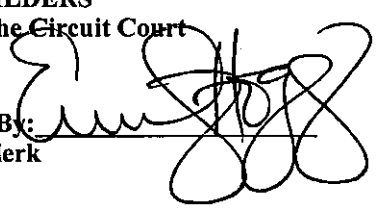
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 102476065 Certificate Number: 004988 of 2022**

**Payor: THOMAS A GREEK 9841 MOBILE HWY PENSACOLA, FL 32526      Date 5/20/2024**

Clerk's Check #	1	Clerk's Total	<del>\$503.88</del> <b>\$ 2,315.60</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,764.86</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,985.74</del>

**\$2,332.60**

**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 004988**

**Redeemed Date 5/20/2024**

**Name THOMAS A GREEK 9841 MOBILE HWY PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$508.88 <b>\$2,315.60</b>
Due Tax Collector = TAXDEED	\$2,364.86
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

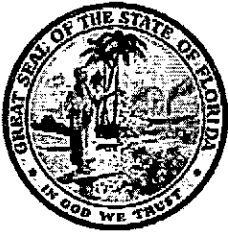
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

<b>FINANCIAL SUMMARY</b>					
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No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 102476065 Certificate Number: 004988 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="5/20/2024"/> 
Months	<input type="text" value="7"/>	<input type="text" value="1"/>
Tax Collector	<input type="text" value="\$2,134.49"/>	<input type="text" value="\$2,134.49"/>
Tax Collector Interest	<input type="text" value="\$224.12"/>	<input type="text" value="\$32.02"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$2,364.86"/>	<input type="text" value="\$2,172.76"/> 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	<input type="text" value="\$47.88"/>	<input type="text" value="\$6.84"/>
Total Clerk	<input type="text" value="\$503.88"/>	<input type="text" value="\$462.84"/> 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	<input type="text" value="\$2,985.74"/>	<input type="text" value="\$2,652.60"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$333.14"/>
Book/Page	<input type="text" value="9138"/>	<input type="text" value="522"/>



**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 #: 10-2476-065 CERTIFICATE #: 2022-4988

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: July 03, 2004 to and including July 03, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: July 9, 2024

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

July 9, 2024

Tax Account #: **10-2476-065**

1. The Grantee(s) of the last deed(s) of record is/are: **THOMAS A. GREEK, LIFE ESTATE, MICHAEL TOSHIO THOMAS, THE REMAINDER**

**By Virtue of Warranty Deed recorded 5/3/2022 in OR 8776/1251**

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 #: 10-2476-065**

**Assessed Value: \$183,401.00**

**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:** NOV 6, 2024

**TAX ACCOUNT #:** 10-2476-065

**CERTIFICATE #:** 2022-4988

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.

**THOMAS A GREEK**  
**MICHAEL TOSHIO THOMAS**  
**9841 MOBILE HWY**  
**PENSACOLA, FL 32526**

**THOMAS A GREEK**  
**MICHAEL TOSHIO THOMAS**  
**9837 MOBILE HWY**  
**PENSACOLA, FL 32526**

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

**July 9, 2024**

**Tax Account #:10-2476-065**

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

**BEG AT SW COR LT 15 S/D OF NE1/4 OF SEC DB 104 P 396 NLY ALG W LI 842 63/100 FT TO SLY R/W LI W MOBILE HWY (200 FT R/W) DEFLECT 82 DEG 9 MIN 1 SEC RIGHT ALG SLY R/W LI 123 53/100 FT FOR POB CONT ALG SLY R/W 110 FT TO E LI LT 15 DEFLECT 97 DEG 51 MIN 35 SEC RIGHT ALG E LI 160 FT DEPARTING E LI DEFLECT 90 DEG RIGHT 30 FT DEFLECT 61 DEG 25 MIN 13 SEC 165 07/100 FT TO POB OR 5074 P 359 OR 7159 P 439**

**SECTION 11, TOWNSHIP 1 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-2476-065(1124-20)**

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

Prepared by:  
Christina A. Goza, an employee of  
Anchor Title & Escrow, LLC  
1331 Creighton Road, Ste. D  
Pensacola, FL 32504  
File Number: ATF4126

**General Warranty Deed**

Made this August 27, 2021 By Alan Ordway and Jacquelyn G. Ordway, husband and wife and Joan C. Grubbs, a widowed woman, whose address is, 1120 Coila Street, Pensacola, FL 32504, hereinafter called the grantor, to Thomas A. Greek, a single man, whose address is 9841 & 9837 Mobile Highway, Pensacola, FL 32526, 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

**Parcel 1:**

Commence at the Southwest corner of Lot 15, a subdivision of the Northeast Quarter of Section 11, Township 1 South, Range 32 West, Escambia County, Florida, as filed in Deed Book 104, at Page 396, of the Public Records of said County, thence Northerly along the West line of said Lot 15 a distance of 401.00 feet for the Point of Beginning; thence continue Northerly along said West line a distance of 441.63 feet to the Southerly right of way line of West Mobile Highway (200' R/W); thence deflect 82 degrees 09 minutes 01 seconds right along said Southerly right of way line a distance of 233.53 feet to the East line of said Lot 15; thence deflect 97 degrees 51 minutes 35 seconds right along said East line a distance of 473.11 feet; thence deflect 89 degrees 53 minutes 11 seconds right a distance of 231.18 feet to the Point of Beginning. All lying and being in Lot 15, Section 11, Township 1 South, Range 32 West, of said County.

LESS AND EXCEPT that part conveyed in Official Records Book 5074, Page 359, of the Public Records of Escambia County, Florida.

**Parcel 2:**

Commence at the Southwest corner of Lot 15, a Subdivision of the Northeast 1/4 of Section 11, Township 1 South, Range 32 West, Escambia County, Florida as filed in Deed Book 104 at Page 396 of the Public Records of said County; thence Northerly along the West line of said Lot 15 a distance of 842. 63 to the Southerly right of way line of West Mobile Highway (200' R/W); thence deflect 82 degrees 09 minutes 01 seconds right along said Southerly right of way line a distance of 123.53 feet to the Point of Beginning; thence continue along said Southerly right a way for a distance of 110.00 feet to the East line for said Lot 15; thence deflect 97 degrees 51 minutes 35 seconds right along said East line a distance of 160.00 feet; thence departing said East line deflect 90 degrees 00 minutes 00 seconds right for a distance of 30.00 feet; thence deflect 61 degrees 25 minutes 13 seconds for a distance of 165.07 feet to the Point of Beginning.

Parcel ID Number: 11-1S-32-1000-000-015

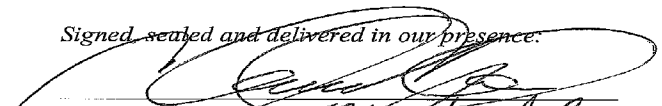
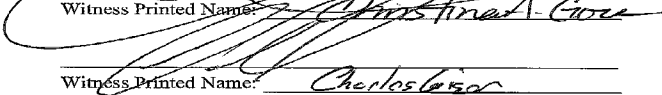
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

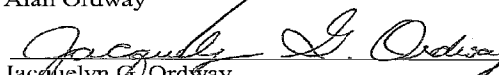
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

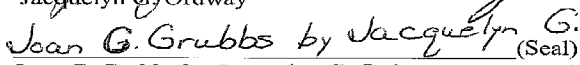
In Witness Whereof, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name: Christina Ann Goza  
  
Witness Printed Name: Charles Goza

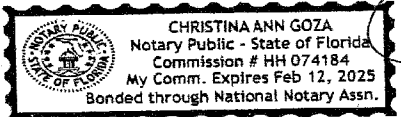
  
Alan Ordway (Seal)

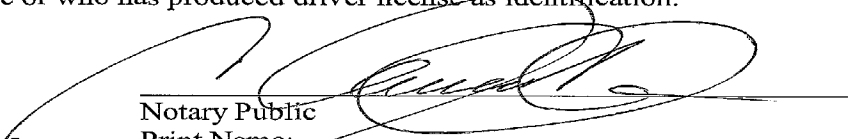
  
Jacquelyn G. Ordway (Seal)

  
Joan C. Grubbs by Jacquelyn G. Ordway as attorney in fact (Seal) *attorney in fact*

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me August 27, 2021, by Alan Ordway and Jacquelyn G. Ordway, husband and wife and Jacquelyn G. Ordway as attorney in fact for Joan C. Grubbs, a widowed woman, who is/are personally known to me or who has produced driver license as identification.



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

Prepared by:  
KRISTEN MARKS, ESQ.  
My Pink Lawyer®  
111 S. DeVilliers St., Ste. B  
Pensacola, Florida 32502  
(850) 439-1191

Parcel id no. 11-1S-32-1000-000-015

**WARRANTY DEED RESERVING LIFE ESTATE**

(Remainder Interest Transferred and Enhanced Life Estate Interest Retained by Grantor)

**THIS DEED** is made and executed the 22nd day of April, 2022, by **THOMAS A. GREEK**, a single man, whose address is 9841 Mobile Highway, Pensacola, Florida 32526, hereinafter called the Grantor, to **THOMAS A. GREEK**, whose address is 9841 Mobile Highway, Pensacola, Florida 32526, for **A LIFE ESTATE**, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described below, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and **upon the death of the life tenant, the remainder (if any)**, to **MICHAEL TOSHIO THOMAS**, whose address is 9841 Mobile Highway, Pensacola, Florida 32526, Grantee.

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

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

**See attached Exhibit A**

Commonly known as: 9841 & 9837 Mobile Highway, Pensacola, Florida  
32526

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

The above described real property constitutes the Grantor's homestead. Grantor is neither married nor has any minor children.



TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whatsoever.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in the County where the property being conveyed is located and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

**IN WITNESS WHEREOF** the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
KRISTEN MARKS


  
THOMAS A. GREEK

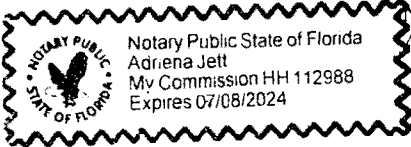
  
JODY M. ENNIS

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF ESCAMBIA            )

The foregoing instrument was acknowledged before me on April 22, 2022, by means of ☒ physical presence or ☐ online notarization, by THOMAS A. GREEK, who has produced a Florida driver's license as identification.

(SEAL)

  
Notary Public, State of Florida  
ADRIANA JETT

  
Notary Public State of Florida  
Adriana Jett  
My Commission HH 112988  
Expires 07/08/2024

**EXHIBIT A**

**Parcel 1:**

Commence at the Southwest corner of Lot 15, a subdivision of the Northeast Quarter of Section 11, Township 1 South, Range 32 West, Escambia County, Florida, as filed in Deed Book 104, at Page 396, of the Public Records of said County, thence Northerly along the West line of said Lot 15 a distance of 401.00 feet for the Point of Beginning; thence continue Northerly along said West line a distance of 441.63 feet to the Southerly right of way line of West Mobile Highway (200' R/W); thence deflect 82 degrees 09 minutes 01 seconds right along said Southerly right of way line a distance of 233.53 feet to the East line of said Lot 15; thence deflect 97 degrees 51 minutes 35 seconds right along said East line a distance of 473.11 feet; thence deflect 89 degrees 53 minutes 11 seconds right a distance of 231.18 feet to the Point of Beginning. All lying and being in Lot 15, Section 11, Township 1 South, Range 32 West, of said County.

LESS AND EXCEPT that part conveyed in Official Records Book 5074, Page 359, of the Public Records of Escambia County, Florida.

**Parcel 2:**

Commence at the Southwest corner of Lot 15, a Subdivision of the Northeast 1/4 of Section 11, Township 1 South, Range 32 West, Escambia County, Florida as filed in Deed Book 104 at Page 396 of the Public Records of said County; thence Northerly along the West line of said Lot 15 a distance of 842. 63 to the Southerly right of way line of West Mobile Highway (200' R/W); thence deflect 82 degrees 09 minutes 01 seconds right along said Southerly right of way line a distance of 123.53 feet to the Point of Beginning; thence continue along said Southerly right a way for a distance of 110.00 feet to the East line for said Lot 15; thence deflect 97 degrees 51 minutes 35 seconds right along said East line a distance of 160.00 feet; thence departing said East line deflect 90 degrees 00 minutes 00 seconds right for a distance of 30.00 feet; thence deflect 61 degrees 25 minutes 13 seconds for a distance of 165.07 feet to the Point of Beginning.