



# 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

0225-42

## 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	BOSOM FAMILY LLC C/O LEOPARD MICAH 2314 LIBRA LN PENSACOLA, FL 32534 1999 E KINGSFIELD RD 11-0530-000 BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 F (Full legal attached.)	Certificate #	2022 / 5372
		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)
# 2022/5372	06/01/2022	300.55	15.03	315.58
→Part 2: Total*				315.58

## 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)
# 2023/5527	06/01/2023	297.31	6.25	49.06	352.62
Part 3: Total*					352.62

## 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)	668.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	243.93
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)	1,287.13

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:

*[Handwritten Signature]*  
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

<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>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 NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO CURVED SLY R/W LI OF KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB ELY ALG CURVED SLY R/W LI BEING CONC SLY HAVING RAD 5689 65/100 FT ARC DIST 18 11/100 FT (DELTA 0 DEG 10 MIN 57 SEC CH 18 11/100 FT CH BRG S 80 DEG 9 MIN 57 SEC E) TO PT S 80 DEG 4 MIN 29 SEC E ALG SLY R/W LI 250 83/100 FT TO E LI OF W 265 FT OF NE1/4 OF SE1/4 OF SEC S 0 DEG 6 MIN 18 SEC E ALG E LI OF W 265 FT OF NE1/4 OF SE1/4 1035 44/100 TO SE COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 89 DEG 13 MIN 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE1/4 OF SE1/4 OF SEC 265 02/100 FT TO SW COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 0 DEG 6 MIN 18 SEC E ALG W LI OF NE1/4 1070 16/100 FT TO POB OR 6753 P 1820 LESS MAJESTIC OAKS PB 15 P 67 LESS OR 4349 P 1395 DARRELL GOODEN DEVELOPMENT LESS OR 4349 P 1398 PAEDAE LESS OR 4781 P 790 HEMBY

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400364

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
11-0530-000	2022/5372	06-01-2022	BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO CURVED SLY R/W LI OF KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB ELY ALG CURVED SLY R/W LI BEING CONC SLY HAVING RAD 5689 65/100 FT ARC DIST 18 11/100 FT (DELTA 0 DEG 10 MIN 57 SEC CH 18 11/100 FT CH BRG S 80 DEG 9 MIN 57 SEC E) TO PT S 80 DEG 4 MIN 29 SEC E ALG SLY R/W LI 250 83/100 FT TO E LI OF W 265 FT OF NE1/4 OF SE1/4 OF SEC S 0 DEG 6 MIN 18 SEC E ALG E LI OF W 265 FT OF NE1/4 OF SE1/4 1035 44/100 TO SE COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 89 DEG 13 MIN 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE1/4 OF SE1/4 OF SEC 265 02/100 FT TO SW COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 0 DEG 6 MIN 18 SEC E ALG W LI OF NE1/4 1070 16/100 FT TO POB OR 6753 P 1820 LESS MAJESTIC OAKS PB 15 P 67 LESS OR 4349 P 1395 DARRELL GOODEN DEVELOPMENT LESS OR 4349 P 1398 PAEDAE LESS OR 4781 P 790 HEMBY

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

General Information						Assessments					
<b>Parcel ID:</b> 201N304104000000						<b>Year</b> <b>Land</b> <b>Imprv</b> <b>Total</b> <b>Cap Val</b>					
<b>Account:</b> 110530000						2023 \$16,720 \$0 \$16,720 \$16,720					
<b>Owners:</b> BOSOM FAMILY LLC						2022 \$16,720 \$0 \$16,720 \$16,720					
<b>Mail:</b> C/O LEOPARD MICAH 2314 LIBRA LN PENSACOLA, FL 32534						2021 \$16,720 \$0 \$16,720 \$16,720					
<b>Situs:</b> 1999 E KINGSFIELD RD 32534						Disclaimer					
<b>Use Code:</b> VACANT RESIDENTIAL 🔑						Tax Estimator					
<b>Taxing Authority:</b> COUNTY MSTU						File for Exemption(s) Online					
<b>Tax Inquiry:</b> <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					
<b>Sale Date</b> <b>Book</b> <b>Page</b> <b>Value</b> <b>Type</b> <b>Official Records (New Window)</b>						None					
05/10/2021 8527 11 \$30,000 QC 🔑											
12/13/2018 8028 1471 \$21,000 WD 🔑											
08/15/2011 6753 1820 \$100 QC 🔑						Legal Description					
07/21/2011 6745 960 \$100 QC 🔑						BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC 5 0 DEG 5 MIN					
12/08/2010 6669 1848 \$100 QC 🔑						18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO					
12/11/2009 6541 363 \$2,600 TD 🔑						CURVED... 🔑					
06/2006 5940 1712 \$100 WD 🔑											
11/2005 5789 214 \$100 WD 🔑											
06/1994 3614 961 \$50,000 WD 🔑						Extra Features					
01/1971 539 624 \$100 WD 🔑						None					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											

Parcel Information

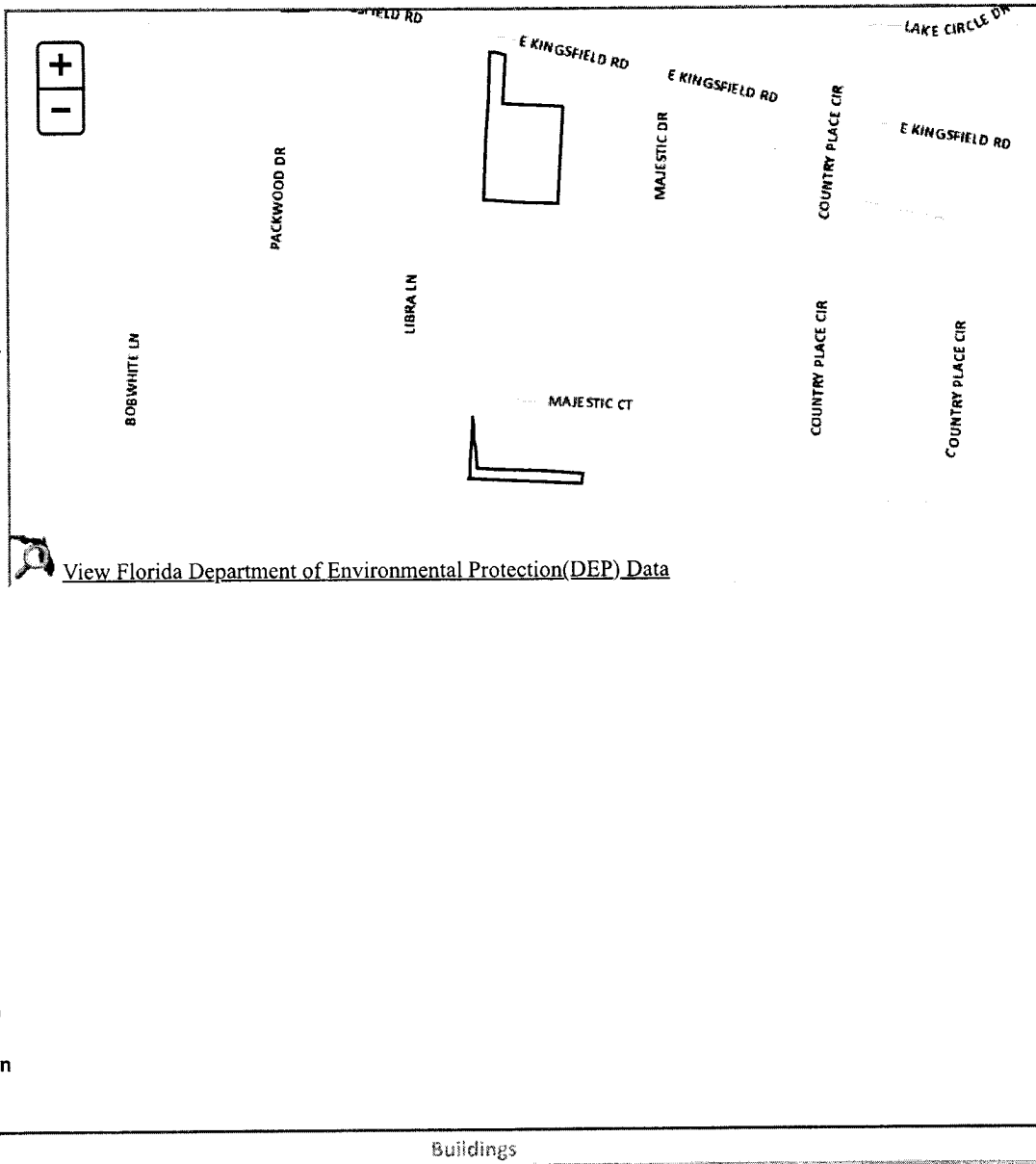
[Launch Interactive Map](#)

Section  
Map Id:  
20-1N-30-2

Approx.  
Acreage:  
1.2935

Zoned:   
CONSULT  
ZONING  
AUTHORITY  
MDR  
LDR  
LDR  
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LDR  
MDR  
LDR  
MDR

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



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:05/01/2024 {tc.7467}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05372**, 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 20, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 110530000 (0225-42)**

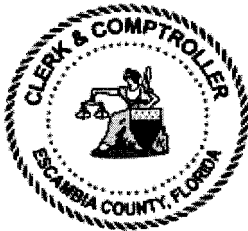
The assessment of the said property under the said certificate issued was in the name of

**BOSOM FAMILY LLC**

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.



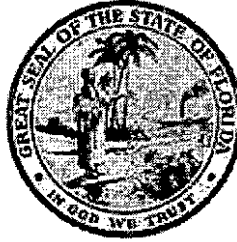
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO CURVED SLY R/W LI OF KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB ELY ALG CURVED SLY R/W LI BEING CONC SLY HAVING RAD 5689 65/100 FT ARC DIST 18 11/100 FT (DELTA 0 DEG 10 MIN 57 SEC CH 18 11/100 FT CH BRG S 80 DEG 9 MIN 57 SEC E) TO PT S 80 DEG 4 MIN 29 SEC E ALG SLY R/W LI 250 83/100 FT TO E LI OF W 265 FT OF NE1/4 OF SE1/4 OF SEC S 0 DEG 6 MIN 18 SEC E ALG E LI OF W 265 FT OF NE1/4 OF SE1/4 1035 44/100 TO SE COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 89 DEG 13 MIN 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE1/4 OF SE1/4 OF SEC 265 02/100 FT TO SW COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 0 DEG 6 MIN 18 SEC E ALG W LI OF NE1/4 1070 16/100 FT TO POB OR 6753 P 1820 LESS MAJESTIC OAKS PB 15 P 67 LESS OR 4349 P 1395 DARRELL GOODEN DEVELOPMENT LESS OR 4349 P 1398 PAEDAE LESS OR 4781 P 790 HEMBY

**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

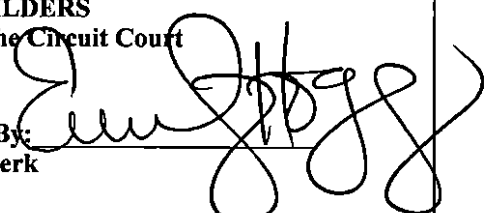
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 110530000 Certificate Number: 005372 of 2022**

**Payor: MICAH LEOPARD 2314 LIBRA LN PENSACOLA, FL 32534 Date 11/18/2024**

Clerk's Check #	1	Clerk's Total	<del>\$524.40</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,486.45</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	<del>\$10.00</del>
		Prep Fee	<del>\$7.00</del>
		Total Received	<del>\$2,127.85</del>

**\$1,629.41**

**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 005372**

**Redeemed Date 11/18/2024**

**Name MICAH LEOPARD 2314 LIBRA LN PENSACOLA, FL 32534**

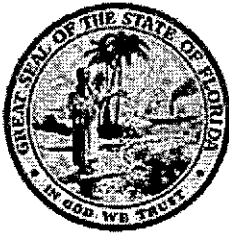
Clerk's Total = TAXDEED	\$527.40 <b>\$1,612.41</b>
Due Tax Collector = TAXDEED	\$1,486.45
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 110530000 Certificate Number: 005372 of 2022**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="11/18/2024"/> 
Months	10	7
Tax Collector	<input type="text" value="\$1,287.13"/>	<input type="text" value="\$1,287.13"/>
Tax Collector Interest	\$193.07	\$135.15
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,486.45	<input type="text" value="\$1,428.53"/> 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	\$68.40	\$47.88
Total Clerk	\$524.40	<input type="text" value="\$503.88"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,127.85	\$1,949.41
	Repayment Overpayment Refund Amount	\$178.44
Book/Page	<input type="text" value="9140"/>	<input type="text" value="1262"/>



**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 #: 11-0530-000 CERTIFICATE #: 2022-5372

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: Vicki Campbell

BY

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

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

October 10, 2024

Tax Account #: **11-0530-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BOSOM FAMILY LLC**

**By Virtue of Warranty Deed recorded 1/11/2019 in OR 8028/1471**

**ABTRACTOR'S NOTE: THERE IS A QUITCLAIM DEED RECORDED 5/10/2021 IN OR 8527/11 BUT THE LEGAL DESCRIPTION APPEARS TO BE INCORRECT. WE HAVE INCLUDED THE GRANTEEES FOR NOTICE. ALSO NOTE GRANTORS NAME IS MISSPELLED ON THE ABOVE WARRANTY DEED AS PAEDAE PROPRTIES INC.**

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) 2021-2023 are delinquent.**

**Tax Account #: 11-0530-000**

**Assessed Value: \$16,720.00**

**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 #:** 11-0530-000

**CERTIFICATE #:** 2022-5372

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.

**BOSOM FAMILY LLC**  
**AND LEOPARD MICAH**  
**2314 LIBRA LN**  
**PENSACOLA, FL 32534**

**BOSOM FAMILY LLC**  
**8800 UNIVERSITY PKWY B4**  
**PENSACOLA, FL 32514**

**BOSOM FAMILY LLC**  
**PO BOX 10874**  
**PENSACOLA, FL 32524**

**BOSOM FAMILY LLC**  
**2000 E KINGSFIELD RD**  
**PENSACOLA, FL 325**

**BOSOM FAMILY LLC**  
**5104 NORTH "W" ST**  
**PENSACOLA, FL 32505**

**Certified and delivered to Escambia County Tax Collector, this 10<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 #:11-0530-000**

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

**BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO CURVED SLY R/W LI OF KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB ELY ALG CURVED SLY R/W LI BEING CONC SLY HAVING RAD 5689 65/100 FT ARC DIST 18 11/100 FT (DELTA 0 DEG 10 MIN 57 SEC CH 18 11/100 FT CH BRG S 80 DEG 9 MIN 57 SEC E) TO PT S 80 DEG 4 MIN 29 SEC E ALG SLY R/W LI 250 83/100 FT TO E LI OF W 265 FT OF NE1/4 OF SE1/4 OF SEC S 0 DEG 6 MIN 18 SEC E ALG E LI OF W 265 FT OF NE1/4 OF SE1/4 1035 44/100 TO SE COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 89 DEG 13 MIN 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE1/4 OF SE1/4 OF SEC 265 02/100 FT TO SW COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 0 DEG 6 MIN 18 SEC E ALG W LI OF NE1/4 1070 16/100 FT TO POB OR 6753 P 1820 LESS MAJESTIC OAKS PB 15 P 67 LESS OR 4349 P 1395 DARRELL GOODEN DEVELOPMENT LESS OR 4349 P 1398 PAEDAE LESS OR 4781 P 790 HEMBY**

**SECTION 20, TOWNSHIP 1 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-0530-000(0225-42)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. IT APPEARS BY APPRAISERS MAP A PORTION OF PROPERTY HAS NO RECORDED ACCESS.**

This instrument prepared by:  
Name: Dennis C. Paedae Jr  
**Corporation**  
Address:  
Return to: 5104 North "W" St.  
Pensacola, FL. 32505  
  
Address:  
Property Appraisers Parcel Identification Number(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS CORPORATE WARRANTY DEED** Made and executed the 13th day of December, 2018 by **Paedae Proprties, Inc.**, and having its principal place of business at 5104 North W Street, Pensacola, FL 32534 hereinafter called the grantor, to Bosom Family LLC whose address is 5104 North "W" Street, Pensacola, Florida 32505 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the said grantor, for and in consideration of the sum of **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in County, State of Florida, viz:

**See Exhibit "A" attached hereto and by reference made a part hereof**

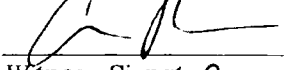
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

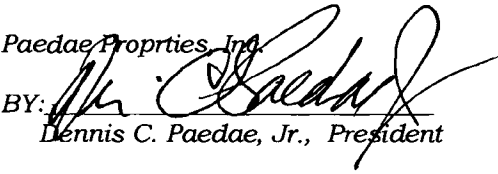
To Have and to Hold, the same in fee simple forever.

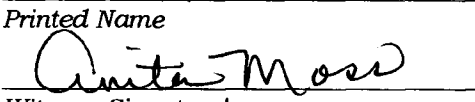
And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

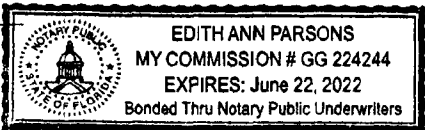
In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Ann Parsons  
Printed Name


Paedae Proprties, Inc.  
BY:   
Dennis C. Paedae, Jr., President

  
Witness Signature  
Anita Moss  
Printed Name



STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of Dec., 2018, by Dennis C. Paedae, Jr., President of Paedae Proprties, Inc. on behalf of the corporation. He/She is personally known to me or who produced as identification and who did/ did not take an oath.

  
Notary Public  
My Commission Expires:

[seal]

escpaLegal 201N304104000000

12/11/2018

Escambia County Property Appraiser  
201N304104000000 - Full Legal Description

BEG AT NW COR OF NE1/4 OF SE1/4 OF SEC S 0 DEG 5 MIN 18 SEC W ALG W LI OF NE1/4 OF SE1/4 85 53/100 FT TO CURVED SLY R/W LI OF KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB ELY ALG CURVED SLY R/W LI BEING CONC SLY HAVING RAD 5689 65/100 FT ARC DIST 18 11/100 FT (DELTA 0 DEG 10 MIN 57 SEC CH 18 11/100 FT CH BRG S 80 DEG 9 MIN 57 SEC E) TO PT S 80 DEG 4 MIN 29 SEC E ALG SLY R/W LI 250 83/100 FT TO E LI OF W 265 FT OF NE1/4 OF SE1/4 OF SEC S 0 DEG 6 MIN 18 SEC E ALG E LI OF W 265 FT OF NE1/4 OF SE1/4 1035 44/100 TO SE COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 89 DEG 13 MIN 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE1/4 OF SE1/4 OF SEC 265 02/100 FT TO SW COR OF N 1163 60/100 FT OF NE1/4 OF SE1/4 N 0 DEG 6 MIN 18 SEC E ALG W LI OF NE1/4 1070 16/100 FT TO POB OR 6753 P 1820 LESS MAJESTIC OAKS PB 15 P 67 LESS OR 4349 P 1395 DARRELL GOODEN DEVELOPMENT LESS OR 4349 P 1398 PAEDAE LESS OR 4781 P 790 HEMBY

# Quitclaim Deed

RECORDING REQUESTED BY Micah Leopard

AND WHEN RECORDED MAIL TO:

Micah Leopard, Grantee(s)  
2314 Libra Ln  
Pensacola, FL 32534

Consideration: \$ 30,000.00

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 201N304104000000

PREPARED BY: Micah Leopard certifies herein that he or she has prepared this Deed.

Micah Leopard  
Signature of Preparer

5-9-2021  
Date of Preparation

Micah Leopard  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 5-10-2021 in the County of Escambia, State of Florida

by Grantor(s), Ying Chen and Zhao Baomei, Bosom Family ~~LLC~~ AS  
whose post office address is 2000 BIK E Kingsfield Rd  
to Grantee(s), Micah Leopard  
whose post office address is 2314 Libra Ln Pensacola, FL 32534

WITNESSETH, that the said Grantor(s), Ying Chen and Zhao Baomei,  
for good consideration and for the sum of thirty thousand dollars + 00/100  
(\$ 30,000.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Ying Chen  
Signature of Grantor

Ying Chen  
Print Name of Grantor

BIA fIA  
Signature of First Witness to Grantor(s)

Brittany Pittman  
Print Name of First Witness to Grantor(s)

Bao mei Zhao  
Signature of Second Grantor (if applicable)

Zhao Baomei  
Print Name of Second Grantor (if applicable)

Melvin Tala  
Signature of Second Witness to Grantor(s)

Melvin Toler  
Print Name of Second Witness to Grantor(s)

Signature of Grantee

Print Name of Grantee

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Escambia

On May 10, 2021, before me, Dmitri Green, a notary public in and for said state, personally appeared, Ying Chen and Zhao Baomei

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Dmitri Green  
Signature of Notary

Affiant Known — Produced ID X

Type of ID TNDL, ALDL

(Seal)



## Exhibit "A"

BEG at NW COR OF NE 1/4 OF SEC 5 & DEG  
 5 MIN 18 SEC W ALG W LI OF NE 1/4 OF SE 1/4  
 OF SE 1/4 85 53/100 FT TO CURVED SLY R/W LI OF  
 KINGSFIELD RD (COUNTY RD 186 80 FT R/W) AND POB  
 ELY ALG CURVED SLY R/W LI Being CONC SLY HAVING  
 RAD 5689 65/100 FT ARC DIST 18 1/100 FT (DELTA &  
 DEG 10 MIN 57 SEC CH 18 1/100 FT CH BRG S 80 DEG  
 9 MIN 57 SEC E) TO PTS 80 DEG 4 MIN 29 SEC  
 E ALG SLY R/W LI 250 83/100 FT TO E LI OF W  
 265 FT OF NE 1/4 OF SE 1/2 OF SEC 5 & DEG  
 6 MIN 18 SEC E ALG E LI OF W 265 FT OF  
 NE 1/4 OF SE 1/4 1035 44/100 TO SE COR OF N  
 1163 60/100 FT OF NE 1/4 OF SE 1/4 N 89 DEG 13 MIN  
 6 SEC W ALG S LI OF N 1163 60/100 FT OF NE 1/4  
 OF SE 1/4 OF SEC 265 02/100 FT TO SW COR OF  
 N 1163 60/100 FT ~~OF~~ NE 1/4 OF SE 1/4 N & DEG 6 MIN  
 18 SEC E ALG W LI OF NE 1/4 1070 16/100 FT TO  
 POB OR 6753 P 1820 LESS MAJESTIC OAKS  
 PB 15 P 67 LESS OR 4349 P 1395 DARRELL  
 GGDEN DEVELOPMENT LESS OR 4349 P 1398  
 PAEDAE LESS OR 4781 P 790 HEMBLY