



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

0225-36

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	HASS HEATHER V 917 BROOKHILLS DR CANTONMENT, FL 32533 917 BROOKHILLS DR 11-2535-615 BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & (Full legal attached.)		Certificate #	2022 / 5682	
			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)	
# 2022/5682	06/01/2022	565.61	28.28	593.89	
→ Part 2: Total*				593.89	
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)				593.89	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				986.87	
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)				1,955.76	
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:			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

+6.25

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 SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & ALG W LI OF E1/2 OF SW1/4 OF SW1/4 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 190 38/100 FT FOR POB S 87 DEG 44 MIN 56 SEC E 109 67/100 FT N 6 DEG 21 MIN 45 SEC W 339 70/100 FT TO PT ON S R/W LI BROOKHILLS DR (60 FT R/W) S 89 DEG 3 MIN 58 SEC W & ALG R/W LI 35 82/100 FT TO PC OF A CURVE CONCAVE TO S HAVING RADIUS 25 FT DELTA ANG 42 DEG 50 MIN CH BRG S 67 DEG 38 MIN 58 SEC W CH DIST 18 26/100 FT SWLY ALG ARC OF SAID CURVE 18 69/100 FT TO POINT BEING POINT OF REVERSE CURVE OF A CURVE CONCAVE TO NW HAVING RADIUS 50 FT DELTA ANG 31 DEG 20 MIN 1 SEC CH BRG S 61 DEG 53 MIN 58 SEC W CH DIST 27 FT WLY ALG ARC OF SAID CURVE 27 34/100 FT S 0 DEG 50 MIN 16 SEC E 313 09/100 FT TO POB PARCEL 20 BROOKHILLS OR 8542 P 1586 AND BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT TO PT ON W LI OF E1/2 OF SW1/4 OF SW1/4 N 0 DEG 50 MIN 16 SEC W & ALG W LI 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 300 05/100 FT N 6 DEG 21 MIN 45 SEC W 191 86/100 FT FOR POB CONT N 6 DEG 21 MIN 45 SEC W 147 84/100 FT TO PT ON S R/W LI OF BROOKHILLS DR (COMMON AREA) N 89 DEG 3 MIN 58 SEC E 56 07/100 FT TO PC OF A CURVE CONCAVED TO S HAVING RADIUS 25 FT & DELTA ANG 79 DEG 19 MIN 39 SEC SELY ALG

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400468

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
11-2535-615	2022/5682	06-01-2022	BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & ALG W LI OF E1/2 OF SW1/4 OF SW1/4 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 190 38/100 FT FOR POB S 87 DEG 44 MIN 56 SEC E 109 67/100 FT N 6 DEG 21 MIN 45 SEC W 339 70/100 FT TO PT ON S R/W LI BROOKHILLS DR (60 FT R/W) S 89 DEG 3 MIN 58 SEC W & ALG R/W LI 35 82/100 FT TO PC OF A CURVE CONCAVE TO S HAVING RADIUS 25 FT DELTA ANG 42 DEG 50 MIN CH BRG S 67 DEG 38 MIN 58 SEC W CH DIST 18 26/100 FT SWLY ALG ARC OF SAID CURVE 18 69/100 FT TO POINT BEING POINT OF REVERSE CURVE OF A CURVE CONCAVE TO NW HAVING RADIUS 50 FT DELTA ANG 31 DEG 20 MIN 1 SEC CH BRG S 61 DEG 53 MIN 58 SEC W CH DIST 27 FT WLY ALG ARC OF SAID CURVE 27 34/100 FT S 0 DEG 50 MIN 16 SEC E 313 09/100 FT TO POB PARCEL 20 BROOKHILLS OR 8542 P 1586 AND BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT TO PT ON W LI OF E1/2 OF SW1/4 OF SW1/4 N 0 DEG 50 MIN 16 SEC W & ALG W LI 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 300 05/100 FT N 6 DEG 21 MIN 45 SEC W 191 86/100 FT FOR POB CONT N 6 DEG 21 MIN 45 SEC W 147 84/100 FT TO PT ON S R/W LI OF BROOKHILLS DR (COMMON AREA) N 89 DEG 3 MIN 58 SEC E 56 07/100 FT TO PC OF A CURVE CONCAVE TO S HAVING RADIUS 25 FT & DELTA ANG 79 DEG 19 MIN 39 SEC SELY ALG ARC OF CURVE 34 61/100 FT TO PT OF CURVE S 11 DEG 36 MIN 23 SEC E & ALG W R/W LI OF DR 134 22/100 FT N 87 DEG 44 MIN 56 SEC W 91 65/200 FT TO POB PARCEL 21

			BROOKHILLS ESTATES S/D UNRECORDED OR 8542 P 1586
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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

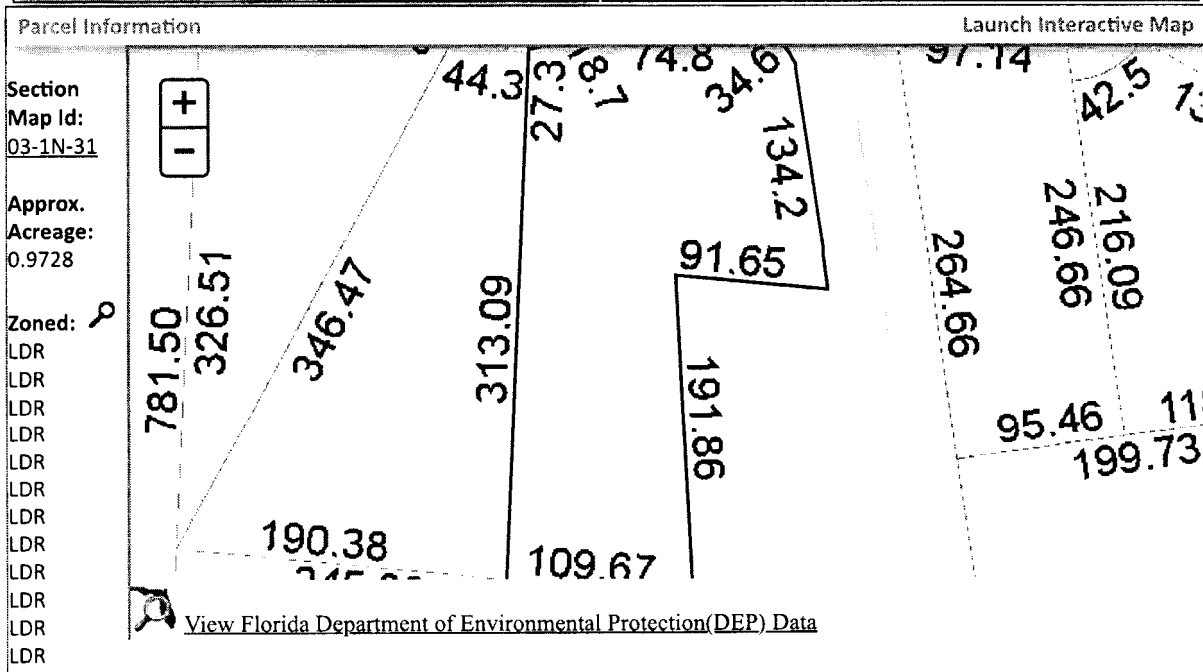
[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
Parcel ID:	031N313303000020	Year	Land	Imprv	Total	Cap Val
Account:	112535615	2023	\$20,000	\$42,784	\$62,784	\$62,784
Owners:	HASS HEATHER V	2022	\$20,000	\$38,138	\$58,138	\$58,138
Mail:	917 BROOKHILLS DR CANTONMENT, FL 32533	2021	\$23,038	\$33,499	\$56,537	\$52,938
Situs:	917 BROOKHILLS DR 32533	Disclaimer				
Use Code:	MOBILE HOME 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	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	
05/21/2021	8542	1586	\$85,500	WD	📄	Legal Description BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & ALG W LI OF E1/2... 🔑	
08/1991	3052	119	\$14,000	WD	📄		
03/1990	2824	869	\$100	WD	📄		
03/1988	2528	247	\$13,500	WD	📄		
09/1987	2460	52	\$13,500	WD	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						METAL SHED	




Buildings

Address:917 BROOKHILLS DR, Year Built: 1992, Effective Year: 1992, PA Building ID#: 124127

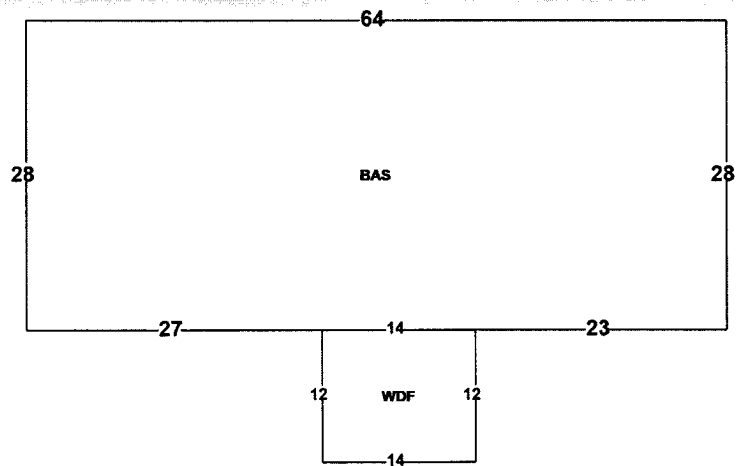
Structural Elements

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-METAL
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-8
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1960 Total SF

BASE AREA - 1792

WOOD DECK FIN - 168



Images



11/8/2021 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 05682**, 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 03, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112535615 (0225-36)

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

HEATHER V HASS

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 SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & ALG W LI OF E1/2 OF SW1/4 OF SW1/4 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 190 38/100 FT FOR POB S 87 DEG 44 MIN 56 SEC E 109 67/100 FT N 6 DEG 21 MIN 45 SEC W 339 70/100 FT TO PT ON S R/W LI BROOKHILLS DR (60 FT R/W) S 89 DEG 3 MIN 58 SEC W & ALG R/W LI 35 82/100 FT TO PC OF A CURVE CONCAVE TO S HAVING RADIUS 25 FT DELTA ANG 42 DEG 50 MIN CH BRG S 67 DEG 38 MIN 58 SEC W CH DIST 18 26/100 FT SWLY ALG ARC OF SAID CURVE 18 69/100 FT TO POINT BEING POINT OF REVERSE CURVE OF A CURVE CONCAVE TO NW HAVING RADIUS 50 FT DELTA ANG 31 DEG 20 MIN 1 SEC CH BRG S 61 DEG 53 MIN 58 SEC W CH DIST 27 FT WLY ALG ARC OF SAID CURVE 27 34/100 FT S 0 DEG 50 MIN 16 SEC E 313 09/100 FT TO POB PARCEL 20 BROOKHILLS OR 8542 P 1586 AND BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT TO PT ON W LI OF E1/2 OF SW1/4 OF SW1/4 N 0 DEG 50 MIN 16 SEC W & ALG W LI 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 300 05/100 FT N 6 DEG 21 MIN 45 SEC W 191 86/100 FT FOR POB CONT N 6 DEG 21 MIN 45 SEC W 147 84/100 FT TO PT ON S R/W LI OF BROOKHILLS DR (COMMON AREA) N 89 DEG 3 MIN 58 SEC E 56 07/100 FT TO PC OF A CURVE CONCAVED TO S HAVING RADIUS 25 FT & DELTA ANG 79 DEG 19 MIN 39 SEC SELY ALG ARC OF CURVE 34 61/100 FT TO PT OF CURVE S 11 DEG 36 MIN 23 SEC E & ALG W R/W LI OF DR 134 22/100 FT N 87 DEG 44 MIN 56 SEC W 91 65/200 FT TO POB PARCEL 21 BROOKHILLS ESTATES S/D UNRECORDED OR 8542 P 1586

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: 112535615 Certificate Number: 005682 of 2022**

Payor: HEATHER HASS 917 BROOKHILLS DR CANTONMENT, FL 32533 Date 7/22/2024

Clerk's Check # 47179
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$2,255.37
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$2,896.77~~

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

**REDUCED
\$ 2223.54**

**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 #: 11-2535-615 CERTIFICATE #: 2022-5682

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: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-2535-615**

1. The Grantee(s) of the last deed(s) of record is/are: **HEATHER V HASS**
By Virtue of Warranty Deed recorded 6/1/2021 in OR 8542/1586
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 #: 11-2535-615
Assessed Value: \$62,784.00
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 #: 11-2535-615

CERTIFICATE #: 2022-5682

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.

HEATHER V HASS
917 BROOKHILLS DR
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 11th 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 11, 2024

Tax Account #:11-2535-615

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT N 0 DEG 50 MIN 16 SEC W & ALG W LI OF E1/2 OF SW1/4 OF SW1/4 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 190 38/100 FT FOR POB S 87 DEG 44 MIN 56 SEC E 109 67/100 FT N 6 DEG 21 MIN 45 SEC W 339 70/100 FT TO PT ON S R/W LI BROOKHILLS DR (60 FT R/W) S 89 DEG 3 MIN 58 SEC W & ALG R/W LI 35 82/100 FT TO PC OF A CURVE CONCAVE TO S HAVING RADIUS 25 FT DELTA ANG 42 DEG 50 MIN CH BRG S 67 DEG 38 MIN 58 SEC W CH DIST 18 26/100 FT SWLY ALG ARC OF SAID CURVE 18 69/100 FT TO POINT BEING POINT OF REVERSE CURVE OF A CURVE CONCAVE TO NW HAVING RADIUS 50 FT DELTA ANG 31 DEG 20 MIN 1 SEC CH BRG S 61 DEG 53 MIN 58 SEC W CH DIST 27 FT WLY ALG ARC OF SAID CURVE 27 34/100 FT S 0 DEG 50 MIN 16 SEC E 313 09/100 FT TO POB PARCEL 20 BROOKHILLS OR 8542 P 1586 AND BEG AT SW COR OF SEC N 89 DEG 0 MIN 1 SEC E ALG S LI OF SEC 662 27/100 FT TO PT ON W LI OF E1/2 OF SW1/4 OF SW1/4 N 0 DEG 50 MIN 16 SEC W & ALG W LI 818 24/100 FT S 87 DEG 44 MIN 56 SEC E 300 05/100 FT N 6 DEG 21 MIN 45 SEC W 191 86/100 FT FOR POB CONT N 6 DEG 21 MIN 45 SEC W 147 84/100 FT TO PT ON S R/W LI OF BROOKHILLS DR (COMMON AREA) N 89 DEG 3 MIN 58 SEC E 56 07/100 FT TO PC OF A CURVE CONCAVED TO S HAVING RADIUS 25 FT & DELTA ANG 79 DEG 19 MIN 39 SEC SELY ALG ARC OF CURVE 34 61/100 FT TO PT OF CURVE S 11 DEG 36 MIN 23 SEC E & ALG W R/W LI OF DR 134 22/100 FT N 87 DEG 44 MIN 56 SEC W 91 65/200 FT TO POB PARCEL 21 BROOKHILLS ESTATES S/D UNRECORDED OR 8542 P 1586

SECTION 03, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2535-615(0225-36)

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Janna Berry
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
File No.: 2105515C
Property Appraisers Parcel Identification (Folio) Number: 031N313303000020

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21st day of May, 2021 by Berylena June Brown, a single woman, whose post office address is 5464 Bonanza Dr., Gulf Breeze, FL 3263 herein called the grantor, to Heather V Hass, a single woman whose post office address is 917 Brookhills Dr., Cantonment, FL 32533, hereinafter called the Grantee:
(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

See Exhibit A

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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, and hereby 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, 2020.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Berylena June Brown by Roger W Brown as Attorney in Fact
Brown AG TTOPAY IN FACT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of May, 2021 by Berylena June Brown by Roger W Brown as Attorney in Fact, who is personally known to me or has produced _____ as identification.

SEAL

JANNA BERRY
MY COMMISSION # GG313844
EXPIRES: MARCH 19, 2023
Notary Public-State of Florida

Notary Public

Printed Notary Name

My Commission Expires:

Exhibit A

Parcel 20, Brookhills Estates: Commence at a 6 inch square concrete monument at the Southwest corner of Section 3, Township 1 North, Range 31 West, Escambia County, Florida; thence North 89 degrees 00 minutes 01 seconds East along the South line of said Section for 662.27 feet to an iron pipe; thence North 00 degrees 50 minutes 16 seconds West and along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section for 818.24 feet to an iron pipe; thence South 87 degrees 44 minutes 56 seconds East for 190.38 feet to an iron pipe and Point of Beginning; thence continue South 87 degrees 44 minutes 56 seconds East along same course for 109.67 feet to an iron pipe; thence North 06 degrees 21 minutes 45 seconds West for 339.70 feet to an iron pipe on the South right of way line of Brookhills Drive (a 60 foot right of way); thence South 89 degrees 03 minutes 58 seconds West and along said right of way line for 35.82 feet to an iron pipe and Point of Curvature of a curve concaved to the South, having a radius of 25.0 feet and delta angle of 42 degrees 50 minutes and cord bearing of South 67 degrees 38 minutes 58 seconds West and cord distance of 18.26 feet; thence Southwesterly along the arc of said curve for 18.69 feet to an iron pipe and said point being a Point of Reverse Curve of a curve concaved to the Northwest, having a radius of 50.0 feet; delta angle of 31 degrees 20 minutes 01 seconds and cord bearing of South 61 degrees 53 minutes 58 seconds West and cord distance of 27.00 feet; thence Westerly along the arc of said curve for 27.34 feet; thence South 00 degrees 50 minutes 16 seconds East for 313.09 feet to the Point of Beginning.

Parcel 21, Brookhills Estates: Commencing at a 6 inch square concrete monument located at the Southwest corner of Section 3, Township 1 North, Range 31 West, Escambia County, Florida; thence North 89 degrees 00 minutes 01 seconds East along the South line of said Section for 662.27 feet to an iron pipe (#1292) on the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section; thence North 00 degrees 50 minutes 16 seconds West and along said West line for 818.24 feet to a capped pipe (#1292); thence South 87 degrees 44 minutes 56 seconds East, for 300.05 feet to an iron pipe (#1292); thence North 06 degrees 21 minutes 45 seconds West for 191.86 feet to an iron pipe (#1292) and Point of Beginning; thence continue North 06 degrees 21 minutes 45 seconds West for 147.84 feet to an iron pipe on the South right of way line of Brookhills Drive (common area); thence North 89 degrees 03 minutes 58 seconds East for 56.07 feet to the Point of Curvature of a curve concaved to South, having a radius of 25.0 feet and delta angle of 79 degrees 19 minutes 39 seconds; thence Southeasterly along the arc of said curve for 34.61 feet to the Point of Tangency of said curve; thence South 11 degrees 36 minutes 23 seconds East and along the West right of way line of said Drive for 134.22 feet to an iron pipe (#1292); thence North 87 degrees 44 minutes 56 seconds West for 91.65 feet to Point of Beginning.

Together with a 1992 Hort Double Wide Mobile Home with VIN# H95305GL and H95305GR.