



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

0225-19

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	TUCKER TONY C JR & TUCKER IDA C 1767 CEDAR POINT RD CANTONMENT, FL 32533 1700 BLK CEDAR POINT RD 12-0605-445 BEG AT SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE (Full legal attached.)	Certificate #	2022 / 6282
		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)
# 2022/6282	06/01/2022	664.39	33.22	697.61
→ Part 2: Total*				697.61

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)
# 2023/6411	06/01/2023	747.34	6.25	99.33	852.92
Part 3: Total*					852.92

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)	1,550.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	699.08
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)	2,624.61

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

+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 SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 S 89 DEG 53 MIN 8 SEC W ALG N LI 300 FT FOR POB CONT 362 55/100 FT TO W LI OF E 1/2 OF SE 1/4 OF SE 1/4 S 0 DEG 0 MIN 45 SEC E ALG W LI 660 16/100 FT N 89 DEG 52 MIN 21 SEC E 226 38/100 FT S 0 DEG 0 MIN 45 SEC E 150 50/100 FT N 89 DEG 52 MIN 21 SEC E 100 FT S 0 DEG 0 MIN 45 SEC E 150 FT TO N R/W LI OF CEDAR TREE RD N 89 DEG 52 MIN 21 SEC E ALG R/W 161 50/100 FT N 0 DEG 1 MIN 57 SEC W 346 50/100 FT N 89 DEG 58 MIN 3 SEC E 50 FT N 0 DEG 1 MIN 57 SEC W 75 FT N 89 DEG 58 MIN 3 SEC E 100 FT TO W R/W LI OF CEDAR POINT RD N 0 DEG 1 MIN 57 SEC W ALG R/W 22 80/100 FT S 89 DEG 58 MIN 3 SEC W 150 FT N 0 DEG 1 MIN 57 SEC W 300 FT S 89 DEG 58 MIN 3 SEC W 125 FT N 0 DEG 1 MIN 57 SEC W 216 07/100 FT TO POB OR 4217 P 1054 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400386

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
12-0605-445	2022/6282	06-01-2022	BEG AT SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 S 89 DEG 53 MIN 8 SEC W ALG N LI 300 FT FOR POB CONT 362 55/100 FT TO W LI OF E 1/2 OF SE 1/4 OF SE 1/4 S 0 DEG 0 MIN 45 SEC E ALG W LI 660 16/100 FT N 89 DEG 52 MIN 21 SEC E 226 38/100 FT S 0 DEG 0 MIN 45 SEC E 150 50/100 FT N 89 DEG 52 MIN 21 SEC E 100 FT S 0 DEG 0 MIN 45 SEC E 150 FT TO N R/W LI OF CEDAR TREE RD N 89 DEG 52 MIN 21 SEC E ALG R/W 161 50/100 FT N 0 DEG 1 MIN 57 SEC W 346 50/100 FT N 89 DEG 58 MIN 3 SEC E 50 FT N 0 DEG 1 MIN 57 SEC W 75 FT N 89 DEG 58 MIN 3 SEC E 100 FT TO W R/W LI OF CEDAR POINT RD N 0 DEG 1 MIN 57 SEC W ALG R/W 22 80/100 FT S 89 DEG 58 MIN 3 SEC W 150 FT N 0 DEG 1 MIN 57 SEC W 300 FT S 89 DEG 58 MIN 3 SEC W 125 FT N 0 DEG 1 MIN 57 SEC W 216 07/100 FT TO POB OR 4217 P 1054 LESS MINERAL RIGHTS

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:	342N314401000014	Year	Land	Imprv	Total	Cap Val
Account:	120605445	2023	\$51,330	\$0	\$51,330	\$49,186
Owners:	TUCKER TONY C JR & TUCKER IDA C	2022	\$51,330	\$0	\$51,330	\$44,715
Mail:	1767 CEDAR POINT RD CANTONMENT, FL 32533	2021	\$40,650	\$0	\$40,650	\$40,650
Situs:	1700 BLK CEDAR POINT RD 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL	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	
01/1998	4217	1054	\$7,000	WD		Legal Description	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						BEG AT SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 S...	
						Extra Features	
						None	

Section Map Id:
34-2N-31

Approx. Acreage:
8.4095

Zoned:

LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR
LDR

Evacuation

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

Parcel Information

Launch Interactive Map

**& 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:05/02/2024 (tc.850)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06282**, 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 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120605445 (0225-19)

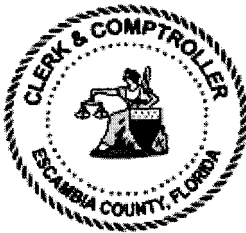
The assessment of the said property under the said certificate issued was in the name of

TONY C TUCKER JR and IDA C TUCKER

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.



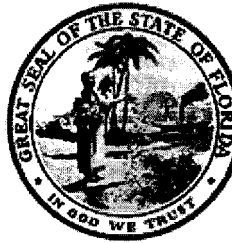
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 S 89 DEG 53 MIN 8 SEC W ALG N LI 300 FT FOR POB CONT 362 55/100 FT TO W LI OF E 1/2 OF SE 1/4 OF SE 1/4 S 0 DEG 0 MIN 45 SEC E ALG W LI 660 16/100 FT N 89 DEG 52 MIN 21 SEC E 226 38/100 FT S 0 DEG 0 MIN 45 SEC E 150 50/100 FT N 89 DEG 52 MIN 21 SEC E 100 FT S 0 DEG 0 MIN 45 SEC E 150 FT TO N R/W LI OF CEDAR TREE RD N 89 DEG 52 MIN 21 SEC E ALG R/W 161 50/100 FT N 0 DEG 1 MIN 57 SEC W 346 50/100 FT N 89 DEG 58 MIN 3 SEC E 50 FT N 0 DEG 1 MIN 57 SEC W 75 FT N 89 DEG 58 MIN 3 SEC E 100 FT TO W R/W LI OF CEDAR POINT RD N 0 DEG 1 MIN 57 SEC W ALG R/W 22 80/100 FT S 89 DEG 58 MIN 3 SEC W 150 FT N 0 DEG 1 MIN 57 SEC W 300 FT S 89 DEG 58 MIN 3 SEC W 125 FT N 0 DEG 1 MIN 57 SEC W 216 07/100 FT TO POB OR 4217 P 1054 LESS MINERAL RIGHTS

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: 120605445 Certificate Number: 006282 of 2022**

**Payor: TONY C TUCKER JR 1767 CEDAR POINT RD CANTONMENT, FL 32533 Date
10/7/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$3,024.55
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$3,665.95

**PAM CHILDERS
Clerk of the Circuit Court**

Received By
Deputy Clerk

Produced
\$3061.11

**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 #: 12-0605-445 CERTIFICATE #: 2022-6282

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: Stacie Wright

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **12-0605-445**

1. The Grantee(s) of the last deed(s) of record is/are: **TONY COLEMAN TUCKER, JR. AND IDA C. TUCKER**

By Virtue of Warranty Deed recorded 2/1/1998 in OR 4217/1054

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. **Certificate of Delinquency recorded 05/15/2009 – OR 6460/816**
 - b. **FOR INFORMATION ONLY WE FIND A DENSITY AND USE DETERMINATION BY ESCAMBIA COUNTY RECORDED OR 8626/1994.**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0605-445

Assessed Value: \$49,186.00

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 #: 12-0605-445

CERTIFICATE #: 2022-6282

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.

TONY COLEMAN TUCKER JR
IDA C. TUCKER
1767 CEDAR POINT ROAD
CANTONMENT, FL 32533

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST MARYS ST
PENSACOLA, FL 32501

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" ST
PENSACOLA, FL 32505

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 #:12-0605-445

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC N 0 DEG 1 MIN 57 SEC W ALG E LI 985 51/100 FT TO N LI OF S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 S 89 DEG 53 MIN 8 SEC W ALG N LI 300 FT FOR POB CONT 362 55/100 FT TO W LI OF E 1/2 OF SE 1/4 OF SE 1/4 S 0 DEG 0 MIN 45 SEC E ALG W LI 660 16/100 FT N 89 DEG 52 MIN 21 SEC E 226 38/100 FT S 0 DEG 0 MIN 45 SEC E 150 50/100 FT N 89 DEG 52 MIN 21 SEC E 100 FT S 0 DEG 0 MIN 45 SEC E 150 FT TO N R/W LI OF CEDAR TREE RD N 89 DEG 52 MIN 21 SEC E ALG R/W 161 50/100 FT N 0 DEG 1 MIN 57 SEC W 346 50/100 FT N 89 DEG 58 MIN 3 SEC E 50 FT N 0 DEG 1 MIN 57 SEC W 75 FT N 89 DEG 58 MIN 3 SEC E 100 FT TO W R/W LI OF CEDAR POINT RD N 0 DEG 1 MIN 57 SEC W ALG R/W 22 80/100 FT S 89 DEG 58 MIN 3 SEC W 150 FT N 0 DEG 1 MIN 57 SEC W 300 FT S 89 DEG 58 MIN 3 SEC W 125 FT N 0 DEG 1 MIN 57 SEC W 216 07/100 FT TO POB OR 4217 P 1054 LESS MINERAL RIGHTS

SECTION 34, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0605-445(0225-19)

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

3/4

18.00
49.00

This Warranty Deed

OR BK 4217 PG1054
Escambia County, Florida
INSTRUMENT 98-453442

DEED DOC STAMPS PD @ ESC CO \$ 49.00
02/02/98 ERNIE LEE MAGARA, CLERK
By *[Signature]*

Made this 27th day of January A.D. 19 98
by **Floyd Cook, Sr. a/k/a Floyd Cooks, Sr.
and Henreitta Cook Broughton f/k/a
Henreitta Cook a/k/a Henreitta Cooks**

hereinafter called the grantor, to
**Tony Coleman Tucker, Jr., a single man,
and Ida C. Tucker**

whose post office address is:
**1767 Cedar Point Road
Cantonment, Florida 32533
Grantees' SSN:**

hereinafter called the grantee:

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

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

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

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 34-2N-31-4401-000-000

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

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

Signed, sealed and delivered in our presence:

[Signature: Retzel Sodusta]
Name: **Retzel Sodusta**

[Signature: Floyd Cook, Sr.]
Name & Address: **Floyd Cook, Sr.** LS

[Signature: Linda K. Parker]
Name: **Linda K. Parker**

[Signature: Henreitta Cook Broughton]
Name & Address: **Henreitta Cook Broughton** LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

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

**1751 Cedar Point Road
Cantonment, FL 32533**

The foregoing instrument was acknowledged before me this **27th** day of **January**, 19 **98**,
by **Floyd Cook, Sr. a/k/a Floyd Cooks, Sr. and Henreitta Cook Broughton
f/k/a Henreitta Cook a/k/a Henreitta Cooks**

who is personally known to me or who has produced **drivers license** as identification.

[Signature: Linda K. Parker]
Print Name: _____
Notary Public
My Commission Expires: _____

**PREPARED BY: Linda K. Parker
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, Florida 32501
File No: 3A-53733**

**LINDA K. PARKER
"Notary Public-State of FL"
Comm. Exp. Mar. 13, 2001
Comm. No. CC 629490**

Schedule A

Parcel 1:

Commencing at a concrete monument located at the Southeast corner of Section 34, Township 2 North, Range 31 West, Escambia County, Florida; thence N 00°01'57" W along the East line of said Section for 985.51 feet to the North line of the South half of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section; thence S 89°53'08" W along the North line of said South half for 300.00' to an iron rod and cap for Point of Beginning; thence continue S 89°53'08" W along the same course for 362.55' to an iron rod and cap on the West line of the East half of the Southeast 1/4 of the Southeast 1/4; thence S 00°00'45" E along the West line of said East half for 660.16' to an iron rod and cap; thence N 89°52'21" E for 226.38' to an iron rod and cap; thence S 00°00'45" E for 150.50' to an iron rod and cap; thence N 89°52'21" E for 100.00' to an iron rod and cap; thence S 00°00'45" E for 150.00' to an iron rod and cap on the North R/W line of "Cedar Tree Road" (County Maintenance Roadway); thence N 89°52'21" E along said North R/W for 161.50'; thence N 00°01'57" W for 346.50' to an iron rod and cap; thence N 89°58'03" E for 50.00'; thence N 00°01'57" W for 75.00' to an iron rod and cap; thence N 89°58'03" E for 100.00' to the West R/W line of said Cedar Point Road; thence N 00°01'57" W along said R/W for 22.80'; thence S 89°58'03" W for 150.00' to an iron rod and cap; thence N 00°01'57" W for 300.00' to an iron rod and cap; thence S 89°58'03" W for 125.00' to an iron rod and cap; thence N 00°01'57" W for 216.07' to P.O.B.

RCD Feb 02, 1998 08:07 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-453442

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

Name of Roadway: 1751 Cedar Point Road

Legal Address of Property: 1751 Cedar Point Road

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

This form completed by: Floyd Cook, Sr.
1751 Cedar Point Road
Cantonment, FL 32533

WITNESSES AS TO SELLER(S):

Linda K. Parker
Print name: Linda K. Parker

Sherrill Bielawski
Print name: Sherrill Bielawski

WITNESSES AS TO BUYER(S):

Linda K. Parker
Print name: Linda K. Parker

Sherrill Bielawski
Print name: Sherrill Bielawski

Floyd Cook, Sr.

Floyd Cook, Sr.

Henrietta Cook Broughton
Henrietta Cook Broughton

Tony C. Tucker, Jr.
Tony Coleman Tucker, Jr.

Ida C. Tucker

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



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

Development Services Department
3363 West Park Place
Pensacola, FL 32505
www.myesccambia.com

**DENSITY AND USES SAVINGS CLAUSE
DETERMINATION**

An official review concerning the applicability of LDC Sec. 3-1.8, Density and Uses Savings Clause, to the property described below has been completed by the Planning Official or his designee. Approval to apply the Density and Uses Savings Clause shall operate to reinstate residential density that was decreased or land uses that were eliminated on the subject parcel as a result of the adoption of the LDC on April 16, 2015, or authorize the processing of a FLU Amendment at no cost to the owner as indicated herein. Only residential density and permitted land uses listed on the date of adoption shall be eligible for reinstatement. **This Determination AND legal description must be filed in the Official Records of Escambia County, Florida, in order to preserve any density or land uses authorized herein.** FLU Amendments must be approved by the Board of County Commissioners (BCC) and may require approval from the Florida Department of Economic Opportunity (DEO) as required by Chapter 163, Florida Statutes. Authorization to process a FLU Amendment shall not constitute BCC approval and does not guarantee that BCC or DEO approval will be granted.

TONY C 1700 BLOCK CEDAR
TUCKER JR POINT RD 34-2N-31-4401-000-014
Name of Property Owner Property Address Parcel Reference Number
Current Zoning LDR Current FLU MU-S

A legal description is attached as Exhibit A to this Determination.

Official Determination: The application concerning the above property is hereby:

☒ Approved as to:

- ☐ Residential density listed in the _____ zoning district prior to April 16, 2015.
- ☒ Land uses listed in the VRA zoning district prior to April 16, 2015.
- ☐ FLU Amendment processing at no cost.

☐ Denied:

- ☐ Density and Uses Savings Clause does not apply to the subject property.
- Explanation: _____
- ☐ Other _____

Christina Smith
Planning Official or Designee

9/28/21
Date

STATE OF FLORIDA, COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, the undersigned notary, this 28th day of September, 2021 by Christina Smith in his official capacity as the Planning Official for Escambia County, Florida, or his designee, who is personally known to me or who produced _____ as identification.

SEAL:



KIM L. WILSON
Commission # GG 985732
Expires May 10, 2024
Bonded Thru Budget Notary Services

Kim L. Wilson
Notary Public
Commission Number: GG 985732
My Commission Expires: 05/10/2024