

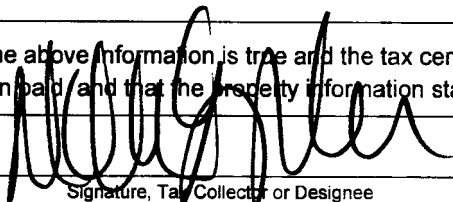


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0225-15

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	GULLEDGE PHYLLIS D PO BOX 112 MOLINO, FL 32577 6201 FAIRGROUND RD 12-0767-000 3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P 537 OR 161 P 360 OR 1088 P 129 OR 1761 P 220 OR 6313 (Full legal attached.)	Certificate #	2022 / 6322		
		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)	
# 2022/6322	06/01/2022	745.76	37.29	783.05	
→ Part 2: Total*				783.05	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
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)				783.05	
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)				1,158.05	
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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P 537 OR 161 P 360 OR 1088 P 129 OR 1761 P 220 OR 6313 P 124 LESS OR 445 P 227-GULLEDGE LESS OR 6313 P 125 CTY RD R/W LESS OR 7878 P 1367 GULLEGE J

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400404

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
12-0767-000	2022/6322	06-01-2022	3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P 537 OR 161 P 360 OR 1088 P 129 OR 1761 P 220 OR 6313 P 124 LESS OR 445 P 227-GULLEDGE LESS OR 6313 P 125 CTY RD R/W LESS OR 7878 P 1367 GULLEGE J

I agree to:

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

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

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

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information

Parcel ID:

392N312000000012

Account:

120767000

Owners:

GULLEDGE PHYLLIS D

Mail:

PO BOX 112
MOLINO, FL 32577

Situs:

6201 FAIRGROUND RD 32577

Use Code:

SINGLE FAMILY RESID 🔑

Taxing Authority:

COUNTY MSTU

Tax Inquiry:

[Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year

Land

Imprv

Total

Cap Val

2023

\$1,710

\$51,980

\$53,690

\$45,467

2022

\$1,710

\$46,382

\$48,092

\$41,334

2021

\$1,710

\$37,048

\$38,758

\$37,577

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date

Book

Page

Value

Type

Official Records
(New Window)

04/28/2009

6452

1273

\$100

OT

📄

04/11/2008

6313

124

\$100

OT

📄

04/1983

1761

220

\$100

WD

📄

03/1977

1088

129

\$100

WD

📄

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2023 Certified Roll Exemptions

None

Legal Description

3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P
537 OR 161 P 360 OR 1088 P 129 OR 1761 P 220 OR 6313 P
124 LESS... 🔑

Extra Features

None

Section Map Id:
39-2N-31

Approx. Acreage:
0.1142

Zoned: 🔍
RR
RR
RR
RR
RR
RR
RR
RR
RR
RR
RR

+

-

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

Evacuation

Buildings

Address: 6201 FAIRGROUND RD, Year Built: 1936, Effective Year: 1985, PA Building ID#: 13488

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

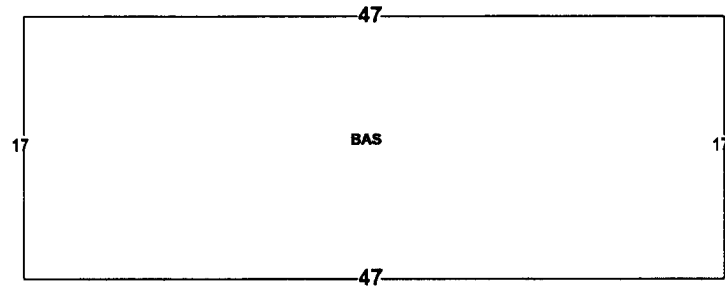
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 799 Total SF

BASE AREA - 799



Images



4/3/2017 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. 06322**, 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:

3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P 537 OR 161 P 360 OR 1088 P 129 OR 1761 P 220 OR 6313 P 124 LESS OR 445 P 227-GULLEDGE LESS OR 6313 P 125 CTY RD R/W LESS OR 7878 P 1367 GULLEGE J

SECTION 39, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120767000 (0225-15)

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

PHYLLIS D GULLEDGE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **5th** day of February 2025.

Dated this 2nd day of May 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 120767000 Certificate Number: 006322 of 2022**

Payor: SHARON GULLEDGE 6197 FAIRGROUNDS MOLINO FL 32577 Date 6/13/2024

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$524.40
Tax Collector's Total	\$1,338.01
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$1,979.41

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

Reduced

**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 #: 12-0767-000 CERTIFICATE #: 2022-6322

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 11, 2004 to and including October 11, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 15, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 15, 2024

Tax Account #: **12-0767-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PHYLLIS D. GULLEDGE**

By Virtue of Warranty Deed recorded 5/6/1983 in OR 1761/220 and Death Certificates recorded in OR 6313/124 and OR 6452/1273 Less and Except Road Right of Way OR 6313/125 and Less Parcel in OR 7878/1367

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. **MSBU lien in favor of Escambia County recorded 10/8/1998 – OR 4321/1210**
- b. **MSBU lien in favor of Escambia County recorded 09/20/1999 – OR 4470/372**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-0767-000

Assessed Value: \$45,467.00

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:	<u>FEB 5, 2025</u>
TAX ACCOUNT #:	<u>12-0767-000</u>
CERTIFICATE #:	<u>2022-6322</u>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

PHYLLIS D GULLEDGE
PO BOX 112
MOLINO, FL 32577

PHYLLIS D GULLEDGE
6193 FAIRGROUND RD
MOLINO, FL 32577

PHYLLIS D GULLEDGE
6201 FAIRGROUND RD
PENSACOLA, FL 32577

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2024

Tax Account #:12-0767-000

LEGAL DESCRIPTION EXHIBIT "A"

**3A ADJOINING JACKSON ON W COOPER TRACT DB 455 P 537 OR 161 P 360 OR 1088 P 129 OR
1761 P 220 OR 6313 P 124 LESS OR 445 P 227-GULLEDGE LESS OR 6313 P 125 CTY RD R/W LESS
OR 7878 P 1367 GULLEGE J**

SECTION 39, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0767-000(0225-15)

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

500
146
This instrument was prepared by:
✓ Charles C. Sherrill of
SHERRILL & MOORE & HILL
Suite 301 - Century Bank Tower
Pensacola, Florida

CCS: A2451
RECORDING FEE \$
DOC STAMPS \$

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That RUBY GULLEDGE

for and in consideration of Ten and No/100--

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto JAMES L. GULLEDGE
and PHYLLIS D. GULLEDGE, husband and wife, their
Post Office Box 112, Molino, Florida 32577

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the ... County of Escambia State of Florida
to-wit:

Commencing at the intersection of the South right-of-way line of
Pretty Branch Road and the North Bank of Wilder Creek, Section 39,
Township 2 North, Range 31 West, Escambia County, Florida; thence
North 83°11'52" West 317.17 feet to the point of beginning; thence
North 54°07'30" East 233.18 feet to the South right-of-way line of
Pretty Branch Road; thence North 35°52'30" West along said South
right-of-way line 258.79 feet; thence South 51°10'30" West 432.55 feet
to a point on the North Bank of Wilder Creek; thence South 75°55'09"
East 308.97 feet to the point of beginning.

Lying and being in Section 39, Township 2 North, Range 31 West,
Escambia County, Florida, and containing 2.17 acres, more or less.

Grantor reserves unto herself a life estate in the property with
the remainder to go to James L. Gulledge and Phyllis D. Gulledge,
husband and wife, or the survivor of them.

Subject to taxes for current year and to valid easements and restrictions
of record affecting the above property, if any, which are not hereby
reimposed, and to all prior reservations of oil, gas and other minerals.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And I, I covenant that I am well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that me my heirs, executors and administrators, the said grantee, their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th
day of April A.D. 19 83.

Signed, sealed and delivered in the presence of

Ruby Gulledge (SEAL)

(SEAL)

(SEAL)

(SEAL)

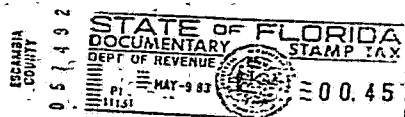
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Ruby Gulledge

~~known~~ known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of April 19 83



My commission expires 9/18/86

This document was prepared by:
Wayne Manning, Escambia County
Engineering Department
1190 West Leonard Street
Pensacola, FL 32501

LESS ROAD RIGHT OF WAY

Project: Fairground Road
Portion of Parcel 39-2N-31-2000-000-012

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10th day of March, 2008, between
Phyllis D. Gullledge, unmarried widow of James L. Gullledge, whose address is P. O. Box 112,
Molino, FL 32577 (Grantor) and Escambia County, a political subdivision of the State of
Florida, acting by and through its duly authorized Board of County Commissioners, whose
address is 221 Palafox Place, Pensacola, Florida 32502 (Grantee).

WITNESSETH, that Grantor for and in consideration of the sum of One Dollar (\$1.00)
and other good and valuable consideration, in hand paid by Grantee, receipt of which is
acknowledged, quitclaims to Grantee, and its successors and assigns forever, all of Grantor's
right, title, and interest in the following described land in Escambia County, Florida:

See Exhibit "A"

Parcel Identification Number: 39-2N-31-2000-000-012

Signed in the presence of:

Witness David W. Cook
Print Name David W. COOK

GRANTOR:
Phyllis D. Gullledge
Phyllis D. Gullledge

Witness Bernie W. Manning
Print Name Bernie W. Manning

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of
March, 2008, by Phyllis D. Gullledge. She ☐ is personally known to me, or ☒
has produced current Florida Driver License as identification.

Bernie W. Manning
Notary Public-State of FL
Comm. Exp. May 31, 2010
Comm. No. DD 522532


Bernie W. Manning
Signature of Notary Public
Bernie W. Manning
Printed Name of Notary Public

(Notary Seal)

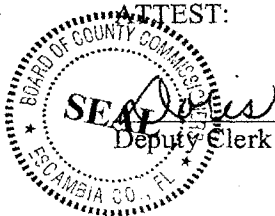
ACCEPTANCE

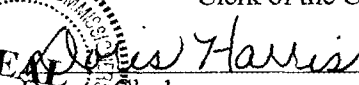
This Quitclaim Deed accepted by Escambia County, Florida on the 10th day of April, 2008, as authorized by the Board of County Commissioners of Escambia County, Florida at its meeting held on the 24th day of June, 1997.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA


D. M. "Mike" Whitehead, Chairman

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court




Deputy Clerk

LEGAL DESCRIPTION FOR QUIT CLAIM DEED
FOR FAIRGROUND ROAD
A PORTION OF PARCEL 39-2N-31-2000-000-012
FROM JOHN PHYLLIS D. GULLEDGE

EXHIBIT "A"

THAT PORTION OF TAX PARCEL NUMBER, 39-2N-31-2000-000-012 AS RECORDED IN
OFFICIAL RECORD BOOK 1761, PAGE 220 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA, LYING WITHIN THE BOUNDRIES OF THE FOLLOWING DESCRIBED RIGHT-OF-
WAY.

LEGAL DESCRIPTION FOR A STRIP OF LAND TO BE USED FOR PUBLIC ROAD RIGHT-OF-
WAY WHOSE WIDTH VARIES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE
LYING IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT (UNNUMBERED) AT THE SOUTHWEST
CORNER OF SAID SECTION 39; THENCE RUN NORTH 54°21'24" EAST ALONG THE SOUTH
LINE OF SAID SECTION, A DISTANCE OF 2,974.34 FEET TO A 4" X 4" CONCRETE MONUMENT
(UNNUMBERED) ON THE WESTERLY RIGHT-OF-WAY LINE OF FAIRGROUNDS ROAD
(RIGHT-OF-WAY VARIES); THENCE CONTINUE NORTH 54°21'24" EAST, A DISTANCE OF 57.83
FEET TO THE CENTERLINE OF SAID FAIRGROUNDS ROAD AND ALSO THE POINT OF
BEGINNING (OFFSET TO RIGHT-OF-WAY: 33 FEET LEFT AND 25 FEET RIGHT); THENCE RUN
NORTH 19°33'50" EAST, A DISTANCE OF 806.32 FEET TO A POINT OF CURVATURE OF A
CIRCLUAR CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 413.18 FEET AND A
CENTRAL ANGLE OF 28°11'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE
FOR A DISTANCE OF 203.24 FEET (CHORD BEARING NORTH 05°28'20" EAST AND CHORD
DISTANCE OF 201.20') (OFFSET TO RIGHT-OF-WAY: 33 & 25 FEET LEFT AND 25 FEET RIGHT);
THENCE RUN NORTH 08°37'10" WEST, A DISTANCE OF 212.09 FEET (OFFSET TO RIGHT-OF-
WAY: 25 FEET LEFT AND 25 FEET RIGHT); THENCE RUN NORTH 12°06'46" WEST, A
DISTANCE OF 300.76 FEET (OFFSET TO RIGHT-OF-WAY: 25 FEET LEFT AND 25 FEET RIGHT);
THENCE RUN NORTH 77°14'14" EAST, A DISTANCE OF 8.00; THENCE RUN NORTH 13°24'46"
WEST, A DISTANCE OF 359.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE
CONCAVE TO THE LEFT HAVING A RADIUS OF 468.09 FEET AND A CENTRAL ANGLE OF
04°31'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.90
FEET (CHORD BEARING NORTH 15°40'16" WEST, CHORD DISTANCE OF 36.89 FEET) TO THE
POINT OF CURVE FEET (OFFSET TO RIGHT-OF-WAY: 33 FEET LEFT AND 17 FEET RIGHT);
THENCE CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS
OF 468.09 FEET AND A CENTRAL ANGLE OF 17°15'00" FOR A DISTANCE OF 140.93 FEET
(CHORD BEARING NORTH 26°33'17" WEST, CHORD DISTANCE OF 140.40 FEET) FEET (OFFSET
TO RIGHT-OF-WAY: 33 FEET LEFT AND 33 FEET RIGHT); THENCE RUN NORTH 35°10'46"
WEST, A DISTANCE OF 555.54 FEET (OFFSET TO RIGHT-OF-WAY: 33 FEET LEFT AND 33 & 17
FEET RIGHT); THENCE RUN SOUTH 56°41'49" WEST, A DISTANCE OF 6.80 FEET; THENCE RUN
NORTH 31°25'50" WEST, A DISTANCE OF 484.51 FEET (OFFSET TO RIGHT-OF-WAY: 25 FEET
LEFT AND 25 FEET RIGHT); THENCE RUN NORTH 58°20'23" EAST, A DISTANCE OF 160.52
FEET TO THE POINT OF TERMINUS (OFFSET TO RIGHT-OF-WAY: 25 FEET LEFT AND 25 FEET
RIGHT); THE SIDELINES OF SAID CENTERLINE SHOULD BE EXTENDED OR SHORTENED SO
AS TO MEET AT ANGLE POINTS AND ALSO TERMINATE AT A LINE RUNNING THROUGH
SAID POINT OF TERMINATION AT RIGHT ANGLES TO LAST SAID COURSE.

LESS AND EXCEPT PARCEL

WARRANTY DEED

THIS WARRANTY DEED made the 3 day of April, 2018, by
PHYLLIS D. GULLEDGE, a single, unmarried woman, (and the surviving spouse of
James Larry Gulledge, Date of Death January 16, 2007,) whose address is 6193
Fairground Road, Molino, Florida 32577, hereinafter called the grantor, to **JERRY L.
GULLEDGE AND SHARON L. GULLEDGE**, husband and wife, as tenants by the
entirety, 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
dollars (\$10.00) and other good and 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, lying and being in Escambia
County, Florida, viz:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY
LINE OF PRETTY BRANCH ROAD AND THE NORTH BANK OF
WILDER CREEK, SECTION 39, TOWNSHIP 2 NORTH, RANGE 31
WEST, ESCAMBIA COUNTY, FLORIDA; THENCE N 83 DEGREES 11'
52" W FOR A DISTANCE OF 317.17 FEET TO THE POINT OF
BEGINNING; THENCE GO NORTH 54 DEGREES 07' 30" E FOR A
DISTANCE OF 233.18 FEET TO THE SOUTHERLY RIGHT OF WAY OF
FAIRGROUND ROAD (R/W VARIES)(FORMERLY KNOWN AS PRETTY
BRANCH ROAD); THENCE GO N 35 DEGREES 52' 30" W ALONG SAID
SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 196.31 FEET;
THENCE DEPARTING SAID SOUTHERLY R/W GO S 51 DEGREES 13'
11" W FOR A DISTANCE OF 80 FEET; THENCE GO N 35 DEGREES
52' 30" W FOR A DISTANCE OF 62.80 FEET TO THE EASTERLY
RIGHT OF WAY LINE OF FAIRGROUND ROAD (50' R/W); THENCE GO
S 51 DEGREES 10' 30" W ALONG SAID EASTERLY R/W LINE FOR A
DISTANCE OF 352.55 FEET TO A POINT ON THE NORTH BANK OF

WILDER CREEK; THENCE GO SOUTH 75 DEGREES 55' 09" E ALONG SAID NORTH BANK OF WILDER CREEK FOR A DISTANCE OF 308.97 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 39, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 1.80 ACRES MORE OR LESS.

Subject to restrictions, reservations and easements of record, if any.

The Grantor certifies that captioned property is not the homestead property of the Grantor nor does any member of Grantor's family reside on said property.

Being a portion of the same property conveyed to Grantor in that one certain Warranty Deed recorded in OR Book 1761 at Page 220.

THE GRANTOR PROVIDED THE LEGAL DESCRIPTION ON THIS DEED, AND THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER HEREIN RENDERS NO OPINION, ASSURANCE, OR GUARANTEE REGARDING THE STATUS OF TITLE AND ASSUMES NO LIABILITY REGARDING THE SAME.

TOGETHER with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, their heirs and assigns, in fee simple, forever.

AND subject to the matters, exceptions, and reservations set forth above, the grantor, for themselves and their heirs, executors and administrators, hereby covenants and warrants with and unto the said grantee that they are seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that they have a good right to sell and convey the same as herein conveyed; that they will guarantee the peaceable possession thereof and they will, and their heirs, executors and administrators shall, forever warrant and defend the same unto the grantee against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Phyllis D. Gulledge
PHYLLIS D. GULLEDGE

Signed, sealed and delivered in our presence:

Michael Childress
SIGN NAME

Amy Lathan
SIGN NAME

MICHAEL CHILDRESS
PRINT NAME

Amy Lathan
PRINT NAME

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

I hereby certify that on this day, before me, and officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **PHYLLIS D. GULLEDGE**, () personally known to me or (✓) who produced Drivers Licenses as identification, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the uses and purposes set out therein.

Witness my hand and seal in the County and State last aforesaid this 3rd day of April, A.D., 2018.

Renee Merchant
Notary Public

This instrument prepared by and return to:

DAVID G. WHITE, ESQUIRE
Attorney at Law
204 Church Street East
Pensacola, Florida 32501
(850) 469-1850



RENEE MERCHANT
Commission # GG 147281
Expires October 1, 2021
Bonded Three Budget Notary Services

OR BK 4321 P61210
Escambia County, Florida
INSTRUMENT 98-540226
RCD Oct 08, 1998 07:59 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-540226

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: GULLEDGE RUBY K LIFE EST
GULLEDGE JAMES L &
PHYLLIS D
BOX 112
MOLINO FL 32577

ACCT.NO. 12 0767 000 000
AMOUNT \$176.00

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

3A ADJOINING JACKSON ON W
DB 455 P 537
OR 161 P 360
COOPER TRACT
LESS OR 445 P 227-GULLEDGE
OR 1088/1761 P 129/220
PROP.NO. 39 2N 31 2000 000 012

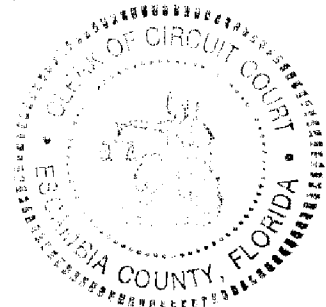
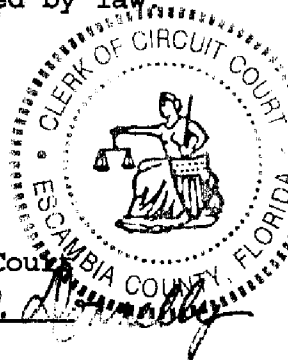
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$176.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Georgianne B. [Signature]*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Wanda M. McBrarty
Deputy Finance Director



OR BK 4470 PG0372
Escambia County, Florida
INSTRUMENT 99-663344

RCD Sep 20, 1999 07:56 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-663344

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: GULLEDGE RUBY K LIFE EST
GULLEDGE JAMES L &
PHYLLIS D
P O BOX 112
MOLINO FL 32577

ACCT.NO. 12 0767 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

3A ADJOINING JACKSON ON W
DB 455 P 537
OR 161 P 360
COOPER TRACT
LESS OR 445 P 227-GULLEDGE
OR 1088/1761 P 129/220
PROP.NO. 39 2N 31 2000 000 012

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 17, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

by: *William M. McBrearty*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Bernadette B. Donnelly*
Deputy Clerk