



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1124-60

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	COOK ROBIN 7681 BRATT RD CENTURY, FL 32535 7681 BRATT RD 12-1714-000 BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD (Full legal attached.)	Certificate #	2022 / 6486
		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)
# 2022/6486	06/01/2022	827.83	41.39	869.22
→ Part 2: Total*				869.22

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)	869.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	785.05
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)	2,029.27

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: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date April 22nd, 2024

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

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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.	44,158
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD S 68 DEG 15 MIN W ALG R/W LI 107 66/100 FT N PARL TO E LI 390 39/100 FT TO N LI OF NE1/4 E ALG N LI 100 FT TO POB BEING E 100 FT OF NE1/4 OF SW1/4 N OF BRATT RD OR 7201 P 1242 OR 7272 P 230 LESS OR 5250 P 210 RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400157

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
12-1714-000	2022/6486	06-01-2022	BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD S 68 DEG 15 MIN W ALG R/W LI 107 66/100 FT N PARL TO E LI 390 39/100 FT TO N LI OF NE1/4 E ALG N LI 100 FT TO POB BEING E 100 FT OF NE1/4 OF SW1/4 N OF BRATT RD OR 7201 P 1242 OR 7272 P 230 LESS OR 5250 P 210 RD R/W

I agree to:

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

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

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

04-11-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 175N313100000000 Account: 121714000 Owners: COOK ROBIN Mail: 7681 BRATT RD CENTURY, FL 32535 Situs: 7681 BRATT RD 32535 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$4,820</td> <td>\$141,154</td> <td>\$145,974</td> <td>\$88,316</td> </tr> <tr> <td>2022</td> <td>\$4,845</td> <td>\$127,508</td> <td>\$132,353</td> <td>\$85,744</td> </tr> <tr> <td>2021</td> <td>\$4,845</td> <td>\$101,618</td> <td>\$106,463</td> <td>\$83,247</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$4,820	\$141,154	\$145,974	\$88,316	2022	\$4,845	\$127,508	\$132,353	\$85,744	2021	\$4,845	\$101,618	\$106,463	\$83,247																												
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/06/2015</td> <td>7370</td> <td>1447</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>09/25/2014</td> <td>7272</td> <td>230</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>07/24/2014</td> <td>7201</td> <td>1242</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>05/1993</td> <td>3369</td> <td>701</td> <td>\$25,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1988</td> <td>2598</td> <td>876</td> <td>\$18,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/1987</td> <td>2467</td> <td>326</td> <td>\$12,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>914</td> <td>820</td> <td>\$4,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/06/2015	7370	1447	\$100	OT		09/25/2014	7272	230	\$100	WD		07/24/2014	7201	1242	\$100	CJ		05/1993	3369	701	\$25,000	WD		09/1988	2598	876	\$18,000	WD		10/1987	2467	326	\$12,000	WD		01/1975	914	820	\$4,000	WD		2023 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD S 68 DEG... Extra Features METAL SHED				
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Parcel Information					Launch Interactive Map																																																				

Section
Map Id:
17-5N-31

Approx.
Acreage:
0.8518

Zoned: 

Agr
Agr
Agr
Agr
Agr
Agr
Agr
Agr
Agr
Agr



390.39

350.5

1.66



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


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

Buildings

Address: 7681 BRATT RD, Year Built: 1998, Effective Year: 1998, PA Building ID#: 14533

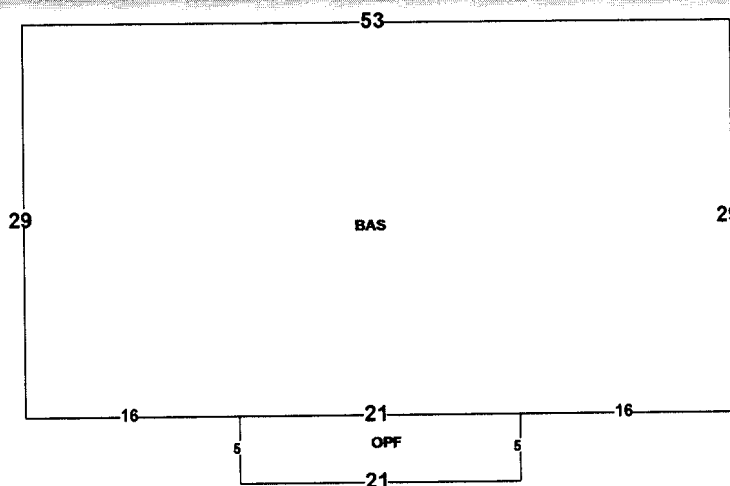
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-7
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1642 Total SF

BASE AREA - 1537

OPEN PORCH FIN - 105



Images



10/15/2021 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.

Last Updated: 04/29/2024 (tc.2574)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06486**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD S 68 DEG 15 MIN W ALG R/W LI 107 66/100 FT N PARL TO E LI 390 39/100 FT TO N LI OF NE1/4 E ALG N LI 100 FT TO POB BEING E 100 FT OF NE1/4 OF SW1/4 N OF BRATT RD OR 7201 P 1242 OR 7272 P 230 LESS OR 5250 P 210 RD R/W

SECTION 17, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 121714000 (1124-60)

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

ROBIN COOK

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **6th day of November 2024**.

Dated this 29th day of April 2024.

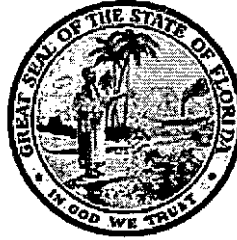
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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



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

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

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

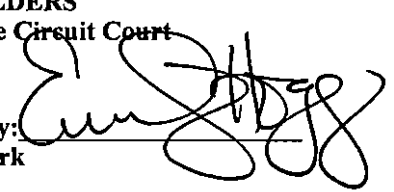
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 121714000 Certificate Number: 006486 of 2022**

Payor: ROBIN COOK 7681 BRATT RD CENTURY, FL 32535 Date 6/26/2024

Clerk's Check #	459520619	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$2,248.59
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,869.47

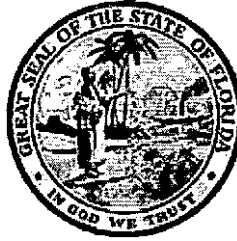
\$2,246.08
\$2263.08

**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 006486

Redeemed Date 6/26/2024

Name ROBIN COOK 7681 BRATT RD CENTURY, FL 32535

Clerk's Total = TAXDEED	\$503.88 \$2,248.59 \$2,246.08
Due Tax Collector = TAXDEED	\$2,248.59
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121714000 Certificate Number: 006486 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/6/2024"/>	Redemption Date <input type="text" value="6/26/2024"/> 
Months	7	2
Tax Collector	<input type="text" value="\$2,029.27"/>	<input type="text" value="\$2,029.27"/>
Tax Collector Interest	\$213.07	\$60.88
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,248.59	<input type="text" value="\$2,096.40"/> 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	\$47.88	\$13.68
Total Clerk	\$503.88	<input type="text" value="\$469.68"/> 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	\$2,869.47	\$2,583.08
	Repayment Overpayment Refund Amount	\$286.39
Book/Page	<input type="text" value="9138"/>	<input type="text" value="643"/>



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 #: 12-1714-000 CERTIFICATE #: 2022-6486

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: June 28, 2004 to and including June 28, 2024 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 15, 2024

Tax Account #: **12-1714-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBIN COOK**

By Virtue of Warranty Deed recorded 12/12/2014 in OR 7272/230

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. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 6/18/2019 OR 8115/27

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 12-1714-000

Assessed Value: \$88,316.00

Exemptions: HOMESTEAD

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>NOV 6, 2024</u>
TAX ACCOUNT #:	<u>12-1714-000</u>
CERTIFICATE #:	<u>2022-6486</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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

ROBIN COOK
7681 BRATT RD
CENTURY, FL 32535

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 15th day of July, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

July 15, 2024

Tax Account #:12-1714-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W
LI OF BRATT RD S 68 DEG 15 MIN W ALG R/W LI 107 66/100 FT N PARL TO E LI 390 39/100 FT
TO N LI OF NE1/4 E ALG N LI 100 FT TO POB BEING E 100 FT OF NE1/4 OF SW1/4 N OF BRATT
RD OR 7201 P 1242 OR 7272 P 230 LESS OR 5250 P 210 RD R/W**

SECTION 17, TOWNSHIP 5 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-1714-000(1124-60)

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

WARRANTY DEED

THIS WARRANTY DEED made by the 25 day of ^{September}~~August~~, 2014, by **ROBIN COOK**, an unmarried woman, whose mailing address is 7681 Bratt Road, Century, Florida 32535, and **NICOLE COOK**, an unmarried woman, whose mailing address is 7681 Bratt Road, Century, Florida 32535, hereinafter called the Grantors, to **ROBIN COOK**, whose address is 7681 Bratt Road, Century, Florida 32535, hereinafter called the grantee (wherever used herein the terms of "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 corporation).

WITNESSETH: That the grantor, for and in consideration of the sum of ten dollars and no cents (\$10.00) and other goods 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:

Commencing at the Northeast corner of the Northeast 1/4 of Southwest 1/4 of section 17, Township 5 North, Range 31 West, Escambia County, Florida for the Point of Beginning; thence run South along the East line of said Northeast 1/4 for 350.50 feet to the Northerly right of way line of Bratt Road; thence run south 68°15' West along said right of way for 107.66 feet; thence run North parallel to the East line for 390.39 feet to North line of said Northeast 1/4; thence run East along said North line for 100.00 feet to the Point of Beginning, being the East 100.00 feet of Northeast 1/4 of Southwest 1/4 lying North of Bratt Road.

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 herself and her heirs, executors and administrators, hereby covenant and warrant with 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 so 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 whomever; and that the said land is free of all encumbrances except taxes occurring subsequent to December 31, 2013.

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

Robin Cook
ROBIN COOK

Signed, sealed and
delivered in our presence:

[Signature]
WITNESS

DAVID G. WHITE
TYPE OR PRINT NAME

Michelle A. Harris
WITNESS

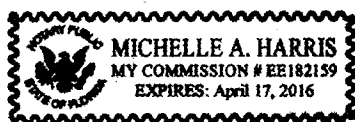
Michelle A. Harris
TYPE OR PRINT NAME

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **ROBIN COOK**, who is () personally known to me to be the person described herein, or () who produced FL Drivers License as identification, 0200-732-87-951-0 and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes set out therein.

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, A.D., 2014.



Michelle A. Harris
NOTARY PUBLIC

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

Nicole Cook
NICOLE COOK

Signed, sealed and
delivered in our presence:

[Signature]
WITNESS

DAVID G. WHITE
TYPE OR PRINT NAME

[Signature]
WITNESS

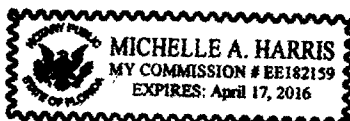
Michelle A. Harris
TYPE OR PRINT NAME

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **NICOLE COOK**, who is () personally known to me to be the person described herein, or () who produced FL Drivers license as identification, C200-632-86-565-0 and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes set out therein.

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, A.D., 2014.



[Signature]
NOTARY PUBLIC

This instrument prepared by:
David G. White, Esquire
204 Church Street East
Post Office Box 887
Pensacola, Florida 32594

Recorded in Public Records 6/18/2019 11:46 AM OR Book 8115 Page 27,
Instrument #2019053394, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
SANDRA VOLCAN,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT NE COR OF NE1/4 OF SW1/4 FOR POB S ALG E LI OF NE1/4 350 50/100 FT TO NLY R/W LI OF BRATT RD S 68 DEG 15 MIN W ALG R/W LI 107 66/100 FT N PARL TO E LI 390 39/100 FT TO N LI OF NE1/4 E ALG N LI 100 FT TO POB BEING E 100 FT OF NE1/4 OF SW1/4 N OF BRATT RD OR 7201 P 1242 OR 7272 P 230 LESS OR 5250 P 210 RD R/W

Customer: COOK ROBIN

Account Number: 408714 -135352

Amount of Lien: \$ 104.37, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 06/04/19

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4TH day of JUNE, 2019, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Signature]
John W. Gaines, III
Notary Public
State of Florida
My Commission Expires June 26, 2021
Commission No. 110402

[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

LESS OUT FOR ROAD RIGHT OF
WAY

OR BK 5250 PG0210
Escambia County, Florida
INSTRUMENT 2003-152206

Bratt Road
A Portion of Parcel: 17-5N-31-3100-000-000

File No: 9734

DEED DOC STAMPS PD # ESC CO \$ 0.70
09/26/03 EMMIE LEE WIGNALL, CLERK
By: [Signature]

WARRANTY DEED

THIS DEED, made this 15th day of September, 2003, between Michael Thomas Cook and Ilene Margaret Cook, husband and wife, whose address is 7681 Bratt Road, Century, FL 32535, as Grantors, and ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 223 Palafox Place, Pensacola, Florida, 32501, as Grantee.

WITNESSETH that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to Grantors in hand paid by Grantee, the receipt of which is acknowledged, convey to Grantee and Grantee's successors and assigns forever, the following described land situated in Escambia County, Florida as described in:

EXHIBIT "A"

And the Grantors COVENANT WITH Grantee that, except as noted, at the time of the delivery of this deed Grantors were well seized of the property; Grantors had good right and title to convey; Grantee shall have the peaceable and quiet possession thereof; Grantors shall fully warranty the title and defend it against the lawful claims of persons whomsoever; and Grantors will make further assurance as may be reasonably required to perfect the fee simple title in Grantee and Grantee's successors and assigns.

Provided, however, the GRANTORS reserve unto themselves, their successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTORS shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 and subsequent years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose any of them; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on day and year first above written.

Signed in the presence of:

[Signature]
Witness

Patricia I. Rudd
Print or type name

Tina W. Tuma
Witness

Tina W. Tuma-A
Print or type name

Florida
State of

Escambia
County of

Grantor

[Signature]
Michael Thomas Cook

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by Michael Thomas Cook who is personally known to me, and (X) who produced current Florida/other driver's license as identification, () produced current identification. Type of identification produced _____

(Notary Seal must be affixed)

Signature of Notary Public

Patricia I. Rudd
Printed Name of Notary Public

Commission Expires _____
Commission Number _____

OR BK 5250 P60211
Escambia County, Florida
INSTRUMENT 2003-152206

Signed in the presence of:

W. T. Rudd
Witness

Print or type name

Patricia I. Rudd
Witness

Print or type name

Print or type name

Grantor

Helen Margaret Cook
Helen Margaret Cook

State of

County of

Florida
Escambia

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by Helen Margaret Cook who is personally known to me, and (☒) who produced current Florida/other driver's license as identification, (☐) produced current identification. Type of identification produced _____

(Notary Seal must be affixed)



OFFICIAL SEAL
PATRICIA I. RUDD
Comm. Exp. Sept. 3, 2008
Comm. No. DD 127212

Signature of Notary Public

Printed name

Commission Expires

Commission Number

Patricia I. Rudd
Patricia I. Rudd

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 18th day of September, 2003, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on June 20, 2002.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

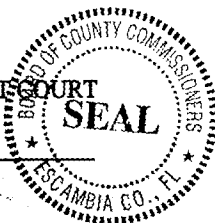
Maria Young
Maria Young, Chairman

ATTEST: ERNIE LEE MAGAHA

CLERK OF THE CIRCUIT COURT

Doris Harris
Deputy Clerk

Deputy Clerk



This instrument prepared by:

John F. Jackson, Escarosa Land Research Company
prepared as approved in form and under the
supervision of the County Attorney's office
Pursuant to the issuance of title insurance policy

After recording please return to:
Escambia County Engineering
1190 West Leonard Street
Pensacola, FL 32501

OR BK 5250 P60212
Escambia County, Florida
INSTRUMENT 2003-152206

RCD Sep 26, 2003 01:05 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-152206

LEGAL DESCRIPTION FOR WARRANTY DEED
FOR BRATT ROAD
A PORTION OF PARCEL 17-5N-31-3100-000-000
FROM MICHAEL T. AND ILENE MARGARET COOK

EXHIBIT "A"

THAT PORTION OF TAX PARCEL NUMBER 17-5N-31-3100-000-000, AS RECORDED IN OFFICIAL RECORD BOOK 3369, AT PAGE 701, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED RIGHT-OF-WAY, AND CONTAINING 0.09 ACRES, MORE OR LESS.

A CENTERLINE DESCRIPTION OF BRATT ROAD, (66.00 FEET WIDE) FOR A PUBLIC ROAD RIGHT-OF-WAY, 33.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 02 DEGREES 32 MINUTES 33 SECONDS EAST (N02°32'33"E) A DISTANCE OF 1367.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 87 DEGREES 33 MINUTES 35 SECONDS EAST (87°33'35"E) A DISTANCE OF 408.72 FEET TO A "POINT OF CURVATURE", OF A CIRCULAR CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 1,175.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 44 MINUTES 07 SECONDS (CHORD BEARING AND DISTANCE OF N82°12'17"E, 422.91') THROUGH AN ARC DISTANCE OF 425.23 FEET TO A "POINT OF TANGENCY"; THENCE RUN NORTH 70 DEGREES 30 MINUTES 58 SECONDS EAST (N70°30'58"E) A DISTANCE OF 1,957.12 FEET TO THE TERMINUS POINT OF THIS DESCRIPTION. THE SIDELINES OF SAID RIGHT-OF-WAY TO BE SHORTENED OR EXTENDED TO BEGIN ON AN EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF COX ROAD (SEE ESCAMBIA COUNTY ENGINEERING DRAWING NUMBER L-4383) AND END ON THE WEST LINE OF SECTION 17. ALL LYING AND BEING IN SECTION 17, TOWNSHIP 5 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 4.23 ACRES, MORE OR LESS.