



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

0924-26

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	FNA DZ, LLC FNA DZ, LLC FBO WSFS 201 W LAKE ST #165 CHICAGO, IL 60606	Application date	Apr 03, 2024
Property description	THOMPSON ANDREW J 325 E INTENDENCIA ST PENSACOLA, FL 32501 415 N D ST 15-0493-000 E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN (Full legal attached.)	Certificate #	2022 / 7254
		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)
# 2022/7254	06/01/2022	1,473.62	73.68	1,547.30
→Part 2: Total*				1,547.30

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)	1,547.30
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)	1,922.30

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: <u><i>Jennifer N. Cassidy</i></u> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>April 15th, 2024</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$16.25

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>09/04/2024</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.

E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN OF E 55 FT OF LT 15
 BLK 39 WEST KING TRACT OR 8051 P 640 OR 8081 P 1371 CA 105

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400044

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606,

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
15-0493-000	2022/7254	06-01-2022	E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN OF E 55 FT OF LT 15 BLK 39 WEST KING TRACT OR 8051 P 640 OR 8081 P 1371 CA 105

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
FNA DZ, LLC
FNA DZ, LLC FBO WSFS
201 W LAKE ST #165
CHICAGO, IL 60606

04-03-2024
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:	000S009060150039	Year	Land	Imprv	Total	Cap Val
Account:	150493000	2023	\$26,590	\$88,520	\$115,110	\$85,771
Owners:	THOMPSON ANDREW J	2022	\$21,272	\$80,166	\$101,438	\$77,974
Mail:	325 E INTENDENCIA ST PENSACOLA, FL 32501	2021	\$12,513	\$63,119	\$75,632	\$70,886
Situs:	415 N D ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	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
04/16/2019	8081	1371	\$100	WD		Legal Description E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN OF E 55 FT OF LT...
02/25/2019	8051	640	\$78,600	WD		
07/2004	5462	1255	\$10,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information

Section Map Id:
CA105

Approx. Acreage:
0.0949

Zoned:
R-1A
R-1A
R-1A

Evacuation & Flood Information
[Open Report](#)

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

[Launch Interactive Map](#)

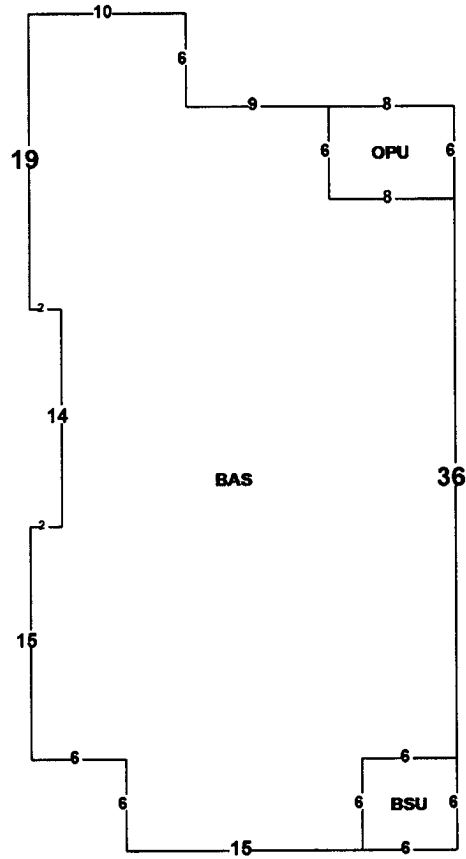
Buildings
Address: 415 N D ST, Year Built: 1918, Effective Year: 1970, PA Building ID#: 24576

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1292 Total SF

BASE AREA - 1208
BASE SEMI UNF - 36
OPEN PORCH UNF - 48



Images



2/29/2024 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:04/17/2024 (tc.5916)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FNA DZ LLC** holder of **Tax Certificate No. 07254**, 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:

E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN OF E 55 FT OF LT 15 BLK 39 WEST KING TRACT OR 8051 P 640 OR 8081 P 1371 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 150493000 (0924-26)

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

ANDREW J THOMPSON

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 September, which is the **4th day of September 2024**.

Dated this 18th day of April 2024.

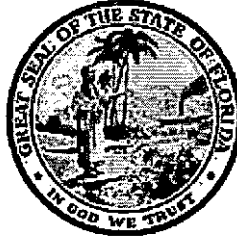
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 150493000 Certificate Number: 007254 of 2022

Payor: ANDREW J THOMPSON 415 N D ST PENSACOLA FL 32501 Date 5/30/2024

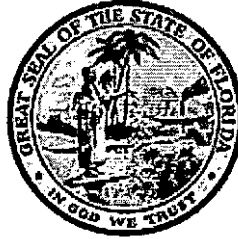
Clerk's Check #	5509024763	Clerk's Total	\$490.20 \$2,100.22
Tax Collector Check #	1	Tax Collector's Total	\$2,072.72
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,679.92

\$2,117.22

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 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

**Case # 2022 TD 007254
 Redeemed Date 5/30/2024**

Name ANDREW J THOMPSON 415 N D ST PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$490.20	\$2,100.22
Due Tax Collector = TAXDEED	\$2,072.72	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 150493000 Certificate Number: 007254 of 2022

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/4/2024"/>	Redemption Date <input type="text" value="5/30/2024"/>
Months	5	1
Tax Collector	<input type="text" value="\$1,922.30"/>	<input type="text" value="\$1,922.30"/>
Tax Collector Interest	\$144.17	\$28.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,072.72	<input type="text" value="\$1,957.38"/> <i>TC</i>
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	\$34.20	\$6.84
Total Clerk	\$490.20	<input type="text" value="\$462.84"/> <i>CH</i>
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	\$2,679.92	\$2,437.22
	Repayment Overpayment Refund Amount	\$242.70



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 #: 15-0493-000 CERTIFICATE #: 2022-7254

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: May 05, 2004 to and including May 05, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: May 30, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 30, 2024

Tax Account #: **15-0493-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANDREW J. THOMPSON**

**By Virtue of Warranty Deed 2/25/2019 recorded 2/25/2019 in OR 8051/640 and Corrective
Warranty Deed recorded 4/22/2019 in OR 8081/1371**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 15-0493-000

Assessed Value: \$85,771.00

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: _____ **SEPT 4, 2024** _____
TAX ACCOUNT #: _____ **15-0493-000** _____
CERTIFICATE #: _____ **2022-7254** _____

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. |

ANDREW J. THOMPSON 325 E INTENDENCIA ST PENSACOLA, FL 32501	ANDREW J. THOMPSON 415 N D ST PENSACOLA, FL 32501
--	--

Certified and delivered to Escambia County Tax Collector, this 30th day of May, 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

May 30, 2024

Tax Account #:15-0493-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN OF LT 16 AND N 12 FT 6 IN OF S 26
FT 1 IN OF E 55 FT OF LT 15 BLK 39 WEST KING TRACT OR 8051 P 640 OR 8081 P 1371 CA 105**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-0493-000(0924-26)

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

Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 138352-58

WARRANTY DEED

This indenture made on February 25, 2019, by **Harold Banks and Ann Agnes Christine Banks husband and wife** whose address is: 4 Krevik Court, Fort Walton Beach, FL 32547 hereinafter called the "grantor", to **Andrew J. Thompson** whose address is: 325 E. Intendencia Street, Pensacola, FL 32501 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

The East 86 feet 6 inches of the South 13 feet 7 inches of Lot 15 and of the North 26 feet 8 inches of the 16 and the North 12 feet 6 inches of the South 26 feet 1 inch of East 55 feet of Lot 15, Block 39, West King Tract, according to Map of said city copyrighted by Thos. C. Watson in 1906.

All Lying and Being in Escambia County, Florida

Parcel Identification Number: 000S009060150039

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

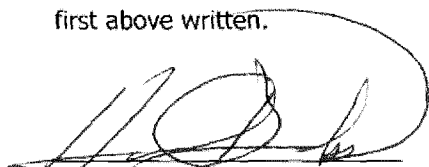
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 31st of 2018.

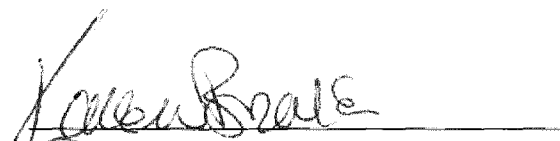
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Harold Banks


Ann Agnes Christine Banks

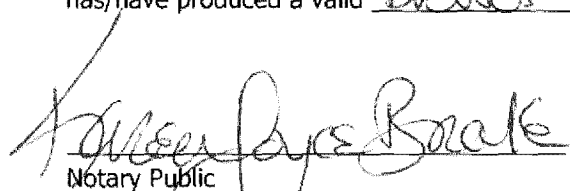
Signed, sealed and delivered in our presence:

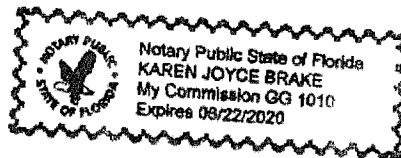

Witness Signature
Print Name: HAROLD MODLEY


Witness Signature
Print Name: Karen Brake

State of FLORIDA
County of Escambia

The Foregoing Instrument Was Acknowledged before me on day of February, 2019, by **Harold Banks and Ann Agnes Christine Banks**, who is/are personally known to me or who has/have produced a valid drivers license as identification.


Notary Public
Printed Name:
My Commission expires:



Prepared by and Return to Teri Kitchen ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503
File No.: 138352-58

CORRECTIVE
WARRANTY DEED

This indenture made on April 16, 2019, by **Harold Banks and Ann Agnes Christine Banks**
husband and wife whose address is: 4 Krevik Court, Fort Walton Beach, FL 32547 hereinafter called
the "grantor",

to **Andrew J. Thompson** whose address is: 325 E. Intendencia Street, Pensacola, FL 32501 ,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include
heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

The East 86 feet 6 inches of the South 13 feet 7 inches of Lot 15 and of the North 26 feet 8
inches of Lot 16 and the North 12 feet 6 inches of the South 26 feet 1 inch of East 55 feet of Lot
15, Block 39, West King Tract, according to Map of said city copyrighted by Thos. C. Watson in
1906.

All Lying and Being in Escambia County, Florida

Parcel Identification Number: 000S009060150039

This Corrective Deed is given to correct the faulty legal description in that certain Deed recorded in Book
8051, Page 640.

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida
and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or
adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all
applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
way 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 31st of 2018.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Harold Banks


Ann Agnes Christine Banks


Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Barbara Starnes


Witness Signature
Print Name: Austin Meriweather

State of FLORIDA
County of Okaloosa

The Foregoing Instrument Was Acknowledged before me on April 16, 2019, by Harold Banks and Ann Agnes Christine Banks, who is/are personally known to me or who has/have produced a valid FL Driver License as identification.


Notary Public
Printed Name: Talluya McKinnie
My Commission expires: Feb 20, 2021

