



# 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>Jennifer N. Cassidy</u> Signature, Tax Collector or Designee	Escambia, Florida 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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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				
<b>Parcel ID:</b>	000S009060150039	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	150493000	2023	\$26,590	\$88,520	\$115,110	\$85,771
<b>Owners:</b>	THOMPSON ANDREW J	2022	\$21,272	\$80,166	\$101,438	\$77,974
<b>Mail:</b>	325 E INTENDENCIA ST PENSACOLA, FL 32501	2021	\$12,513	\$63,119	\$75,632	\$70,886
<b>Situs:</b>	415 N D ST 32501	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<a href="#">File for Exemption(s) Online</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">Report Storm Damage</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
04/16/2019	8081	1371	\$100	WD		<a href="#">Legal Description</a>	
02/25/2019	8051	640	\$78,600	WD		E 86 FT 6 IN OF S 13 FT 7 IN OF LT 15 AND OF N 26 FT 8 IN	
07/2004	5462	1255	\$10,000	WD		OF LT 16 AND N 12 FT 6 IN OF S 26 FT 1 IN OF E 55 FT OF	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<a href="#">Extra Features</a>	
						None	

**Section**

**Map Id:**

CA105

**Approx. Acreage:**

0.0949

**Zoned:**

R-1A

R-1A

R-1A

**Evacuation & Flood Information**

[Open Report](#)

**Parcel Information**

[Launch Interactive Map](#)

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

## 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

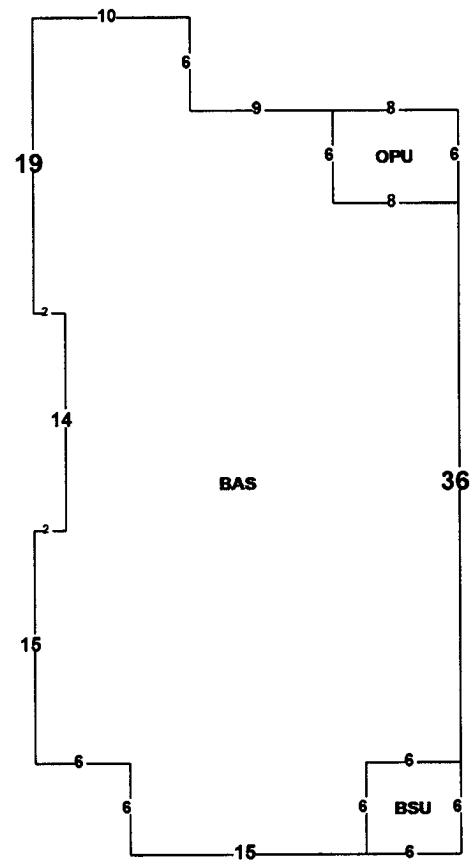


Areas - 1292 Total SF

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)**

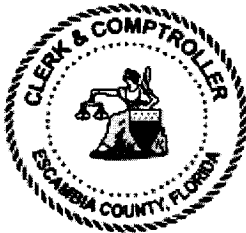
The assessment of the said property under the said certificate issued was in the name of

**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.

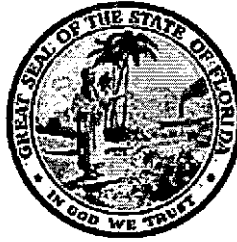
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



**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

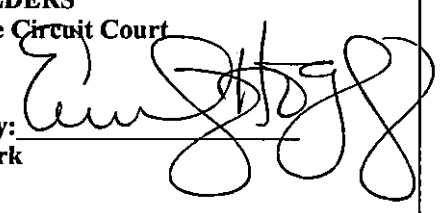
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 150493000 Certificate Number: 007254 of 2022**

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

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

**\$2,117.22**

**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 007254**

**Redeemed Date 5/30/2024**

**Name ANDREW J THOMPSON 415 N D ST PENSACOLA FL 32501**

Clerk's Total = TAXDEED	\$490.20 <del>\$2,100.22</del>
Due Tax Collector = TAXDEED	\$2,012.72
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
------	--------	------	-------------	------------	------------

<b>FINANCIAL SUMMARY</b>					
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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 30<sup>th</sup> 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

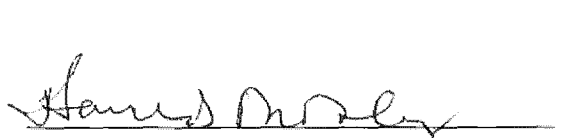
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.


**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

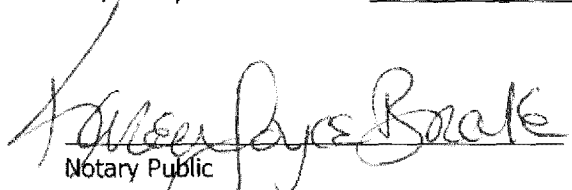
**Signed, sealed and delivered in our presence:**

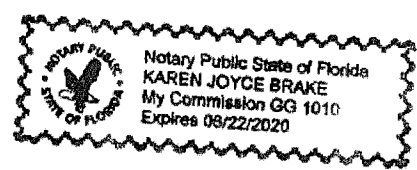
  
Witness Signature  
Print Name: HAROLD MODLEY

  
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.



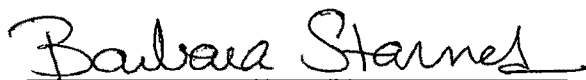
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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

