



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

0226.03

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 28, 2025
Property description	RUSK JOYCE THERESA 1650 KATIE MAE LN PENSACOLA, FL 32534 1650 KATIE MAE LN 02-0115-655 BEG AT SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W LI OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 4 (Full legal attached.)		Certificate #	2023 / 433
			Date certificate issued	06/01/2023
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)
# 2023/433	06/01/2023	1,064.40	53.22	1,117.62
→ Part 2: Total*				1,117.62
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	Total (Column 3 + Column 4 + Column 5)
# 2024/475	06/01/2024	1,032.14	6.25	68.59
Part 3: Total*				1,106.98
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)				2,224.60
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				953.28
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)				3,552.88
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>Candice J. Lewis</u>		Escambia, Florida		
Signature, Tax Collector or Designee		Date April 30th, 2025		

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

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.	53,749.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W LI OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 424 17/100 FT FOR POB CONT N 89 DEG 4 MIN 12 SEC E 238 83/100 FT TO E LI OF LT 6 N 0 DEG 10 MIN 59 SEC W ALG E LI OF LT 140 35/100 FT S 89 DEG 4 MIN 12 SEC W 236 45/100 FT S 0 DEG 26 MIN 44 SEC E 140 35/100 FT TO POB OR 1969 P 970 OR 5544 P 1716

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500520

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
02-0115-655	2023/433	06-01-2023	BEG AT SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W LI OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 424 17/100 FT FOR POB CONT N 89 DEG 4 MIN 12 SEC E 238 83/100 FT TO E LI OF LT 6 N 0 DEG 10 MIN 59 SEC W ALG E LI OF LT 140 35/100 FT S 89 DEG 4 MIN 12 SEC W 236 45/100 FT S 0 DEG 26 MIN 44 SEC E 140 35/100 FT TO POB OR 1969 P 970 OR 5544 P 1716

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-28-2025
Application Date

Applicant's signature



Gary "Bubba" Peters
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:	101S301101064005
Account:	020115655
Owners:	RUSK JOYCE THERESA
Mail:	1650 KATIE MAE LN PENSACOLA, FL 32534
Situs:	1650 KATIE MAE LN 32534
Use Code:	SINGLE FAMILY RESID 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<u>Open Tax Inquiry Window</u>

Assessments				
Year	Land	Imprv	Total	<u>Cap Val</u>
2024	\$33,300	\$201,298	\$234,598	\$107,498
2023	\$33,300	\$190,550	\$223,850	\$104,360
2022	\$28,472	\$172,326	\$200,798	\$101,320

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:							
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
12/2004	5544	1716	\$100	QC		N	
10/1984	1969	970	\$100	WD		N	

2024 Certified Roll Exemptions
HOMESTEAD EXEMPTION, WIDOW
Legal Description
BEG AT SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W L OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 424 17/100 FT... 
Extra Features
METAL BUILDING

<p>Parcel Information</p> <p>Section Map Id: 10-1S-30-2</p> <p>Approx. Acreage: 0.7571</p> <p>Zoned:  MDR</p> <p>Evacuation & Flood Information</p> <p>Open Report</p>		<p>Launch Interactive Map</p> <p> </p> <table border="1"> <tr> <td>126.54</td> <td>235.79</td> </tr> <tr> <td>140.35</td> <td>140.35</td> </tr> </table> <p> View Florida Department of Environmental Protection(DEP) Data</p> <p> Buildings</p>	126.54	235.79	140.35	140.35
126.54	235.79					
140.35	140.35					

Address: 1650 KATIE MAE LN, Improvement Type: SINGLE FAMILY, Year Built: 1984, Effective Year: 1984, PA Building ID#: 47118

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-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 **Areas - 3090 Total SF**

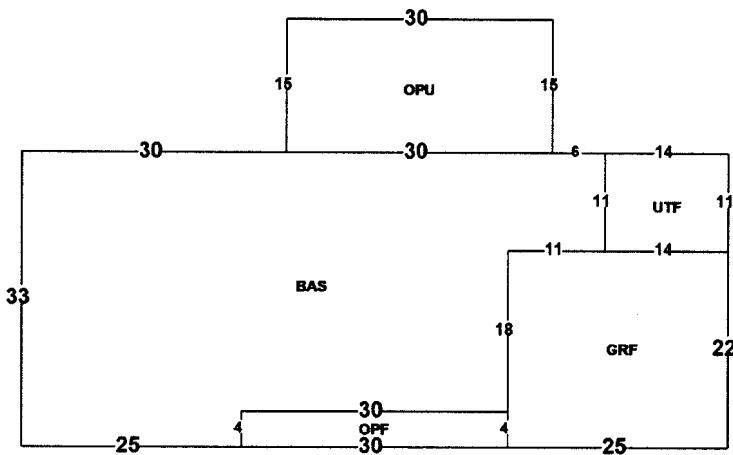
BASE AREA - 1816

GARAGE FIN - 550

OPEN PORCH FIN - 120

OPEN PORCH UNF - 450

UTILITY FIN - 154



Images



12/11/2024 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: 05/21/2025 (fc 2835)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038589 5/27/2025 1:57 PM
OFF REC BK: 9322 PG: 1617 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 00433, issued the 1st day of June, A.D., 2023 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 SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W LI OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 424 17/100 FT FOR POB CONT N 89 DEG 4 MIN 12 SEC E 238 83/100 FT TO E LI OF LT 6 N 0 DEG 10 MIN 59 SEC W ALG E LI OF LT 140 35/100 FT S 89 DEG 4 MIN 12 SEC W 236 45/100 FT S 0 DEG 26 MIN 44 SEC E 140 35/100 FT TO POB OR 1969 P 970 OR 5544 P 1716

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020115655 (0226-03)

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

JOYCE THERESA RUSK

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 **4th day of February 2026**.

Dated this 23rd day of May 2025.

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

 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBLIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale

Account: 020115655 Certificate Number: 000433 of 2023

Date Of
Redemption 

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name  

Notes  

Submit

Reset

Print Preview

Print Receipt

Commit Redemption

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 02-0115-655 CERTIFICATE #: 2023-433

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: November 13, 2005 to and including November 13, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: November 13, 2025

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 13, 2025
Tax Account #: **02-0115-655**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM GENE RUSK AND JOYCE THERESA RUSK**

By Virtue of Warranty Deed recorded 10/3/1984 in OR 1969/970 together with Quit Claim Deed recorded 12/21/2004

**ABSTRACTOR'S NOTE: WE FIND NO RECORD OF DEATH FOR WILLIAM GENE RUSK RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
WARRANTY DEED OF RECORD INCLUDES ACCESS EASMENT FOR ACCESS THAT APPEARS TO BE PRIVATE ROADWAY.**

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) NONE are delinquent.

Tax Account #: 02-0115-655

Assessed Value: \$107,499.00

Exemptions: HOMESTEAD EXEMPTION, WIDOW

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: FEB 4, 2026

TAX ACCOUNT #: 02-0115-655

CERTIFICATE #: 2023-433

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

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 tax year.

**WILLIAM GENE RUSK AND
JOYCE THERESA RUSK
1650 KATIE MAE LN
PENSACOLA, FL 32534**

**WILLIAM GENE RUSK AND
JOYCE THERESA RUSK
PO BOX 431
CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 19th day of November 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**

Michael A. Campbell

BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

November 13, 2025
Tax Account #:02-0115-655

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SW COR OF SEC N 0 DEG 10 MIN 59 SEC W ALG W LI OF SEC 859 65/100 FT N 89 DEG 4 MIN 12 SEC E 424 17/100 FT FOR POB CONT N 89 DEG 4 MIN 12 SEC E 238 83/100 FT TO E LI OF LT 6 N 0 DEG 10 MIN 59 SEC W ALG E LI OF LT 140 35/100 FT S 89 DEG 4 MIN 12 SEC W 236 45/100 FT S 0 DEG 26 MIN 44 SEC E 140 35/100 FT TO POB OR 1969 P 970 OR 5544 P 1716

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0115-655(0226-03)

✓ THIS INSTRUMENT WAS PREPARED BY
GARY R. FLESCA, JR.
IN THE STATE OF FLORIDA
RECEIVED IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT
OF ESCAMBIA COUNTY, FLORIDA

1969 PAGE 970

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That I, Katie Mae Jackson an unremarried widow, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to me in hand paid, the receipt whereof is hereby acknowledged do hereby bargain, sell, convey and grant unto William Gene Rusk and Joyce Theresa Rusk, husband and wife, whose address is Route 1, Box 431, Cantonment, Florida 32533, their heirs, personal representatives, successors and assigns, forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

A portion of Lots 5 & 6 Block 5, Section 10, T-1-S, R-30-W, Escambia County, Florida, according to plat by National Land Sales Company, recorded in Deed Book 89 page 369 of the public records of said county, and being more particularly described as follows:

Commence at an iron bolt at the Southwest corner of Section 10, T-1-S, R-30-W, Escambia County, Florida; thence N. 00°10'59" W. and along the West line of said Section for 859.65'; thence N. 89°04'12" E. for 424.17' for the Point of Beginning; thence continue N. 89°04'12" E. for 238.83' to an iron pipe on the East line of said Lot 6; thence N. 00°10'59" W. and along the said East line of said Lot 6 for 135.35' to an iron pipe; thence S. 89°04'12" W. and along a common line with North line of parcel described in O.R. 368, page 683 for 236.45' to an iron pipe; thence S. 00°26'44" E. and along a common line with the East line of parcel described in O.R. 1362 page 416 for 135.35' to the P.O.B. Containing 0.73 acres more or less.

AND ALSO a non-exclusive, perpetual easement of right-of-way for a private roadway for ingress and egress and other uses incidental thereto including, but not being limited to, sanitary sewerage, gas, water and electrical distribution utilities and for the installation and maintenance of any and all other utilities, lines, pipes and facilities necessary or desirable for the use of any portion of the property adjoining and abutting thereon-over, upon and across the following described real property to-wit:

Begin at the Point of Beginning of said parcel described above for the Point of Beginning of a 30' non-exclusive perpetual easement being 15.0' on each side of the following described line; thence S. 89°04'12" W. for 399.17' to the East R/W line of Ashland Road and point of termination of said easement.

with the full and free right to the said grantees, their heirs, personal representatives, successors and assigns, and their successors in title and to their tenants, servants, visitors and licensees and all utilities serving them, at all times hereafter, with vehicles of any and every character and without vehicles, and for all purposes whatsoever connected with the use of the dwelling or dwellings now located upon or to be

STATE: FLORIDA

10045

1969 FLE 971

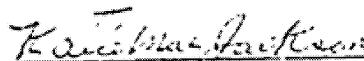
constructed upon the parcel of real property hereinabove first described to pass and repass along said easement and to use and enjoy the same together with all other having a similar right to the use thereof for useful or convenient means of access and for all utilities serving the same.

TO HAVE AND TO HOLD the said real property first above described and the said easement hereby granted and conveyed unto the said grantees, their heirs, personal representatives, successors and assigns, forever; together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise, appertaining, free from all exemptions and right of homestead, if any such right or claim the grantor possesses; subject, however, to the reservation unto the grantor, Katie Mae Jackson, her heirs, personal representatives, successors and assigns, of the right to use said easement concurrent with the grantees.

It is further understood and agreed between the parties hereto that none of the parties hereto, their heirs, personal representatives, successors or assigns, are in any way bound to construct a road over the easement described above or to keep the same in repair; nor do any of the parties hereto, their heirs, personal representatives, successors or assigns assume any liability or responsibility to either of the other parties hereto, their heirs, personal representatives, successors or assigns, or any other persons using said roadway by invitation, expressed or implied, or by reason of any business conducted with any of the parties hereto, their heirs, personal representatives, successors or assigns; provided, however, the parties hereto, their respective heirs, personal representatives, successors and assigns are expressly granted the privilege of paving said private roadway and easement or any part thereof at the cost and expense of the party or parties commencing said paving.

And I, the said Katie Mae Jackson, an unmarried widow, do hereby covenant that the said Katie Mae Jackson is well seized of an indefeasible estate in fee simple in the said property and has a good right to convey the same; that the parcel hereby conveyed first above described is free of all liens or encumbrances, and that the portions thereof conveyed for easement purposes is free of all liens or encumbrances except the easement for ingress and egress as herein granted and reserved and further except for any easements or easement rights in others of record as to the portion of said easement over which the grantor has an easement; and said property is further conveyed subject to the lien of ad valorem real property taxes for 1984 and subsequent years; and that I, my heirs, personal representatives, successors and assigns, the grantees, their heirs, personal representatives, successors 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 14 day of October, 1984.


(SEAL)
Katie Mae Jackson

Signed, sealed and delivered
in the presence of:

10-1969 PAGE 972

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Katie Mae Jackson, an unmarried widow, 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 11th day of October, 1984.

[Handwritten Signature]
Notary Public, State of Florida
at Large
My Commission Expires: 11/1/2001

3/5
27.00
27.00
1.00
OR BK 5544 PG 1716
Escambia County, Florida
INSTRUMENT 2004-314469
BEEB BOC STAMPS PD @ ESC CO \$ 0.70
12/21/04 ERNIE LEE NAGAH, CLERK

1. This instrument prepared by:
MARK R. WHITTAKER
17 West Cervantes Street
Pensacola, Florida 32501

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 21st day of December, 2004, by Samuel M. Smith, a married man whose post office address is 3002 Ashbury Lane, Cantonment, Florida 32533 and Thelma Eloise Smith, an unmarried woman whose post office address is 1690 Katie Mae Lane, Pensacola, Florida 32534 and Joyce T. Rusk, a married woman whose post office address is 1650 Katie Mae Lane, Pensacola, Florida 32534, first party to ~~JOYCE T. RUSK~~ and WILLIAM G. RUSK, husband and wife, whose post office address is 1650 Katie Mae Lane, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party for and in consideration of the sum of \$10.00 & OVG, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

See attached legal description.

The grantors jointly own the property herein described and assert the property is not their homestead.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

To Have and to Hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

OR BK 5544 PG 1717
Escambia County, Florida
INSTRUMENT 2004-314469

Signed, sealed and delivered
in the presence of:

Lauren Basilli Samuel M. Smith
LAUREN BASILLI SAMUEL M. SMITH

Thelma Eloise Smith
THELMA ELOISE SMITH

JULIE LIEN
JULIE LIEN

Joyce T. Rusk
JOYCE T. RUSK

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid in the County aforesaid to take acknowledgments, personally appeared Samuel M. Smith, Thelma Eloise Smith, and Joyce T. Rusk to me personally known to be the persons described and who executed the foregoing instrument and who acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 21st day of December, 2004.



Clara Autumn Zornes
My Commission DD337845
Expires September 06, 2008

Clara A Z
NOTARY PUBLIC
My Commission Expires.

**POINT OF
COMMENCEMENT**

SOUTHWEST CORNER OF SECTION
10, TOWNSHIP 1 SOUTH, RANGE
30 WEST, ESCAMBIA COUNTY,
FLORIDA, AND SOUTHWEST
CORNER OF BLOCK 5, NATIONAL
LAND SALES COMPANY
SUBDIVISION...

OR BK 5544 PG 1718
Escambia County, Florida
INSTRUMENT 2004-314469

RCD Dec 21, 2004 11:42 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-314469

WEX

W

ON

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 5, NATIONAL LAND SALES COMPANY SUBDIVISION OF SAID SECTION 10, AS RECORDED IN DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 10 AND THE WEST LINE OF SAID BLOCK 5 FOR A DISTANCE OF 996.24 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 5; THENCE DEPARTING SAID WEST LINE OF SECTION 10, GO NORTH 89 DEGREES 21 MINUTES 02 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 424.14 FEET TO AN INTERSECTION WITH THE EAST LINE OF PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3471 AT PAGE 381 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE GO NORTH 00 DEGREES 01 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE FOR A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID EAST LINE, GO NORTH 89 DEGREES 21 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 235.79 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 5 OF SAID BLOCK 5; THENCE GO SOUTH 00 DEGREES 23 MINUTES 26 SECONDS EAST ALONG SAID EAST LINE OF LOT 5 FOR A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 5; THENCE GO SOUTH 89 DEGREES 21 MINUTES 02 SECONDS WEST ALONG THE AFORESAID NORTH LINE OF LOT 6 FOR A DISTANCE OF 235.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 5, BLOCK 5, NATIONAL LAND SALES COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY, AND CONTAINS 1179.91 SQUARE FEET.

SURVEYOR'S NOTES:

- 1.) THE DRAWING AS SHOWN HEREON IS FOR DESCRIPTION PURPOSES ONLY AND NOT TO BE USED AS A FIELD SURVEY.
- 2.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.
- 3.) SOURCE OF INFORMATION: THE DESCRIPTIONS AS FURNISHED BY CLIENT, O.R. BOOK 240, PAGE 181, O.R. BOOK 319, PAGE 37, O.R. BOOK 918, PAGE 537, O.R. BOOK 1362, PAGE 416, O.R. BOOK 1969, PAGE 970, O.R. BOOK 2813, PAGE 870, AND O.R. BOOK 3471, PAGE 381, ALL RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THE RECORD PLAT OF NATIONAL LAND SALES SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, OF SAID COUNTY, AS RECORDED IN DEED BOOK 89, AT PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY; THE RECORD PLAT OF ASHLAND VILLA PARK, AS RECORDED IN PLAT BOOK 8, AT PAGE 27 OF THE PUBLIC RECORDS OF SAID COUNTY; AND SURVEYS BY OTHERS.
- 4.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 5.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT UPON REQUEST.