



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

1025 - 25

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	HESEMAN MICHELE LE TRUSTEE FOR HESEMAN MICHELE LE REVOCABLE TRUST 07-10-2024 3910 MCCLELLAN RD PENSACOLA, FL 32503 3910 MCCLELLAN RD 03-4492-775 LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 LESS BEG AT MOST NLY COR OF LT 7 FOR POB (Full legal attached.)	Certificate #	2023 / 1372
		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)
# 2023/1372	06/01/2023	5,820.21	291.01	6,111.22
→ Part 2: Total*				6,111.22

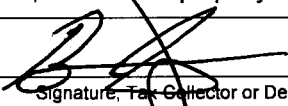
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/1463	06/01/2024	6,318.04	6.25	419.89	6,744.18
Part 3: Total*					6,744.18

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)	12,855.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,584.88
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)	18,815.28

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 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.	181,624.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 LESS BEG AT MOST NLY COR OF LT 7 FOR POB S 65 DEG 22 MIN 06 SEC E ALG NE LI OF LT 129 14/100 FT TO MOST ELY COR OF LT N 73 DEG 41 MIN 29 SEC W 134 50/100 FT TO A PT ON CIRCULAR CURVE CONCAVE TO SW HAVING A RADIUS OF 50 FT NLY ALG ARC OF SD CURVE AN ARC DISTANCE OF 20 FT (CHORD DISTANCE OF 19 87/100 FT CHORD BEARING OF N 36 DEG 05 MIN 27 SEC E) TO POB SHEET E

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500208

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

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
03-4492-775	2023/1372	06-01-2023	LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 LESS BEG AT MOST NLY COR OF LT 7 FOR POB S 65 DEG 22 MIN 06 SEC E ALG NE LI OF LT 129 14/100 FT TO MOST ELY COR OF LT N 73 DEG 41 MIN 29 SEC W 134 50/100 FT TO A PT ON CIRCULAR CURVE CONCAVE TO SW HAVING A RADIUS OF 50 FT NLY ALG ARC OF SD CURVE AN ARC DISTANCE OF 20 FT (CHORD DISTANCE OF 19 87/100 FT CHORD BEARING OF N 36 DEG 05 MIN 27 SEC E) TO POB SHEET E

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
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-21-2025
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: 331S308300071114 Account: 034492775 Owners: HESEMAN MICHELE LE TRUSTEE FOR HESEMAN MICHELE LE REVOCABLE TRUST 07-10-2024 Mail: 3910 MCCLELLAN RD PENSACOLA, FL 32503 Situs: 3910 MCCLELLAN RD 32503 Use Code: SINGLE FAMILY RESID 🔑 Taxing Authority: PENSACOLA CITY LIMITS 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>2024</td> <td>\$90,000</td> <td>\$273,248</td> <td>\$363,248</td> <td>\$363,248</td> </tr> <tr> <td>2023</td> <td>\$85,000</td> <td>\$262,368</td> <td>\$347,368</td> <td>\$329,154</td> </tr> <tr> <td>2022</td> <td>\$85,000</td> <td>\$234,152</td> <td>\$319,152</td> <td>\$299,231</td> </tr> </tbody> </table> <div> Disclaimer </div> <div> Tax Estimator </div> <div> Change of Address </div> <div> File for Exemption(s) Online </div> <div> Report Storm Damage </div>	Year	Land	Imprv	Total	Cap Val	2024	\$90,000	\$273,248	\$363,248	\$363,248	2023	\$85,000	\$262,368	\$347,368	\$329,154	2022	\$85,000	\$234,152	\$319,152	\$299,231																																				
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Sales Data Type List: 🔑 <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/10/2024</td> <td>9176</td> <td>908</td> <td>\$100</td> <td>WD</td> <td>N</td> <td>📄</td> </tr> <tr> <td>07/17/2020</td> <td>8336</td> <td>1355</td> <td>\$275,000</td> <td>TR</td> <td>N</td> <td>📄</td> </tr> <tr> <td>08/23/2013</td> <td>7069</td> <td>1917</td> <td>\$100</td> <td>WD</td> <td>N</td> <td>📄</td> </tr> <tr> <td>09/1977</td> <td>1144</td> <td>966</td> <td>\$56,000</td> <td>WD</td> <td>N</td> <td>📄</td> </tr> <tr> <td>01/1976</td> <td>969</td> <td>718</td> <td>\$50,000</td> <td>WD</td> <td>N</td> <td>📄</td> </tr> <tr> <td>12/1974</td> <td>857</td> <td>982</td> <td>\$40,000</td> <td>CT</td> <td>N</td> <td>📄</td> </tr> <tr> <td>11/1971</td> <td>577</td> <td>577</td> <td>\$49,500</td> <td>WD</td> <td>N</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	Multi Parcel	Records	07/10/2024	9176	908	\$100	WD	N	📄	07/17/2020	8336	1355	\$275,000	TR	N	📄	08/23/2013	7069	1917	\$100	WD	N	📄	09/1977	1144	966	\$56,000	WD	N	📄	01/1976	969	718	\$50,000	WD	N	📄	12/1974	857	982	\$40,000	CT	N	📄	11/1971	577	577	\$49,500	WD	N	📄	2024 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 OR 9176 P 908 LESS BEG AT MOST NLY COR OF LT 7 FOR... 🔑 Extra Features UTILITY BLDG
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Parcel Information	Launch Interactive Map																																																								

Section
Map Id:
33-15-30-5

Approx.
Acreage:
0.3430

Zoned: 
R-1AAAA

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



MCCLELLAN CIR

MCCLELLAN



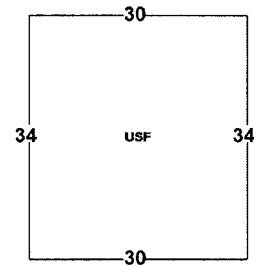
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 3910 MCCLELLAN RD, Improvement Type: SINGLE FAMILY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 62975

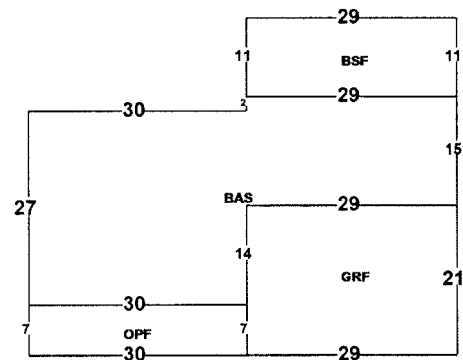
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-HARDWOOD
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 3403 Total SF

BASE AREA - 1245
BASE SEMI FIN - 319
GARAGE FIN - 609
OPEN PORCH FIN - 210
UPPER STORY FIN - 1020



Images



10/20/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01372**, 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:

LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 OR 9176 P 908 LESS BEG AT MOST NLY COR OF LT 7 FOR POB S 65 DEG 22 MIN 06 SEC E ALG NE LI OF LT 129 14/100 FT TO MOST ELY COR OF LT N 73 DEG 41 MIN 29 SEC W 134 50/100 FT TO A PT ON CIRCULAR CURVE CONCAVE TO SW HAVING A RADIUS OF 50 FT NLY ALG ARC OF SD CURVE AN ARC DISTANCE OF 20 FT (CHORD DISTANCE OF 19 87/100 FT CHORD BEARING OF N 36 DEG 05 MIN 27 SEC E) TO POB SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034492775 (1025-25)

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

MICHELE LE HESEMAN TRUSTEE FOR MICHELE LE HESEMAN REVOCABLE TRUST

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 October, which is the **1st** day of **October 2025**.

Dated this 13th 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

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 #: 03-4492-775 CERTIFICATE #: 2023-1372

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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 14, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **03-4492-775**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHELE LE HESEMAN AS TRUSTEE OF THE MICHELE LE HESEMAN REVOCABLE TRUST DATED JULY 10, 2024**

By Virtue of Trustee's Deed recorded 7/23/2020 in OR 8336/1355 together with Warranty Deed to Trust recorded 7/17/2024 in OR 9176/908

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 #: 03-4492-775

Assessed Value: \$363,248.00

Exemptions: HOMESTEAD EXEMPTION

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: OCT 1, 2025

TAX ACCOUNT #: 03-4492-775

CERTIFICATE #: 2023-1372

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>2024</u> tax year.

MICHELE LE HESEMAN AS TRUSTEE
3910 MCCLELLAN RD
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025.

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



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

July 14, 2025

Tax Account #:03-4492-775

LEGAL DESCRIPTION EXHIBIT "A"

LT 7 BLK 114 CORDOVA PARK UNIT 17 PB 7 P 36 OR 8336 P 1355 OR 9176 P 908 LESS BEG AT MOST NLY COR OF LT 7 FOR POB S 65 DEG 22 MIN 06 SEC E ALG NE LI OF LT 129 14/100 FT TO MOST ELY COR OF LT N 73 DEG 41 MIN 29 SEC W 134 50/100 FT TO A PT ON CIRCULAR CURVE CONCAVE TO SW HAVING A RADIUS OF 50 FT NLY ALG ARC OF SD CURVE AN ARC DISTANCE OF 20 FT (CHORD DISTANCE OF 19 87/100 FT CHORD BEARING OF N 36 DEG 05 MIN 27 SEC E) TO POB SHEET E

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-4492-775(1025-25)

Recorded in Public Records 7/23/2020 9:05 AM OR Book 8336 Page 1355,
Instrument #2020059791, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,925.00

Prepared by and return to:
Emerald Coast Title, Inc. - Gulf Breeze Branch
83 Baybridge
Gulf Breeze, FL 32561
850-972-1100
File Number: 2020-3315

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 17th day of July, 2020 between Mary E. Windholz, Individually and as Trustee of the Mary E. Windholz Revocable Living Trust dated November 3, 2009 whose post office address is 428 Airport Blvd., Pensacola, FL 32503, grantor, and Michele Heseman, a married woman whose post office address is 3910 McClellan Road, Pensacola, FL 32503, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 7, Block 114, Cordova Park, Unit No. 17, a subdivision of a portion of Section 17, Township 1 South, Range 29 West, and of Section 3, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to plat of said Subdivision recorded in Plat Book 7, at page 36 of the public records of said county. LESS AND EXCEPT therefrom a triangular shape parcel being more particularly described as follows: Commence at the most Northerly corner of Lot 7, Block 114, Cordova Park, Unit No. 17, according to the plat recorded in Plat Book 7 at page 36 of the public records of Escambia County, Florida, for the point of beginning; thence South 65 degrees 22 minutes 06 seconds East along the Northeast line of said Lot 7 for a distance of 129.14 feet to the most Easterly corner of said Lot 7; thence North 73 degrees 41 minutes 29 seconds West for a distance of 134.50 feet to a point on the Northwest line of the said Lot 7, said point being the point of curve of a circular curve concave to the Southwest having a radius of 50.00 feet; thence Northerly along the arc of said curve for an arc distance of 20.00 feet (chord distance of 19.87 feet, chord bearing of North 36 degrees 05 minutes 27 seconds East) to the point of beginning.
Parcel Identification Number: 331S308300071114

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2019.

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

Signed, sealed and delivered in our presence:

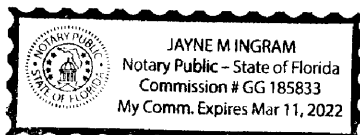
Jayne M. Ingram
Witness Name: *Jayne M. Ingram*
William W. Tolbert
Witness Name: *William W. Tolbert*

Mary E. Windholz
Mary E. Windholz
Mary E. Windholz, Trustee
Mary E. Windholz, Trustee

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2020 by Mary E. Windholz, Individually and as Trustee of the Mary E. Windholz Revocable Living Trust dated November 3, 2009, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jayne M. Ingram
Notary Public
Printed Name: *Jayne M. Ingram*
My Commission Expires: *3-11-22*

DoubleTime®

BK: 8336 PG: 1356 Last Page

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 3910 McClellan Road, Pensacola, FL 32503

THE COUNTY () HAS ACCEPTED (X) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of The City of Pensacola to maintain, repair and improve the road.

This form completed by:

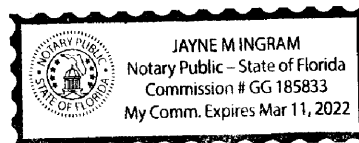
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

Mary E. Windholz, Trustee
Mary E. Windholz, Trustee

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2020 by Mary E. Windholz, Trustee of the Mary E. Windholz Revocable Living Trust dated November 3, 2009, who ☐ is personally known or ☒ has produced a driver's license as identification.

Jayne M. Ingram
Notary Public



Recorded in Public Records 7/17/2024 3:55 PM OR Book 9176 Page 908,
Instrument #2024054695, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared without survey or title by
AMY P. SLAMAN ESQ.
CLARK PARTINGTON
4100 Legendary Dr., Suite 200
Destin, FL 32541

PARCEL ID: 331S308300071114

WARRANTY DEED TO TRUST
(3910 McClellan Rd)

KNOW ALL MEN BY THESE PRESENTS that **MICHELE HESEMAN**, a single woman (the "Grantor"), whose address is 3910 McClellan Road, Pensacola, Florida 32503, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto **MICHELE LE HESEMAN, as trustee of the MICHELE LE HESEMAN REVOCABLE TRUST DATED JULY 10, 2024** (hereinafter the "Trust" or "Grantee"), whose address is 3910 McClellan Road, Pensacola, Florida 32503, and the successors and assigns of Grantee forever, all of the Grantors interest in and to the real property situate, lying and being in *Escambia County, Florida* (the "Property"), more particularly described as follows:

Lot 7, Block 114, Cordova Park, Unit No. 17, a subdivision of a portion of Section 17, Township 1 South, Range 29 West, and of Section 3, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to plat of said Subdivision recorded in Plat Book 7, at page 36 of the public records of said county. LESS AND EXCEPT therefrom a triangular shape parcel being more particularly described as follows: Commence at the most Northerly corner of Lot 7, Block 114, Cordova Park, Unit No. 17, according to the plat recorded In Plat Book 7 at page 36 of the public records of Escambia County, Florida, for the point of beginning; thence South 65 degrees 22 minutes 06 seconds East along the Northeast line of said Lot 7 for a distance of 129.14 feet to the most Easterly corner of said Lot 7; thence North 73 degrees 41 minutes 29 seconds West for a distance of 134.50 feet to a point on the Northwest line of the said Lot 7, said point being the point of curve of a circular curve concave to the Southwest having a radius of 50.00 feet; thence Northerly along the arc of said curve for an arc distance of 20.00 feet (chord distance of 19.87 feet, chord bearing of North 36 degrees 05 minutes 27 seconds East) to the point of beginning.

Subject property IS the constitutional homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

TO HAVE AND TO HOLD the Property in fee simple upon the Trust and for the uses and purposes herein and as set forth in the trust agreement.

Notwithstanding anything herein to the contrary, the Grantor hereby retains the right to use, possess, and occupy the Property as the Grantor's personal residence during her lifetime, when such is used as the Grantor's homestead within the meaning given to the term homestead by the State of Florida Constitution and applicable Florida Statutes pertaining thereto.

The Trustee named herein shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. The powers of the Trustee and all successor trustees of the Trust shall extend to any and all rights which the Grantor possesses in the above described Property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

In the Trustee named hereinabove cannot continue to serve, then the successor Trustee as is designated in the Trust shall serve as successor Trustee. Any successor Trustee is hereby granted the same powers with respect to the real property described above as are granted to the Trustee of the Trust in this deed.

Any person dealing with the Trustee shall deal with such Trustee in the order as set forth in the Trust. However, no person shall deal with a successor Trustee of the Trust until one or more of the following have been received by said person or placed of record in the aforementioned county:

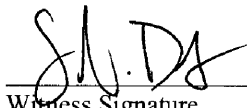
- A. The written resignation of a prior trustee sworn to or acknowledged before a notary public.
- B. A certified death certificate of a prior trustee.
- C. The order of a court of competent jurisdiction adjudicating a prior trustee incapacitated, or removing a trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the trustee is unable to manage his own affairs or is physically or mentally incapable of handling the duties of trustee.
- E. The written removal of a successor trustee and/or the appointment of an additional successor trustee by the grantor of the trust sworn to or acknowledged before a notary public; this right being reserved to the grantor.
- F. A conveyance from the prior trustee to a successor trustee.

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AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property; that the Property is free of all encumbrances; except taxes accruing subsequent to the end of the prior year; and Grantor will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set its hand and seal this 10th day of July, 2024.

Signed, sealed and delivered in the presence of:


Witness Signature


MICHELE HESEMAN

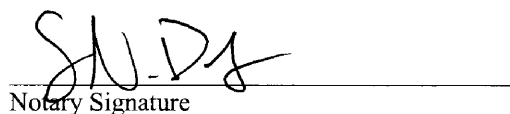
Printed name of witness: Sara N. Davis
125 E. Intendencia Street
Pensacola, FL 32502


Witness Signature

Printed name of witness: Kerri M. Harrigill
125 E. Intendencia Street
Pensacola, FL 32502
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence this 10th day of July, 2024, by MICHELE HESEMAN who ☒ is personally known to me or ☐ has produced as identification.




Notary Signature