



# 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

1125-64

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	HAWKS ANDREW 4576 RESMONDO LANE PENSACOLA, FL 32526 4576 RESMONDO LN 09-1671-705 BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DE (Full legal attached.)	Certificate #	2023 / 4089
		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)
# 2023/4089	06/01/2023	3,808.15	190.41	3,998.56
→ Part 2: Total*				3,998.56

## 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)
# 2024/4239	06/01/2024	3,895.52	6.25	267.82	4,169.59
Part 3: Total*					4,169.59

## 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)	8,168.15
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,650.75
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)	12,193.90

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: [Signature] 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. <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.	152,494.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</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.

BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DEG 35 MIN 47 SEC E 196.93 FT TO PC OF A CURVE HAVING A RADIUS OF 715.03 FT (CENTRAL ANG 05 DEG 57 MIN 53 SEC CH = S 10 DEG 36 MIN 50 SEC W 74.43 FT) SWLY ALG CURVE TO LEFT AN ARC DIST OF 74.46 FT TO NE COR OF PARCEL DESC IN OR 7493 P 340 CONT SWLY ALG AFORESAID CURVE HAVING A RADIUS OF 715.23 FT AN ARC DIST OF 75 FT (CENTRAL ANG = 06 DEG 00 MIN 28 SEC S 04 DEG 37 MIN 40 SEC W 74.46 FT) TO PT S 01 DEG 37 MIN 26 SEC W 244.50 FT S 07 DEG 28 MIN 53 SEC W 130.75 FT S 06 DEG 05 MIN 59 SEC W 63.98 FT SOR SE COR OF PARCEL DESC IN OR 7493 P 338 N 75 DEG 18 MIN 22 SEC W ALG S LI OF AFORESAID PARCEL 563.67 FT FOR POB N 75 DEG 18 MIN 22 SEC W 302 FT N 50 DEG 11 MIN 44 SEC W ALG THE SLY LI OF AFORESAID PARCEL 44.07 FT N 44 DEG 02 MIN 33 SEC E 172.11 FT S 46 DEG 55 MIN 57 SEC W 18.35 FT S 75 DEG 18 MIN 22 SEC E 241.41 FT S 14 DEG 41 MIN 38 SEC W 160 TO POB OR 8155 P 1099

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500433

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
09-1671-705	2023/4089	06-01-2023	BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DEG 35 MIN 47 SEC E 196.93 FT TO PC OF A CURVE HAVING A RADIUS OF 715.03 FT (CENTRAL ANG 05 DEG 57 MIN 53 SEC CH = S 10 DEG 36 MIN 50 SEC W 74.43 FT) SWLY ALG CURVE TO LEFT AN ARC DIST OF 74.46 FT TO NE COR OF PARCEL DESC IN OR 7493 P 340 CONT SWLY ALG AFORESAID CURVE HAVING A RADIUS OF 715.23 FT AN ARC DIST OF 75 FT (CENTRAL ANG = 06 DEG 00 MIN 28 SEC S 04 DEG 37 MIN 40 SEC W 74.46 FT) TO PT S 01 DEG 37 MIN 26 SEC W 244.50 FT S 07 DEG 28 MIN 53 SEC W 130.75 FT S 06 DEG 05 MIN 59 SEC W 63.98 FT SOR SE COR OF PARCEL DESC IN OR 7493 P 338 N 75 DEG 18 MIN 22 SEC W ALG S LI OF AFORESAID PARCEL 563.67 FT FOR POB N 75 DEG 18 MIN 22 SEC W 302 FT N 50 DEG 11 MIN 44 SEC W ALG THE SLY LI OF AFORESAID PARCEL 44.07 FT N 44 DEG 02 MIN 33 SEC E 172.11 FT S 46 DEG 55 MIN 57 SEC W 18.35 FT S 75 DEG 18 MIN 22 SEC E 241.41 FT S 14 DEG 41 MIN 38 SEC W 160 TO POB OR 8155 P 1099

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 - 2023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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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		Assessments				
<b>Parcel ID:</b>	2815311000033001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	091671705	2024	\$25,805	\$305,383	\$331,188	\$304,988
<b>Owners:</b>	HAWKS ANDREW	2023	\$25,805	\$289,476	\$315,281	\$296,105
<b>Mail:</b>	4576 RESMONDO LANE PENSACOLA, FL 32526	2022	\$25,805	\$261,676	\$287,481	\$287,481
<b>Situs:</b>	4576 RESMONDO LN 32526	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID 🔑	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

<b>Sales Data</b> Type List: 🔑		2024 Certified Roll Exemptions				
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel</b>	<b>Records</b>
08/29/2019	8155	1099	\$100	QC	N	📄
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		<b>Legal Description</b>				
		BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DEG 35 MIN 47... 🔑				
		<b>Extra Features</b>				
		BARN				

Parcel Information		<a href="#">Launch Interactive Map</a>				
<b>Section</b>	78					
<b>Map Id:</b>	28-15-31-1					
<b>Approx. Acreage:</b>	1.1101					
<b>Zoned:</b> 🔑	LDR					
<b>Evacuation &amp; Flood Information</b>	<a href="#">Open Report</a>	<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>				
		<b>Buildings</b>				
		Improvement Type: SINGLE FAMILY, Year Built: 2020, Effective Year: 2020, PA Building ID#: 148004				

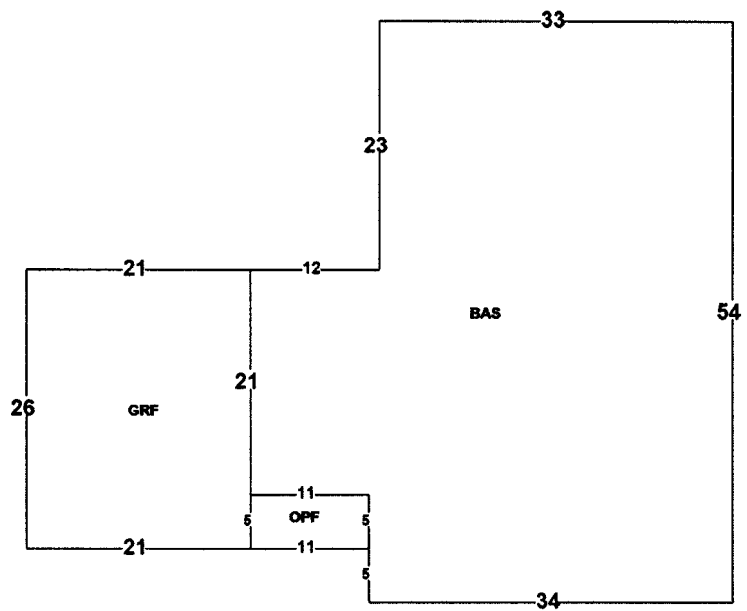
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-TILE/STAIN CONC/BRICK**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-1**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

 Areas - 2645 Total SF

**BASE AREA - 2044**

**GARAGE FIN - 546**

**OPEN PORCH FIN - 55**



images



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:05/15/2025 (tc.4616)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025036081 5/16/2025 10:37 AM  
OFF REC BK: 9318 PG: 1521 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04089**, 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:

(see attached)

**SECTION 28, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091671705 (1125-64)**

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

**ANDREW HAWKS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025**.

Dated this 16th 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

## LEGAL DESCRIPTION

BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DEG 35 MIN 47 SEC E 196.93 FT TO PC OF A CURVE HAVING A RADIUS OF 715.03 FT (CENTRAL ANG 05 DEG 57 MIN 53 SEC CH = S 10 DEG 36 MIN 50 SEC W 74.43 FT) SWLY ALG CURVE TO LEFT AN ARC DIST OF 74.46 FT TO NE COR OF PARCEL DESC IN OR 7493 P 340 CONT SWLY ALG AFORESAID CURVE HAVING A RADIUS OF 715.23 FT AN ARC DIST OF 75 FT (CENTRAL ANG = 06 DEG 00 MIN 28 SEC S 04 DEG 37 MIN 40 SEC W 74.46 FT) TO PT S 01 DEG 37 MIN 26 SEC W 244.50 FT S 07 DEG 28 MIN 53 SEC W 130.75 FT S 06 DEG 05 MIN 59 SEC W 63.98 FT SOR SE COR OF PARCEL DESC IN OR 7493 P 338 N 75 DEG 18 MIN 22 SEC W ALG S LI OF AFORESAID PARCEL 563.67 FT FOR POB N 75 DEG 18 MIN 22 SEC W 302 FT N 50 DEG 11 MIN 44 SEC W ALG THE SLY LI OF AFORESAID PARCEL 44.07 FT N 44 DEG 02 MIN 33 SEC E 172.11 FT S 46 DEG 55 MIN 57 SEC W 18.35 FT S 75 DEG 18 MIN 22 SEC E 241.41 FT S 14 DEG 41 MIN 38 SEC W 160 TO POB OR 8155 P 1099



# 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 #: 09-1671-705 CERTIFICATE #: 2023-4089

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: August 11, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 11, 2025

Tax Account #: **09-1671-705**

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

**By Virtue of Enhanced Life Estate Deed recorded 3/16/2016 in OR 7493/338 together with Death Certificate recorded 6/17/2016 in OR 7542/811, Death Certificate recorded 9/19/2016 in OR 7969/997, and Quit Claim Deed recorded 8/29/2019 in OR 8155/1099**

**ABTRACTOR'S NOTE: WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL**

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) 2022-2024 are delinquent.**

**Tax Account #: 09-1671-705**

**Assessed Value: \$304,988.00**

**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:** NOV 5, 2025

**TAX ACCOUNT #:** 09-1671-705

**CERTIFICATE #:** 2023-4089

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.

**ANDREW HAWKS**  
**4576 RESMONDO LN**  
**PENSACOLA, FL 32526**

**ANDREW HAWKS**  
**7010 KLONDIKE RD**  
**PENSACOLA, FL 32626**

**ANDREW HAWKS**  
**6704 BELLVIEW PINES PL**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 11<sup>th</sup> day of August 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

August 11, 2025

Tax Account #:09-1671-705

### LEGAL DESCRIPTION EXHIBIT "A"

BEG NE COR OF SEC S 06 DEG 06 MIN 54 SEC W ALG E LI OF SEC 451 FT CONT SAME COURSE 144.08 FT S 13 DEG 35 MIN 47 SEC E 196.93 FT TO PC OF A CURVE HAVING A RADIUS OF 715.03 FT (CENTRAL ANG 05 DEG 57 MIN 53 SEC CH = S 10 DEG 36 MIN 50 SEC W 74.43 FT) SWLY ALG CURVE TO LEFT AN ARC DIST OF 74.46 FT TO NE COR OF PARCEL DESC IN OR 7493 P 340 CONT SWLY ALG AFORESAID CURVE HAVING A RADIUS OF 715.23 FT AN ARC DIST OF 75 FT (CENTRAL ANG = 06 DEG 00 MIN 28 SEC S 04 DEG 37 MIN 40 SEC W 74.46 FT) TO PT S 01 DEG 37 MIN 26 SEC W 244.50 FT S 07 DEG 28 MIN 53 SEC W 130.75 FT S 06 DEG 05 MIN 59 SEC W 63.98 FT SOR SE COR OF PARCEL DESC IN OR 7493 P 338 N 75 DEG 18 MIN 22 SEC W ALG S LI OF AFORESAID PARCEL 563.67 FT FOR POB N 75 DEG 18 MIN 22 SEC W 302 FT N 50 DEG 11 MIN 44 SEC W ALG THE SLY LI OF AFORESAID PARCEL 44.07 FT N 44 DEG 02 MIN 33 SEC E 172.11 FT S 46 DEG 55 MIN 57 SEC W 18.35 FT S 75 DEG 18 MIN 22 SEC E 241.41 FT S 14 DEG 41 MIN 38 SEC W 160 TO POB OR 8155 P 1099

SECTION 28, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1671-705(1125-64)

**ENHANCED LIFE ESTATE DEED**

STATE OF FLORIDA  
ESCAMBIA COUNTY

This Deed, between the Grantor, GREENE B. HAWKS and MARY M. HAWKS, husband and wife, whose address is 7010 Klondike Rd., Pensacola FL 32626, and the Grantee, our sons, DEMPSEY CLAYTON HAWKS and ANDREW DAVID HAWKS, as joint tenants with right of survivorship, whose address is 7010 Klondike Rd., Pensacola FL 32626.

WITNESSETH, That the Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

SEE ATTACHED EXHIBIT "A".

PROPERTY ADDRESS : 7010 Klondike Rd., Pensacola FL 32626  
PROPERTY IDENTIFICATION NO.: 281S311000029001

Being the same property described in OR Book 3060 Page 193.


Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record, if any.

EXPRESSLY RESERVING a life estate unto the GREENE B. HAWKS and MARY M. HAWKS, husband and wife, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, to the Grantee.

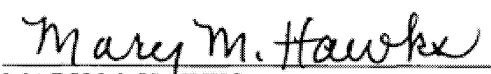
EXECUTED this 14 day of March, 2016.

Signed, sealed and delivered in the presence of:

  
S. A. RODDENBERY, JR.


  
MELINDA L. BROOME

  
GREENE B. HAWKS

  
MARY M. HAWKS

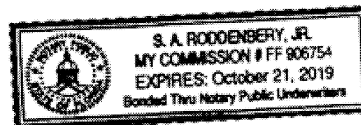
STATE OF FLORIDA  
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 14 day of March, 2016, by GREENE B. HAWKS and MARY M. HAWKS, husband and wife, ( ) who are personally known to me or (X) who have produced Florida Driver License as identification.

  
S. A. RODDENBERY, JR.  
NOTARY PUBLIC, State of Florida  
My Commission No.: FF 906754  
My Commission Expires: 10/21/2019

**Prepared by:**

S. A. RODDENBERY, JR.  
S. A. RODDENBERY, JR., P. A.  
3101 W. Michigan Avenue-Suite A  
Pensacola, Florida 32526  
(850) 944-3001



G. 21.  
M. H.

## EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF A SUBDIVISION OF SAID SECTION 28 AS RECORDED IN DEED BOOK 29 AT PAGE 139 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 06°06'54" WEST ALONG THE EAST LINE OF SAID SECTION 28 AND SAID LOT 1, A DISTANCE OF 451.00 FEET; THENCE CONTINUE SOUTH 06°06'54" WEST A DISTANCE OF 144.08 FEET; THENCE PROCEED SOUTH 13°35'47" WEST A DISTANCE OF 196.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 715.23 FEET, A CENTRAL ANGLE OF 05°57'53", A TANGENT DISTANCE OF 37.26 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 10°36'50" WEST 74.43 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 715.23 FEET, A CENTRAL ANGLE OF 06°00'28", A TANGENT DISTANCE OF 37.52 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04°37'40" WEST, 74.96 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.99 FEET TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 01°37'26" WEST A DISTANCE OF 244.50 FEET; THENCE PROCEED SOUTH 07°28'53" WEST A DISTANCE OF 130.75 FEET; THENCE PROCEED SOUTH 05°52'06" EAST A DISTANCE OF 63.98 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 1; THENCE PROCEED NORTH 75°18'22" WEST, A DISTANCE OF 865.67 FEET; THENCE PROCEED NORTH 50°17'28" WEST A DISTANCE OF 67.54 FEET; THENCE PROCEED NORTH 05°45'54" WEST A DISTANCE OF 67.70 FEET; THENCE PROCEED NORTH 69°46'18" WEST A DISTANCE OF 186.41 FEET TO THE EASTERLY EDGE OF AN 18 FOOT WIDE GRADED ROAD KNOWN AS KLONDIKE ROAD (MAINTAINED R/W WIDTH 50'); THENCE PROCEED NORTH 44°02'25" EAST ALONG THE EDGE OF SAID 18 FOOT WIDE GRADED ROAD A DISTANCE OF 90.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1439.00 FEET, A CENTRAL ANGLE OF 09°50'13", A TANGENT DISTANCE OF 123.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 39°07'22" EAST, 246.75 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 247.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 528.06 FEET, A CENTRAL ANGLE OF 12°11'11", A TANGENT DISTANCE OF 56.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 28°06'36" EAST, 112.10 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.31 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND THE EASTERLY EDGE OF SAID 18 FOOT WIDE GRADED ROAD PROCEED SOUTH 73°53'06" EAST A DISTANCE OF 856.50 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3978, PAGE 756 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

S. H.  
M. H.

Recorded in Public Records 8/29/2019 1:14 PM OR Book 8155 Page 1099,  
Instrument #2019075951, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

**This Instrument Prepared by:**

Address: Mary Hawks  
7010 Klondike Road  
Pensacola, FL 32526

**Quit Claim Deed**

**This Quit Claim Deed**, executed on this 29 day of AUGUST 2019,  
between Mary M. Hawks a widow, Grantor, to my son, Andrew Hawks, Grantee,  
whose address is 6704 Bellview Pines Place, Pensacola Florida 32526.

WITNESSETH: The Grantor for and in consideration of the sum of \$ 10.00 (Ten and 00/100 dollars), does hereby remise, release, and quit claim unto the Grantee forever, all the right, interest, claim and demand which the said Grantor 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:

**COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;**  
**THENCE GO SOUTH 06° 06' 54" WEST ALONG THE EAST LINE OF SAID SECTION 28 FOR A DISTANCE OF 451.00 FEET; THENCE CONTINUE SOUTH 06° 06' 54" WEST FOR A DISTANCE OF 144.08 FEET; THENCE GO SOUTH 13° 35' 47" WEST FOR A DISTANCE OF 196.93 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 715.23 FEET, (CENTRAL ANGLE = 05° 57' 53"; CHORD = SOUTH 10° 36' 50" WEST, 74.43 FEET); THENCE GO SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 74.46 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 7493, PAGES 338 THRU 340 OF THE PUBLIC RECORDS OF SAID COUNTY; (NOTE: THE FOLLOWING 4 COURSES ARE ALONG THE EAST LINE OF THAT SAME CERTAIN PARCEL AS RECORDED IN O. R. BOOK 7493,PAGE 338 - 340); THENCE CONTINUE SOUTHWESTERLY ALONG THE AFORESAID CURVE HAVING A RADIUS OF 715.23 FEET FOR AN ARC DISTANCE OF 75.00 FEET (CENTRAL ANGLE = 06° 00' 28"; CHORD = SOUTH 04° 37' 40" WEST ; 74.46 FEET) TO A POINT OF TANGENCY; THENCE GO SOUTH 01° 37' 26" WEST FOR A DISTANCE OF 244.50 FEET; THENCE GO SOUTH 07° 28' 53" WEST FOR A DISTANCE OF 130.75 FEET; THENCE GO SOUTH 06° 05' 59" EAST FOR A DISTANCE OF 63.98 FEET TO THE SOUTHEAST CORNER OF THAT SAME PARCEL AS DESCRIBED IN THE AFORESAID O.R. BOOK 7493, PAGES 338 THRU 340; THENCE GO NORTH 75° 18' 22" WEST ALONG THE SOUTH LINE OF THE AFORESAID PARCEL AS DESCRIBED IN O.R. BOOK 7493, PAGE 338 - 340, FOR A DISTANCE OF 563. 67 FEET TO THE POINT OF BEGINNING;**  
**THENCE CONTINUE NORTH 75° 18' 22" WEST ALONG SAID LINE FOR A DISTANCE OF 302.00 FEET; THENCE GO NORTH 50° 11' 44" WEST, ALONG THE**



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SOUTHERLY LINE OF THE AFORESAID PARCEL AS RECORDED IN O.R. BOOK 7493, PAGE 338, FOR A DISTANCE OF 44.07 FEET; THENCE GO NORTH 44° 02' 33" EAST FOR A DISTANCE OF 172.11 FEET; THENCE GO SOUTH 46° 55' 57" EAST FOR A DISTANCE OF 18.35 FEET; THENCE GO SOUTH 75° 18' 22" EAST FOR A DISTANCE OF 241.41 FEET; THENCE GO SOUTH 14° 41' 38" WEST FOR A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.121 ACRES, MORE OR LESS.

Being the same property described Field Book Survey 355/4-5 Data dated June 25<sup>th</sup>, 2019 by LANDS END SURVEYING, INC.

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

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

S. A. Roddenberry Jr.  
Witness Signature

S. A. RODDENBERRY, JR.  
Printed Name

Mary M. Hawks  
Grantor Signature

Mary M. Hawks  
Grantor Printed Name

Melinda L. Broome  
Witness Signature

MELINDA L. BROOME  
Printed Signature

State of FLORIDA

County of ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of AUGUST, 2019 ~~February 2005~~, by Mary M. Hawks a widow, who is personally know to me or who have produced drivers license or \_\_\_\_\_ as identification and who did/did not take an oath.

S. A. Roddenberry Jr.  
Notary Public (sign)

S. A. RODDENBERRY, JR  
Print or Type name

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My commission expires: 10-21-2019  
(Seal)

