

## **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

1225.69

			Milaro Service	#####################################	and the second second		
Part 1: Tax Deed	Application Infor	mation			15		
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Applic	ation date	Apr 21, 2025		
Property description	EDMONSON CHRISTOPHER K JR 420 WEEPING WILLOW CT MOLINO, FL 32577			Certific	cate #	2023 / 6230	
	1233 BETTS AVE 12-0062-000 LT 32 SCHERER S/D PB 2 P 82 OR 6887 P 1533 OR 6980 P 1414 OR 7571 P 1224		Date o	ertificate issued	06/01/2023		
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed.	Applic	ation	
Column 1	Column er Date of Certific			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
Certificate Number # 2023/6230	06/01/20		Face Amo	1,643.50		82.18	1,725.68
# Z0Z3/0Z30	00/01/20			1,010.00	Part 2: Total*		1,725.68
		Zegy utopen <u>s</u> De			084450 000	Fail 2. I Utai	1,720.00
Column 1 Certificate Number	r Certificates Redeemed by Applicant (Other than County)  Column 2 Column 3 Date of Other Face Amount of Tax Collector's Fee Interest		Total (Column 3 + Column 4				
# /	Certificate Sale	Other (	Certificate	Tax Collector of	-		+ Column 5)
						Part 3: Total*	0.00
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
	ificates in applicant's		XIII, III CONTRACTOR OF THE PARTY OF THE PAR	er certificates rec		by applicant Parts 2 + 3 above)	1,725.68
					0.00		
					0.00		
					200.0		
					175.0		
	ed by tax collector und	der s.197.	542, F.S. (s	see Tax Collecto	or Instru	ctions, page 2)	0.0
7.		·	· · · · · · · · · · · · · · · · · · ·			al Paid (Lines 1-6)	2,100.6
-	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees
	X					Escambia, Florid	la
Sign here:	Sture Vol Collector or Desi	gnoo.		-	Da	ate <u>April 24th, 2</u>	2025
Signi	ature, Tat Collector or Desi	y::ee					

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)			
8.	Processing tax deed fee			
9.	Certified or registered mail charge			
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees			
11.	Recording fee for certificate of notice			
12.	Sheriff's fees			
13.	Interest (see Clerk of Court Instructions, page 2)			
14.	Total Paid (Lines 8-13)			
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.			
16.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)			
Sign	here: Date of sale 12/03/2025 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.

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500302

To: Tax Collector of ES	CAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176- hold the listed tax certificate	•	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
12-0062-000	2023/6230	06-01-2023	LT 32 SCHERER S/D PB 2 P 82 OR 6887 P 1533 OR 6980 P 1414 OR 7571 P 1224
<ul><li>pay all delinquent</li><li>pay all Tax Collect Sheriff's costs, if a</li></ul>	nding tax certificates plus in and omitted taxes, plus in tor's fees, property informat pplicable.	terest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale cer which are in my possession		ation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 50 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Applic	ant's signature		



## Gary "Bubba" Peters Escambia County Property Appraiser

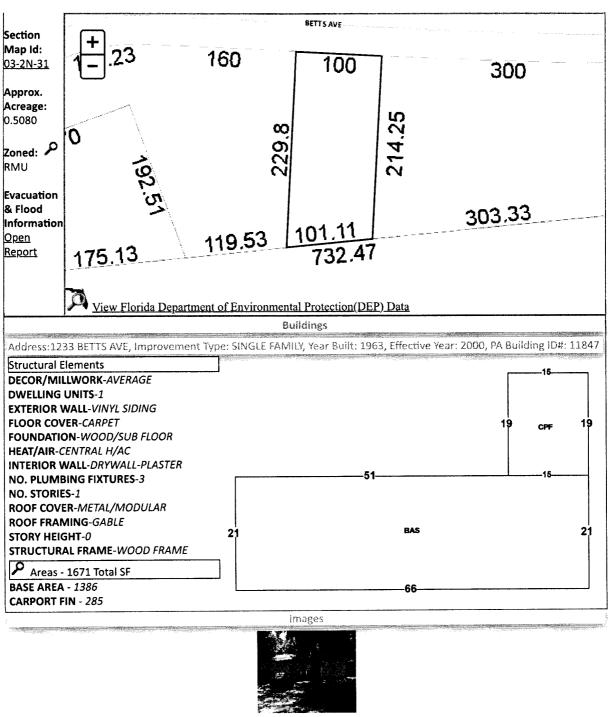
**Real Estate Search** 

**Tangible Property Search** 

Sale List

**Back** 

General Information  Parcel ID: 032N312100000032  Account: 120062000  Dwners: EDMONSON CHRISTOPHER K JR  Mail: 420 WEEPING WILLOW CT MOLINO, FL 32577  Situs: 1233 BETTS AVE 32577  Use Code: SINGLE FAMILY RESID  Taxing Authority: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Ye: 202	Cap Val   Cap Val   Cap Val
Account: 120062000  Dwners: EDMONSON CHRISTOPHER K JR  Mail: 420 WEEPING WILLOW CT MOLINO, FL 32577  Situs: 1233 BETTS AVE 32577  Use Code: SINGLE FAMILY RESID  Taxing Authority: COUNTY MSTU  Tax Inquiry: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford	202	024 \$9,869 \$116,130 \$125,999 \$114,89 023 \$7,268 \$111,375 \$118,643 \$104,45 022 \$7,268 \$100,671 \$107,939 \$94,95 Disclaimer
Dwners: EDMONSON CHRISTOPHER K JR  Mail: 420 WEEPING WILLOW CT MOLINO, FL 32577  Situs: 1233 BETTS AVE 32577  Use Code: SINGLE FAMILY RESID  Taxing Authority: COUNTY MSTU  Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford	20	023 \$7,268 \$111,375 \$118,643 \$104,45 022 \$7,268 \$100,671 \$107,939 \$94,95 Disclaimer
Mail: 420 WEEPING WILLOW CT MOLINO, FL 32577  Situs: 1233 BETTS AVE 32577  Use Code: SINGLE FAMILY RESID  COUNTY MSTU  Tax Inquiry: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford		022 \$7,268 \$100,671 \$107,939 \$94,99 Disclaimer
MOLINO, FL 32577  Situs: 1233 BETTS AVE 32577  Use Code: SINGLE FAMILY RESID  Taxing Authority: COUNTY MSTU  Tax Inquiry: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford		Disclaimer
Use Code: SINGLE FAMILY RESID A  Taxing COUNTY MSTU  Authority: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford		
Taxing  Authority:  Tax Inquiry:  Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford	property and	Tax Estimator
Authority: COUNTY MSTO  Tax Inquiry: Open Tax Inquiry Window  Tax Inquiry link courtesy of Scott Lunsford	J-100-101-	iax Estillator
Tax Inquiry link courtesy of Scott Lunsford		Change of Address
	,Ji	Change of Address
Escambia County lax Collector		File for Exemption(s) Online
		Report Storm Damage
Sales Data Type List: P	20	1024 Certified Roll Exemptions
Sale Date Book Page Value Type Multi Parcel Reco	rds No	None
08/09/2016 7571 1224 \$100 WD N		
02/27/2013 6980 1414 \$100 WD N	ا ۾	
07/26/2012 6887 1533 \$16,000 WD N	Le	egal Description
02/17/2009 6477 76 \$100 WD N	1111	T 32 SCHERER S/D PB 2 P 82 OR 6887 P 1533 OR 6980 P
	11	L414 OR 7571 P 1224
02/1979 1308 652 \$100 QC N	· II	
01/1977 1121 333 \$6,900 WD N		
01/1975 929 481 \$5,100 WD N	ا ﴿	
01/1974 816 897 \$100 QC N	ሕ II	Extra Features None
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	INC	AOHE
Parcel Information		



8/21/2024 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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025038373 5/23/2025 1:39 PM OFF REC BK: 9322 PG: 884 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 06230, 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 32 SCHERER S/D PB 2 P 82 OR 6887 P 1533 OR 6980 P 1414 OR 7571 P 1224

SECTION 03, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120062000 (1225-69)

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

#### CHRISTOPHER K EDMONSON JR

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 December, which is the 3rd day of December 2025.

Dated this 22nd 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.

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 120062000 Certificate Number: 006230 of 2023

Date Of Redemption	6/6/2025	
Clerk's Check	Clerk's Total \$806.40	
Postage	\$0.00 Tax Deed Court Registry \$772.40	
Payor Name	CHRISTOPHER K EDMONSON JR 1233 BETTS AVE MOLINO FL 32577	<b>^</b>
Notes	850-407-0759	<b>~</b>
	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:					
SCO	SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR				
TAX	ACCOUNT #: _	12-0062-000	CERTIFICATE #:	2023-623	0
REPO	ORT IS LIMITED	TITLE INSURANCE. THE FOR THE PERSON(S) EXPRET AS THE RECIPIENT(S)	ESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY
listing tax in encur	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 S	Searched: Septem	ber 12, 2005 to and includ	ing September 12, 2025	Abstractor:	Pam Alvarez
BY					
	Malphel	•			

Michael A. Campbell, As President

Dated: September 15, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

September 15, 2025

Tax Account #: 12-0062-000

1. The Grantee(s) of the last deed(s) of record is/are: CHRISTOPHER K EDMONSON JR

By Virtue of Warranty Deed recorded 7/27/2012 in OR 6887/1533, Corrective Warranty Deed recorded 2/28/2013 in OR 6980/1414 and Corrective Warranty Deed recorded 8/10/2016 in OR 7571/1224

- 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 #: 12-0062-000 Assessed Value: \$114,895.00

**Exemptions: NONE** 

**5.** We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE** 

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a 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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX DEED SALE DATE:		<b>DEC 3, 2025</b>		
TAX ACCOUNT #:		12-0062-000		
CERTIFICATE #:		2023-6230		
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 descale.				
Notin	Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502			
CHRISTOPHER I 1233 BETTS AVE MOLINO, FL 325'		CHRISTOPHER K EDMONSON JR 420 WEEPING WILLOW CT MOLINO, FL 32577		

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

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

BY: Michael A. Campbell, As Its President

Malphel

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

#### PROPERTY INFORMATION REPORT

September 15, 2025 Tax Account #:12-0062-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 32 SCHERER S/D PB 2 P 82 OR 6887 P 1533 OR 6980 P 1414 OR 7571 P 1224

**SECTION 03, TOWNSHIP 2 N, RANGE 31 W** 

TAX ACCOUNT NUMBER 12-0062-000(1225-69)

Recorded in Public Records 07/27/2012 at 08:29 AM OR Book 6887 Page 1533, Instrument #2012057940, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$112.00

Prepared by Charlyne Kilpatrick, an employee of First American Title Insurance Company 810 Scenic Highway Pensacola, Florida 32503 (877)309-7217

Return to: Grantee

File No.: 1005-2780698

#### **WARRANTY DEED**

This indenture made on July 26, 2012 A.D., by

#### Claude W. Ward

whose address is: 1481 Lipford Rd., Marianna, FL 32448 hereinafter called the "grantor", to

#### Christopher K. Edmunson, Jr.

whose address is: 420 Weeping Wilow Ct, Molino, FL 32577

hereinafter called the "grantee":

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, **Florida**, to-wit:

Lot 32, SCHERER SUBDIVISION, a subdivision of a portion of Section 3, Township 2 North, Range 31 West, Escambia County, Florida, according at Plat recorded in Plat Book 2 at Page 82 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 032N31-2100-000-032

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

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

Page 1 of 2 1005 - 2780698 BK: 6887 PG: 1534

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

To Have and to Hold, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

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

PLANUNT	
Claude W. Ward	
Chárlyne Kilpátrick	ness Signature  Name: KIMHIND MAN
State of FL	
County of <b>Escambia</b>	
The Foregoing Instrument Was Acknowledged before Ward who is are personally known to me or who has had identification.	
Notary Public Public	
(Printed Name)	CHARLYNE KILPATRICK MY COMMISSION # DD 983738 EXPIRES: June 20, 2014 Bonded Thru Notary Public Underwriters
My Commission expires:	{Notorial Seal}

Page 2 of 2 1005 - 2780698 BK: 6887 PG: 1535 Last Page

Name of Roadway:

**Betts Avenue** 

2780698

## RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of 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. The disclosure may 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 a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way by construed as an acknowledgement by the County of the veracity of any disclosure statement.

Legal Address of Property: 1233 Betts Avenue, Molino, Florida 32577
The County ( XX ) has accepted ( ) has not accepted the abutting roadway for maintenance
This form completed by: First American Title Insurance Company 810 Scenic Highway Pensacola, Florida 32503
Signed/sealed and delivered in our presence:  Witness Signature  Witness Signature  Print Name: Charlyne Kilpatrick  Print Name: KIM HINER Man
Claude W. Ward  Claude W. Ward  Linguise Leader Lea

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

Recorded in Public Records 02/28/2013 at 10:47 AM OR Book 6980 Page 1414, Instrument #2013013973, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by Charlyne Kilpatrick, an employee of First American Title Insurance Company 810 Scenic Highway Pensacola, Florida 32503 (877)309-7217 File No.: 1005-2780698

\*THIS DEED BEING RECORDED TO CORRECT SPELLING OF GRANTEE NAME IN OR BOOK 6887, PAGE 1533

#### **CORRECTIVE WARRANTY DEED**

This indenture made on this <u>27</u> day of <u>Feburary</u>, 2013 A.D., by

#### Claude W. Ward

whose address is: 1481 Lipford Rd., Marianna, FL 32448 hereinafter called the "grantor", to

#### Christopher K. Edmondson, Jr.

whose address is: 420 Weeping Wilow Ct, Molino, FL 32577

hereinafter called the "grantee":

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, **Florida**, to-wit:

Lot 32, SCHERER SUBDIVISION, a subdivision of a portion of Section 3, Township 2 North, Range 31 West, Escambia County, Florida, according at Plat recorded in Plat Book 2 at Page 82 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 032N31-2100-000-032

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

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

Page 1 of 2 1005 - 2780698 BK: 6980 PG: 1415 Last Page

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

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

above written.	(, , , , , , , , , , , , , , , , , , ,
Clein	
Claude W. Ward	
Signed, sealed and delivered in our presence:  Waru E ( ) is I'll Witness Signature	Menell Ward Witness Signature
Print Name: MARY ELLETBIEY.	Print Name: Sherrell Ward
State of FL	(not RELATED)
County of Jackson	
The Foregoing Instrument Was Acknowledge 2013, by Claude W. Ward who is/are personall driver's Icense as identification.	ed before me on February 27, 2013, y known to me or who has/Nave produced a valid
Notary Public	
Lacie Harrison (Printed Name)	LACIE HARRISON  Notary Public - State of Florida  My Comm. Expires Feb 2, 2016  Commission # EE 166036  Bonded Through National Notary Assn.
My Commission expires: 2.2.2016	{(Notorial Seal)

Page 2 of 2 1005 - 2780698

Recorded in Public Records 08/10/2016 at 10:33 AM OR Book 7571 Page 1224, Instrument #2016061242, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by Susie Free/Post Closing, an employee of First American Title Insurance Company 1555 Palm Beach Lakes Blvd., Suite 400 West Palm Beach, FL 33401 (561) 689-B200

Return to: Grantee

File No.: 1005-2780698

#### **CORRECTIVE WARRANTY DEED**

This Deed is being recorded to correct the spelling of Grantee's name in that certain deed recorded in Official Records Book 6887 Page 1533 and Official Records Book 6980 Page 1414 in the Public Records of Escambia County, Florida.

This indenture made on this \_ q day of August, 2016 A.D., by

#### Claude W. Ward

whose address is: 1481 Lipford Rd., Marianna, FL 32448 hereinafter called the "grantor", to

#### Christopher K. Edmonson, Jr.

whose address is: 420 Weeping Wilow Ct, Molino, FL 32577

hereinafter called the "grantee":

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, **Florida**, to-wit:

Lot 32, SCHERER SUBDIVISION, a subdivision of a portion of Section 3, Township 2 North, Range 31 West, Escambia County, Florida, according at Plat recorded in Plat Book 2 at Page 82 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 032N31-2100-000-032

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

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

Page 1 of 2 1005 - 278069 BK: 7571 PG: 1225 Last Page

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

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

Claude W. Ward

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: IHCWIL Kaylar

itate of **FI** 

Witness Signature

Print Name: DEUDA-A. / WIEY

State of FL County of Escambia

produced a valid driver's license as identification.

Notary Public

(Printed Name)

My Commission expires: <u>05/24/2</u>

Notary Public State of Florida Tiffani L Baxley My Commission FF 995470 Expires 05/24/2020

(Notorial Seal)

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