



# 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

0326-08

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 26, 2025
Property description	BOURGEOIS REBECCA ANN 4990 MOLINO RD MOLINO, FL 32577 4990 MOLINO RD 12-2216-400 COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RA (Full legal attached.)	Certificate #	2023 / 6670
		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)
# 2023/6670	06/01/2023	620.28	87.23	707.51
→ Part 2: Total*				707.51

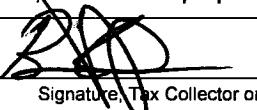
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2025/7079	06/01/2025	616.41	6.25	30.82	653.48
Part 3: Total*					653.48

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,360.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>1,735.99</b>

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 <u>June 27th, 2025</u>

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/04/2026</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.

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2, FOR 1327.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST, FOR 23.60 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #S-182 AND IRON PIPE MARKED #1292 AS POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 592.82 FEET TO TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE OLD FARM FENCE, SAID OLD FARM FENCE BEING THE LINE DIVIDING THE NORTH HALF AND THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ACCORDING TO THE AFFIDAVIT OF HARRY OCONNOR AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGE 1570 AND THE AFFIDAVIT OF CARA COLEMAN AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGES 1571 AND 1572, THENCE GO NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE OLD FARM FENCE LINE A DISTANCE OF

292.00 FEET TO THE WEST LINE OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4650 AT PAGE 0348, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 593.72 FEET TO AN IRON ROD AND CAP MARKED #3578 ON THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD # S-182; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST FOR 292.00 FEET TO THE POINT OF BEGINNING. OR 8563 P 1738

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500596

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ELEVENTH TALENT B, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
12-2216-400	2023/6670	06-01-2023	COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2, FOR 1327.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST, FOR 23.60 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #S-182 AND IRON PIPE MARKED #1292 AS POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 592.82 FEET TO TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE OLD FARM FENCE, SAID OLD FARM FENCE BEING THE LINE DIVIDING THE NORTH HALF AND THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ACCORDING TO THE AFFIDAVIT OF HARRY OCONNOR AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGE 1570 AND THE AFFIDAVIT OF CARA COLEMAN AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGES 1571 AND 1572, THENCE GO NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE OLD FARM FENCE LINE A DISTANCE OF 292.00 FEET TO THE WEST LINE OF THAT

			PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4650 AT PAGE 0348, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 593.72 FEET TO AN IRON ROD AND CAP MARKED #3578 ON THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD # S-182; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST FOR 292.00 FEET TO THE POINT OF BEGINNING. OR 8563 P 1738
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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  
 ELEVENTH TALENT B, LLC  
 PO BOX 769  
 PALM CITY, FL 34991

06-26-2025  
 Application Date

\_\_\_\_\_  
 Applicant's signature



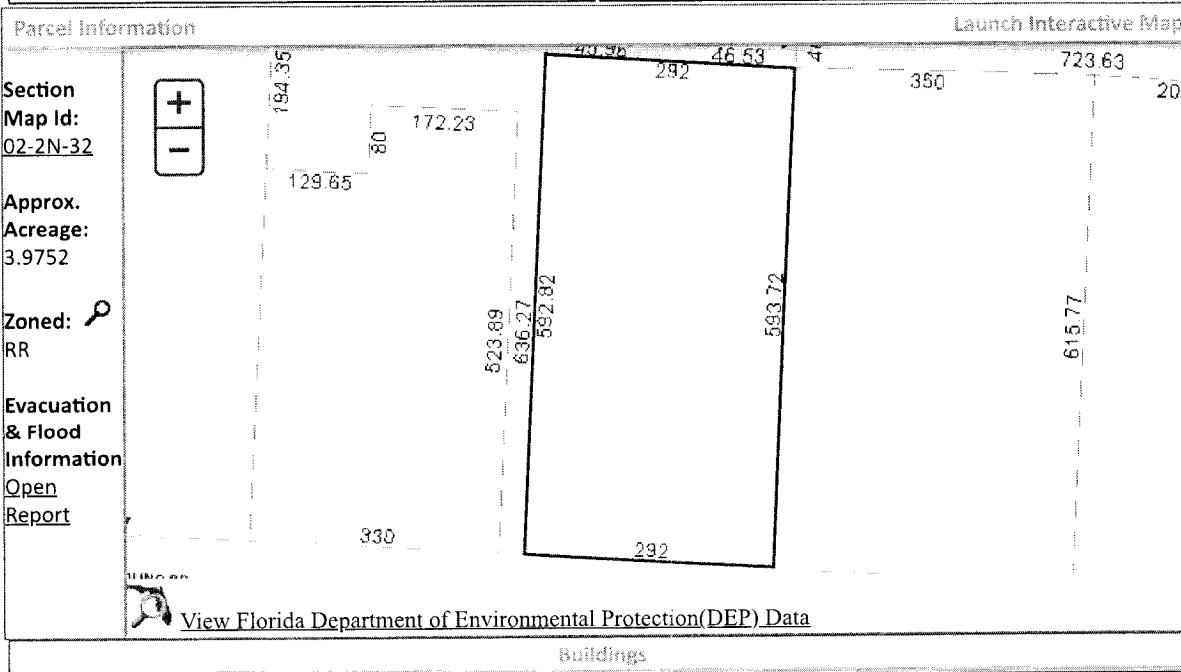
# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	022N324430000004					
Account:	122216400					
Owners:	BOURGEOIS REBECCA ANN					
Mail:	4990 MOLINO RD MOLINO, FL 32577					
Situs:	4990 MOLINO RD 32577					
Use Code:	VACANT RESIDENTIAL - IMPROVED					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
11/03/2021	8653	1738	\$109,000	WD	N	
12/06/2019	8214	490	\$91,000	WD	N	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
2024 Certified Roll Exemptions						
None						
Legal Description						
COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32...						
Extra Features						
FRAME SHED METAL SHED POLE BARN						



Images

None

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: 6/14/2025 (ID: 93683)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of Tax Certificate No. 06670, 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 02, TOWNSHIP 2 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 122216400 (0326-08)**

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

**REBECCA ANN BOURGEOIS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th day of March 2026**.

Dated this 15th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

**PAM CHILDEERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2, FOR 1327.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST, FOR 23.60 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #S-182 AND IRON PIPE MARKED #1292 AS POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 592.82 FEET TO TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE OLD FARM FENCE, SAID OLD FARM FENCE BEING THE LINE DIVIDING THE NORTH HALF AND THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ACCORDING TO THE AFFIDAVIT OF HARRY OCONNOR AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGE 1570 AND THE AFFIDAVIT OF CARA COLEMAN AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGES 1571 AND 1572, THENCE GO NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE OLD FARM FENCE LINE A DISTANCE OF 292.00 FEET TO THE WEST LINE OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4650 AT PAGE 0348, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 593.72 FEET TO AN IRON ROD AND CAP MARKED #3578 ON THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD # S-182; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST FOR 292.00 FEET TO THE POINT OF BEGINNING. OR 8563 P 1738

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem_New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
<b>Redeemed From Sale</b>						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 122216400 Certificate Number: 006670 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 #: 12-2216-400 CERTIFICATE #: 2023-6670

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: December 17, 2005 to and including December 17, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: December 18, 2025

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

December 18, 2025  
Tax Account #: **12-2216-400**

- 1. The Grantee(s) of the last deed(s) of record is/are: REBECCA ANN BOURGEOIS  
By Virtue of Warranty Deed recorded 11/3/2021 in OR 8653/1738**
- 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. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 10/31/2024 OR 9225/1337**
- 4. Taxes:**

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 12-2216-400**

**Assessed Value: \$45,202.00**

**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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** MAR 3, 2026

**TAX ACCOUNT #:** 12-2216-400

**CERTIFICATE #:** 2023-6670

**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.

**REBECCA ANN BOURGEOIS  
4990 MOLINO RD  
MOLINO, FL 32577**

**REBECCA ANN BOURGEOIS  
PO BOX 49  
CANTONMENT, FL 32533**

**EMERALD COAST UTILITIES AUTHORITY  
9255 STURDEVANT STREET  
PENSACOLA, FL 32514-0311**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of December 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

December 18, 2025  
Tax Account #:12-2216-400

### LEGAL DESCRIPTION EXHIBIT "A"

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2, FOR 1327.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST, FOR 23.60 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #S-182 AND IRON PIPE MARKED #1292 AS POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER A DISTANCE OF 592.82 FEET TO TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE OLD FARM FENCE, SAID OLD FARM FENCE BEING THE LINE DIVIDING THE NORTH HALF AND THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ACCORDING TO THE AFFIDAVIT OF HARRY OCONNOR AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGE 1570 AND THE AFFIDAVIT OF CARA COLEMAN AS RECORDED IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA, AT OFFICIAL RECORDS BOOK 4511, PAGES 1571 AND 1572, THENCE GO NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST ALONG THE OLD FARM FENCE LINE A DISTANCE OF 292.00 FEET TO THE WEST LINE OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4650 AT PAGE 0348, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 31 MINUTES 41 SECONDS EAST 593.72 FEET TO AN IRON ROD AND CAP MARKED #3578 ON THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD # S-182; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST FOR 292.00 FEET TO THE POINT OF BEGINNING. OR 8563 P 1738

SECTION 02, TOWNSHIP 2 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2216-400(0326-08)

**Recorded in Public Records 11/3/2021 2:18 PM OR Book 8653 Page 1738,  
Instrument #2021120808, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$763.00**

Prepared by and Return to Amber Lynch,  
an employee of First International Title, Inc.  
411 W Gregory Street  
Pensacola, FL 32502  
File No.: 203448-59

## **WARRANTY DEED**

This indenture made on November 3, 2021, by **Phillip C. Morris, a single man**, whose address is: 3 Portofino Drive, Gulf Breeze, FL 32561, hereinafter called the "grantor",

to **Rebecca Ann Bourgeois, a single woman**, whose address is: P.O Box 49, Cantonment, FL 32533 , 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:

Commencing at a concrete monument located at the Southeast corner of Section 2, Township 2 North, Range 32 West, Escambia County, Florida; thence South 89 degrees 33 minutes 34 seconds West along the South line of said Section 2, for 1327.88 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4; thence North 00 degrees 31 minutes 41 seconds West, for 23.60 feet to the North right of way line of State Road # S-182 and iron pipe marked #1292 as Point of Beginning; thence continue North 00 degrees 31 minutes 41 seconds West along the West line of the aforesaid Southeast 1/4 of the Southeast 1/4 a distance of 592.82 feet to the point of intersection of said West line and the Old Farm Fence; said Old Farm Fence being the line dividing the North 1/2 and the South 1/2 of the said Southeast 1/4 of the Southeast 1/4 according to the Affidavit of Harry O'Connor as recorded in Official Records Book 4511, page 1570, and the Affidavit of Cara Coleman as recorded in Official Records Book 4511, pages 1571 and 1572, thence go North 89 degrees 38 minutes 27 seconds East along the Old Farm Fence line a distance of 292.00 feet to the West line of that property as described in Official Records Book 4650, at page 348, thence go South 00 degrees 31 minutes 41 seconds East 593.72 feet to an iron rod and cap marked #3578 on the North right of way line of said State Road # S-182; thence South 89 degrees 48 minutes 56 seconds West for 292.00 feet to the Point of Beginning.

Parcel Identification Number: 022N324430000004

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

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

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

BK: 8653 PG: 1739 Last Page

**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 2020.

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

Phillip C. Morris by Todd W. Morris as attorney in fact

*Signed, sealed and delivered in our presence:*

1<sup>st</sup> Witness Signature

Print Name:

State of FLORIDA

County of Escambia

2<sup>nd</sup> Witness Signature

Print Name:

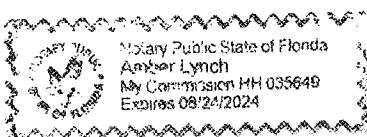
**The Foregoing Instrument Was Acknowledged** before me by means of (X) physical presence or ( ) online notarization on November 3, 2021, by/ Phillip C. Morris, who ( ) is/are personally known to me or who (X) has/have produced a valid deriver's license as identification.

\*\*TODD W. MORRIS ATTORNEY IN FACT FOR

Notary Public

Printed Name: Amber Lynch

My Commission expires: 8/24/2024



Recorded in Public Records 10/31/2024 11:43 AM OR Book 9225 Page 1337,  
 Instrument #2024083049, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

This Instrument Was Prepared  
 By And Is To Be Returned To:  
PROCESSING  
 Emerald Coast Utilities Authority  
 9255 Sturdevant Street  
 Pensacola, Florida 32514-0311

### NOTICE OF LIEN



**STATE OF FLORIDA  
 COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2, FOR 1327.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST

Customer: Rebecca Ann Bouraeois

Account Number: 458835-197717

Amount of Lien: \$334.65, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

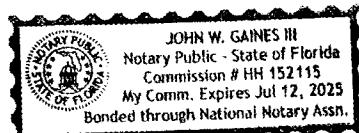
Dated: 10/18/2024

EMERALD COAST UTILITIES AUTHORITY

BY: Savannah Shelby

**STATE OF FLORIDA  
 COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 18th day of October, 2024, by Savannah Shelby, of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



John W. Gaines III  
 Notary Public - State of Florida

Commission # HH 152115  
 My Comm. Expires Jul 12, 2025  
 Bonded through National Notary Assn.

RWK:ls  
 Revised 05/31/11