

# CERTIFICATION OF TAX DEED APPLICATION Sections 197.502 and 197.542, Florida Statutes

012629

Part 1: Tax Deed	Application Inform	nation					
Applicant Name Applicant Address	KEYS FUNDING LL PO BOX 71540 PHILADELPHIA, PA		1540		Applica	tion date	Apr 21, 2025
Property description	HARTSFIELD JAME MAVROMIHALIS LE				Certific	ate#	2023 / 7192
	1419 E LA RUA ST PENSACOLA, FL 1419 E LA RUA ST 14-0414-000 LTS 8 9 10 BLK 66 I 1062 OR 8206 P 10	NEW CITY 94 CA 47	/ TRACT O			ertificate issued	06/01/2023
Part 2: Certificat	es Owned by App	icant an	d Filed wi	th Tax Deed	Applica		
Column 1 Certificate Numbe	Column			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/7192	06/01/20	023		8,862.48		443.12	9,305.60
						→Part 2: Total*	9,305.60
Part 3: Other Ce	rtificates Redeeme	d by Ap	plicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Coli Face A	umn 3 mount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7293	06/01/2024		9,097.91		6.25	688.03	9,792.19
	·	<u> </u>				Part 3: Total*	9,792.19
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)	and the second			
1. Cost of all cert	ificates in applicant's	possessio	n and other	r certificates rec (*	deemed   Total of	by applicant Parts 2 + 3 above	19,097.79
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant						8,672.56
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	or Instruc	tions, page 2)	0.00
7.					Tota	l Paid (Lines 1-6)	28,145.35
	nformation is true and d that the property inf				y informa	ation report fee, a	nd tax collector's fees
1)						Escambia, Florid	da
Sign here:					Dat	te April 24th,	2025

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

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rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
Processing tax deed fee	
Certified or registered mail charge	
Clerk of Court advertising, notice for newspaper, and electronic auction fees	
Recording fee for certificate of notice	
Sheriff's fees	
Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines	8-13)
Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6) F.S.	(c), 272,825.50
Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
here: Date of sale  Signature, Clerk of Court or Designee	1/07/2026
	Processing tax deed fee  Certified or registered mail charge Clerk of Court advertising, notice for newspaper, and electronic auction fees Recording fee for certificate of notice Sheriff's fees Interest (see Clerk of Court Instructions, page 2)  Total Paid (Lines  Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6) F.S.  Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)  Date of sale

#### **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: 2500155

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 602 PO BOX 71540 PHILADELPHIA, PA 191 hold the listed tax certifica	76-1540,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
14-0414-000	2023/7192	06-01-2023	LTS 8 9 10 BLK 66 NEW CITY TRACT OR 8846 P 1062 OR 8206 P 1094 CA 47
<ul> <li>redeem all outs</li> <li>pay all delinque</li> <li>pay all Tax Coll Sheriff's costs,</li> </ul>	if applicable.	nterest covering thation report costs, (	e property.  Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my possess		cation is based and	d all other certificates of the same legal description
Electronic signature on KEYS FUNDING LLC - PO BOX 71540 PHILADELPHIA, PA	6023		04-21-2025 Application Date
Ap	plicant's signature		



Parcel Information

## Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

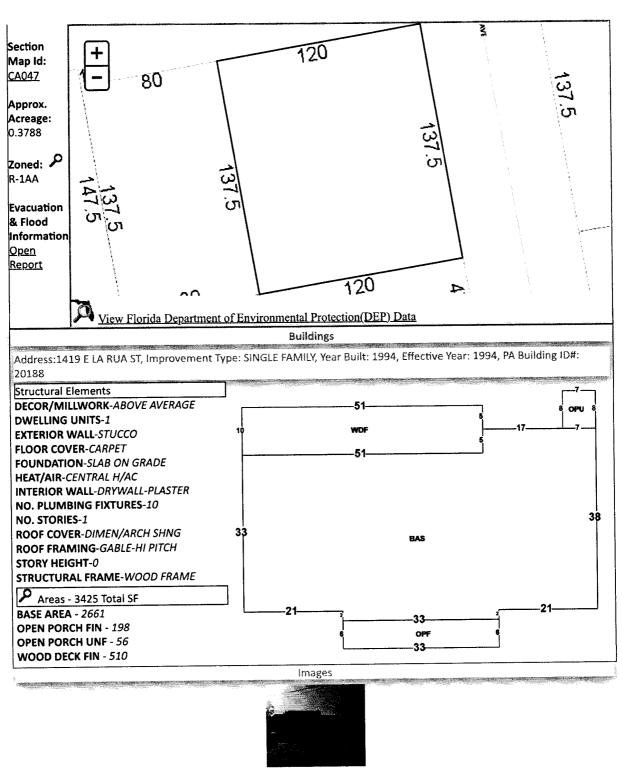
**Tangible Property Search** 

Sale List

Launch Interactive Map

<u>Back</u>

ie   Acco	unt OPa	arcel II	o <b>→</b>					Printer Frie	endly Version
mation					Assessr	ments			
0008009	0250080	66		16 -	Year	Land	lmprv	Total	<u>Cap Val</u>
1404140	00				2024	\$253,935	\$304,091	\$558,026	\$545,65
					2023	\$240,570	\$289,189	\$529,759	\$529,75
					2022	\$227,205	\$263,724	\$490,929	\$454,78
			4342				Disclaime	er	
1419 E L	A RUA ST	3250	1				Tax Estima	tor	
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PENSAC	OLA CITY	LIMIT	s		,	· · · · · · · · · · · · · · · · · · ·		w	
					<u></u>	File to	or Exemption	i(s) Online	
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ype List: 🗸	)								
Book Page	Value 7	Type N	Aulti Parcel	Records	HOME	STEAD EXEMI	PTION,WIDOWI	ER	******
9067 1200	\$100	CJ	N	[]o					
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	•				Extra f	eatures			
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10/22/2024 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# 2025037226 5/20/2025 3:47 PM
OFF REC BK: 9320 PG: 844 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07192, 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:

LTS 8 9 10 BLK 66 NEW CITY TRACT OR 8846 P 1062 OR 8206 P 1094 CA 47

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 140414000 (0126-29)

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

## JAMES GRAY HARTSFIELD 2/4 INT and LEAH W MAVROMIHALIS 1/4 INT and JESSICA W SINEQUEFIELD 1/4 INT

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 January, which is the 7th day of January 2026.

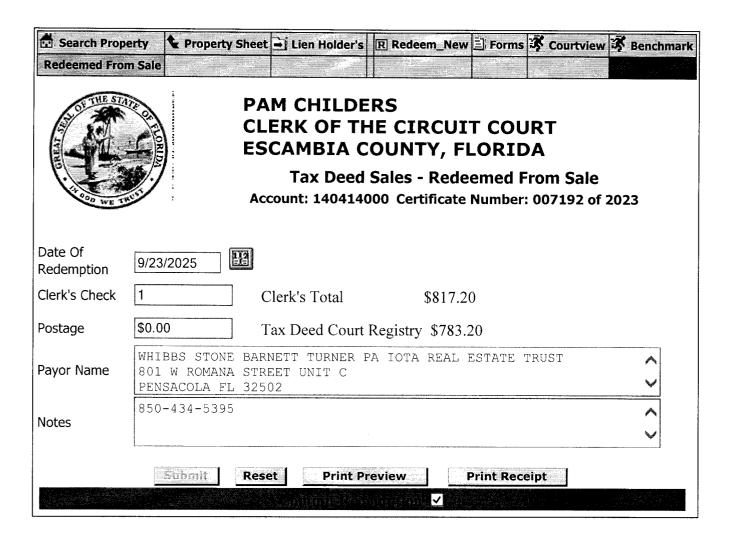
Dated this 20th day of May 2025.

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.

COUNT

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 R	EPORT IS ISSUED TO:			
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	14-0414-000	CERTIFICATE #:	2023-719	2
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing of the owner(s tax information and a	orepared in accordance with the of record of the land described listing and copies of all open oped in the Official Record Books page 2 herein.	I herein together with c r unsatisfied leases, mo	urrent and delinquen ortgages, judgments a	t ad valorem and
and mineral or any su	ct to: Current year taxes; taxes bsurface rights of any kind or naps, boundary line disputes.			
	insure or guarantee the validity trance policy, an opinion of title			
Use of the term "Repo	ort" herein refers to the Propert	y Information Report a	nd the documents att	ached hereto.
Period Searched: O	ectober 16, 2005 to and includ	ing October 16, 2025	Abstractor:	Andrew Hunt
ВҮ				
Maly	hl/			

As President Dated: October 19, 2025

Michael A. Campbell,

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 19, 2025

Tax Account #: 14-0414-000

- 1. The Grantee(s) of the last deed(s) of record is/are: LAIL HOLDINGS, INC, A FLORIDA CORPORATION
  - By Virtue of Warranty Deed recorded 9/19/2025 in OR 9380/145
- 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 #: 14-0414-000 Assessed Value: \$545,651.00

**Exemptions: HOMESTEAD EXEMPTION, WIDOWER** 

**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	<b>Escambia</b>	County	Tax	Col	lector
-------------------------------	-----------------	--------	-----	-----	--------

P.O. Box 1312	
Pensacola, FL 32591	
<b>CERTIFICATION: PROPERTY INFO</b>	DRMATION REPORT FOR TDA
TAX DEED SALE DATE:	JAN 7, 2026
TAX ACCOUNT #:	14-0414-000
CERTIFICATE #:	2023-7192
In compliance with Section 197.522, Flo	orida Statutes, the following is a list of names and addresses of
those persons, firms, and/or agencies ha	aving legal interest in or claim against the above-described
property. The above-referenced tax sal	e certificate is being submitted as proper notification of tax deed
sale.	
YES NO	
<b>☐</b> Notify City of Pensacola,	P.O. Box 12910, 32521
	, 190 Governmental Center, 32502
Homestead for 2025 ta	x year.
LAIL HOLDING INC	JAMES GRAY HARTSFIELD
2240 MCCUTCHEN PL	LEAH MAVROMIHALIS
PENSACOLA, FL 32503	JESSICA W SINQUEFIELD
,	LAIL HOLDINGS INC
LAIL HOLDINGS INC	1419 E LA RUA ST
2242 MCCUTCHEN PL	PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 20th day of October 2025.

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

Malphel

PENSACOLA, FL 32503

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

October 19, 2025 Tax Account #:14-0414-000

## LEGAL DESCRIPTION EXHIBIT "A"

LTS 8 9 10 BLK 66 NEW CITY TRACT OR 9380 P 145 CA 47

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-0414-000(0126-29)

Recorded in Public Records 9/19/2025 10:45 AM OR Book 9380 Page 145, Instrument #2025071791, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$4,095.00

Prepared by and return to:
Richard H. Turner, III
Whibbs Stone Barnett Turner, P.A.
801 West Romana Street
Unit C
Pensacola, FL 32502
(850) 434-5395
File No 25-295801

Parcel Identification No 000S009025008066

[Space Above This Line For Recording Data]

### WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 15th day of September, 2025 between James Gray Hartsfield, a single man, Leah Mavromihalis, a <u>Uniformial</u> woman, and Jessica W. Sinquefield, a <u>Uniformial</u> woman, whose post office address is 1419 East La Rua Street, Pensacola, FL 32501, of the County of Escambia, State of Florida, Grantors, to Lail Holdings, Inc., a Florida Corporation, whose post office address is 2240 McCutchen Place, Pensacola, FL 32503, of the County of Escambia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lots 8, 9 and 10, Block 66, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of the City copy-righted by Thomas C. Watson in 1906.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Signature Pages to Follow]

Warranty Deed

File No.: 25-295801

Page 1 of 3

BK: 9380 PG: 146

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

James Gray Hartsfield

WITNESS

PRINT, NAME: Elment W. Hoc

WITNESS

PRINT NAME: Richel Tow

801 W. Romana St., Ste. C Pensacola, FL 32502 WITNESS 1 ADDRESS

801 W. Romana St., Ste. C Pensacola, FL 32502 WITNESS 2 ADDRESS

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ( physical presence or ( ) online notarization, this 15th day of September, 2025, by James Gray Hartsfield( ) who is/are personally known to me or ( who has/have produced as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

RICHARD HILL TURNER III Commission # HH 534633 Expires September 22, 2028

Warranty Deed

File No.: 25-295801

Page 2 of 3

BK: 9380 PG: 147

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jossica W. Singuefulld

Leah Marro Milalis

Mily Brown Muchans

RINT NAME: <u>Jody Brown</u> Michaud

WITNESS PRINT NAME: Tara L. Boutoille

518 Shadow Lawn Ln Oclan Springs MS 39564 WITNESS LADDRESS

16016 Lemoyne Blvd. #214, Biloxi, MS 39532 WITNESS 2 ADDRESS

STATE OF MISSISSIPPI COUNTY OF JACKSON

Sworn to (or affirmed) and subscribed before me by means of  $(\underline{\mathbf{x}})$  physical presence or  $(\underline{\mathbf{x}})$  online notarization, this 15th day of September, 2025, by Jessica W. Sinquefield,  $(\underline{\mathbf{x}})$  who is/are personally known to me or  $(\underline{\mathbf{x}})$  who has/have produced a driver's license as identification.

Signature of Notary Public

Tara L. Boutoille, Notary Public Print, Type/Stamp Name of Notary

STATE OF MISSISSIPPI COUNTY OF JACKSON ID # 125202
TARA L. BOUTOILLE
Commission Expires
Aug. 27, 2026

The foregoing instrument was acknowledged before me by means of  $(\underline{x})$  physical presence or  $(\underline{\hspace{0.2cm}})$  online notarization, this 15th day of September, 2025, by Leah Mavromihalis,  $(\underline{\hspace{0.2cm}})$  who is/are personally known to me or  $(\underline{x})$  who has/have produced a driver's license as identification.

Signature of Notary Public

Tara L. Boutoille, Notary Public Print, Type/Stamp Name of Notary

OF MISS
OF MIS

Warranty Deed

File No.: 25-295801

Page 3 of 3

BK: 9380 PG: 148

# 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, 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 of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY:	
LEGAL ADDRESS OF PROPERTY: 1419 East La Rua Street, Pensacola, Fl	L 32501
The County () has accepted (X) has not accepted the ab	utting roadway for maintenance.
This form completed by: Whibbs Stone Barnett Turner, P.A. 801 West Romana Street Unit C Pensacola, FL 32502	
As to Sellers:  James Gray Hartsfield	Witness
Leah Mavromihalis	Witness
Jessica W. Sinquefield	Witness
As to Buyer:  Lail Holdings, Inc	Mitness Witness

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS Effective 4/15/95

Abutting Roadway Disclosure - Escambia County

File No.: 25-295801

Page 1 of 1

BK: 9380 PG: 149 Last Page

# 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, 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 of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

The County () has accepted (X) has not a	recepted the abutting roadway for maintenance.
This form completed by: Whibbs Stone Barnett Turner, P.A. 801 West Romana Street Unit C Pensacola, FL 32502 As to Sellers:	g.
James Gray Hartsfield  Leah Marro milhalis  Leah Mavromihalis  Leah Mavromihalis  Jessica W. Sinquefield	Witness Witness Witness
As to Buyer:	
Lail Holdings, Inc	Witness

Abutting Roadway Disclosure - Escambia County

File No.: 25-295801

Effective 4/15/95

ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Page 1 of 1