



# 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

0722.40

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 19, 2021
Property description	PEGRAM LATASHIA NICOLE 311 FREEDOM LN PENSACOLA, FL 32507 311 FREEDOM LN 07-4475-000 BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT SLY AT RT ANG 150 (Full legal attached.)	Certificate #	2019 / 3729
		Date certificate issued	06/01/2019

## 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)
# 2019/3729	06/01/2019	931.60	46.58	978.18
<b>→ Part 2: Total*</b>				<b>978.18</b>

## 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)
# 2021/3156	06/01/2021	1,209.70	6.25	60.49	1,276.44
# 2020/4053	06/01/2020	1,122.87	6.25	56.14	1,185.26
<b>Part 3: Total*</b>					<b>2,461.70</b>

## 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)	3,439.88
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>3,814.88</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: <u><i>Shirley Pich, C.F.C.A.</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>July 28th, 2021</u>
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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>07/05/2022</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**PLUS \$6.25**

**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 AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT SLY AT RT ANG 150 FT WLY AT RT ANG 60 FT NLY AT RT ANG 150 FT TO POB BEING LT 25 OF AN UNRECORDED PLAT OR 7941 P 1448 CA 160

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100605

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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
07-4475-000	2019/3729	06-01-2019	BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT SLY AT RT ANG 150 FT WLY AT RT ANG 60 FT NLY AT RT ANG 150 FT TO POB BEING LT 25 OF AN UNRECORDED PLAT OR 7941 P 1448 CA 160

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

07-19-2021  
Application Date

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

0722 110

[Restore Full Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	3825301001250018	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	074475000	2020	\$9,287	\$60,471	\$69,758	\$69,724
<b>Owners:</b>	PEGRAM LATASHIA NICOLE	2019	\$6,840	\$56,546	\$63,386	\$63,386
<b>Mail:</b>	311 FREEDOM LN PENSACOLA, FL 32507	2018	\$6,840	\$42,832	\$49,672	\$49,672
<b>Situs:</b>	311 FREEDOM LN 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>Tax Estimator</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Report Storm Damage</b>				

Sales Data						2020 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
07/30/2018	7941	1448	\$62,000	WD		<b>Legal Description</b> BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT SLY AT RT ANG 150 FT WLY AT...
09/11/2017	7781	968	\$42,500	WD		
01/24/2017	7658	1012	\$27,100	CT		
12/1998	4351	1263	\$44,900	WD		
11/1998	4351	1261	\$100	QC		
01/1966	294	250	\$7,700	WD		<b>Extra Features</b> CARPORT FRAME BUILDING
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

**Parcel Information**

Section Map Id: CA160

Approx. Acreage: 0.2132

Zoned: MDR

Evacuation & Flood Information  
[Open Report](#)

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

[Launch Interactive Map](#)

### Buildings

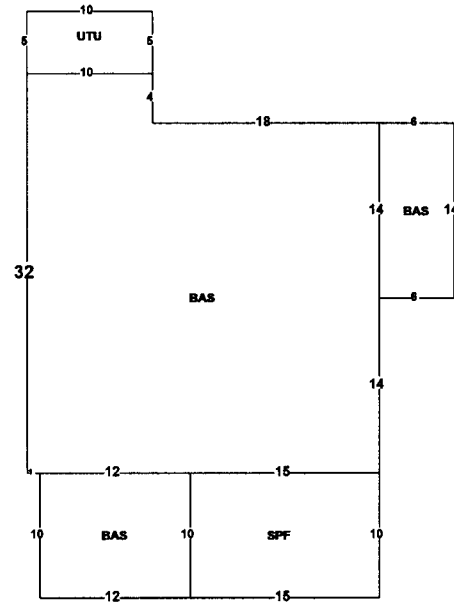
Address: 311 FREEDOM LN, Year Built: 1956, Effective Year: 1980, PA Building ID#: 86249

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1228 Total SF

BASE AREA - 1028  
SCRN PORCH FIN - 150  
UTILITY UNF - 50



### Images



3/20/19

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE, NA AS COLLATER** holder of **Tax Certificate No. 03729**, issued the **1st day of June, A.D., 2019** 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:

**BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT SLY AT RT ANG 150 FT WLY AT RT ANG 60 FT NLY AT RT ANG 150 FT TO POB BEING LT 25 OF AN UNRECORDED PLAT OR 7941 P 1448 CA 160**

**SECTION 38, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 074475000 (0722-40)**

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

**LATASHIA NICOLE PEGRAM**

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** Tuesday in the month of July, which is the **5th day of July 2022**.

Dated this 7th day of September 2021.

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**

**Account: 074475000 Certificate Number: 003729 of 2019**

**Payor: NORTH AMERICAN TITLE CO 1855 GATEWAY BLVD SUITE 600 CONCORD CA 94520**  
**Date 09/29/2021**

Clerk's Check #	1	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$4,807.81
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,122.89</del>

4085.26

\$4102.26

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2019 TD 003729**

**Redeemed Date 09/29/2021**

**Name NORTH AMERICAN TITLE CO 1855 GATEWAY BLVD SUITE 600 CONCORD CA 94520**

Clerk's Total = TAXDEED	\$538.08	4085.26
Due Tax Collector = TAXDEED	\$4,007.81	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 074475000 Certificate Number: 003729 of 2019**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/05/2022"/>	Redemption Date <input type="text" value="09/29/2021"/>
Months	12	2
Tax Collector	<input type="text" value="\$3,814.88"/>	<input type="text" value="\$3,814.88"/>
Tax Collector Interest	\$686.68	\$114.45
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	<b>\$4,507.81</b>	<b>\$3,935.58</b> <i>TR</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$82.08	\$13.68
<b>Total Clerk</b>	<b>\$538.08</b>	<b>\$469.68</b> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	<b>\$5,122.89</b>	<b>\$4,422.26</b>
	Repayment Overpayment Refund Amount	\$700.63
Book/Page	<input type="text" value="8614"/>	<input type="text" value="28"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8614, Page 28, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03729, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 074475000 (0722-40)

DESCRIPTION OF PROPERTY:

**BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60  
FT SLY AT RT ANG 150 FT WLY AT RT ANG 60 FT NLY AT RT ANG 150 FT TO POB BEING  
LT 25 OF AN UNRECORDED PLAT OR 7941 P 1448 CA 160**

**SECTION 38, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: LATASHIA NICOLE PEGRAM

Dated this 29th day of September 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 07-4475-000 CERTIFICATE #: 2019-3729

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: April 26, 2002 to and including April 26, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: April 27, 2022

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

April 27, 2022

Tax Account #: **07-4475-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BLAKE SELBY**  
**By Virtue of Warranty Deed recorded 7/20/2021 in OR 8577/1396**
  
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) 2021 are delinquent.**  
**Tax Account #: 07-4475-000**  
**Assessed Value: \$76,696.00**  
**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 title search 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.



**PROPERTY INFORMATION REPORT**

**April 27, 2022**

**Tax Account #:07-4475-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT INTER OF S LI OF FREEDOM LANE AND E LI OF 2ND ST E 240 FT FOR POB ELY 60 FT  
SLY AT RT ANG 150 FT WLY AT RT ANG 60 FT NLY AT RT ANG 150 FT TO POB BEING LT 25  
OF AN UNRECORDED PLAT OR 7941 P 1448 CA 160**

**SECTION 38, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-4475-000(0722-40)**

**ABTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL DESCRIPTION WITHOUT A  
CURRENT SURVEY. DEED AND TAX ROLL REFER TO 2ND STREET AND THE MAP SHOWS IT  
AS CHASEVILLE STREET**

**Recorded in Public Records 7/20/2021 8:42 AM OR Book 8577 Page 1396,  
Instrument #2021079256, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$210.00**

Return to:  
North American Title Company  
328 9th Avenue North  
Jacksonville Beach, FL 32250

This Instrument Prepared  
under the supervision of:

Mark J. Loterstein, Esq.  
North American Title Company  
328 9th Avenue North  
Jacksonville Beach, FL 32250

Property Appraisers Parcel Identification (Folio) No.:  
382S301001250018

Our File No.: 11662-21-00813

### WARRANTY DEED

This Warranty Deed made this 15th day of July, 2021 by Latashia Nicole Pegram, a single woman, whose mailing address is 311 Freedom Lane, Pensacola, FL 32507, hereinafter called the grantor(s), to Blake Selby, a single man, whose post office address is 1535 W. Pleasant St., Ste. 5, Davenport, IA 52804, hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Commence at the intersection of the South line of Freedom Lane and the East right of way line of 2nd Street; thence East 240 feet for the Point of Beginning; thence Easterly 60 feet; thence Southerly at the right angle for a distance of 150 feet thence Westerly at right angles 60 feet; thence Northerly at right angle for a distance of 150 feet to the Point of Beginning, Section 38, Township 2 South, Range 30 West, Escambia County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

**BK: 8577 PG: 1397 Last Page**

Signed, sealed and delivered in the presence of:

[Signature]  
First Witness Signature

Robert Lyons  
Printed Signature

[Signature]  
Second Witness Signature

KATHRYN C. FOUT  
Printed Signature

[Signature]  
Latashia Nicole Pegram

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 July, 2021 by Latashia Nicole Pegram, who has produced FL DL as Identification or is personally known to me to be the persons therein.

[Signature]  
Notary Public, State of Florida

My commission expires: 5-26-2025  
Seal

