



# 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

0222 - 01

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 12, 2021		
Property description	PERRY JUNE E 7512 WILSHIRE RD PENSACOLA, FL 32526 5600 BLK JAMESVILLE LN 09-0791-305 BEG AT NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SE (Full legal attached.)	Certificate #	2019 / 4321		
		Date certificate issued	06/01/2019		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2019/4321	06/01/2019	309.53	15.48	325.01	
<b>→ Part 2: Total*</b>				<b>325.01</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2020/4658	06/01/2020	304.22	6.25	15.21	325.68
<b>Part 3: Total*</b>					<b>325.68</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				650.69	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				255.36	
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>1,281.05</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>April 26th, 2021</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>02/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 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 NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SEC W 225 27/100 FT S 1 DEG 0 MIN 41 SEC E 35 93/100 FT S 50 DEG 1 MIN 21 SEC E 155 18/100 FT TO CUR OF CUL-DE-SAC TO S RAD 40 FT DELTA ANG 110 DEG 1 MIN 20 SEC NELY ALG ARC OF CUR 76 81/100 FT TO PT OF CUR S 90 DEG 0 MIN 0 SEC E 42 96/100 FT N 1 DEG 0 MIN 41 SEC W 144 94/100 FT TO POB OR 2868 P 633 OR 5139 P 336

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100207

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-0791-305	2019/4321	06-01-2019	BEG AT NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SEC W 225 27/100 FT S 1 DEG 0 MIN 41 SEC E 35 93/100 FT S 50 DEG 1 MIN 21 SEC E 155 18/100 FT TO CUR OF CUL-DE-SAC TO S RAD 40 FT DELTA ANG 110 DEG 1 MIN 20 SEC NELY ALG ARC OF CUR 76 81/100 FT TO PT OF CUR S 90 DEG 0 MIN 0 SEC E 42 96/100 FT N 1 DEG 0 MIN 41 SEC W 144 94/100 FT TO POB OR 2868 P 633 OR 5139 P 336

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-12-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

◀ Nav. Mode  Account  Reference ▶

[Printer Friendly Version](#)

<b>General Information</b> Reference: 161S314101001009 Account: 090791305 Owners: PERRY JUNE E Mail: 7512 WILSHIRE RD PENSACOLA, FL 32526 Situs: 5600 BLK JAMESVILLE LN 32526 Use Code: VACANT RESIDENTIAL 🔍 Taxing Authority: COUNTY MSTU Tax Inquiry: <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$17,100</td> <td>\$0</td> <td>\$17,100</td> <td>\$17,100</td> </tr> <tr> <td>2019</td> <td>\$17,100</td> <td>\$0</td> <td>\$17,100</td> <td>\$17,100</td> </tr> <tr> <td>2018</td> <td>\$17,100</td> <td>\$0</td> <td>\$17,100</td> <td>\$17,100</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Market Value Breakdown Letter</a></p> <hr/> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <hr/> <p style="text-align: center;"><a href="#">File for New Homestead Exemption Online</a></p> <hr/> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p>	Year	Land	Imprv	Total	Cap Val	2020	\$17,100	\$0	\$17,100	\$17,100	2019	\$17,100	\$0	\$17,100	\$17,100	2018	\$17,100	\$0	\$17,100	\$17,100
Year	Land	Imprv	Total	Cap Val																	
2020	\$17,100	\$0	\$17,100	\$17,100																	
2019	\$17,100	\$0	\$17,100	\$17,100																	
2018	\$17,100	\$0	\$17,100	\$17,100																	

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/2003</td> <td>5139</td> <td>336</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/1990</td> <td>2968</td> <td>633</td> <td>\$8,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/2003	5139	336	\$100	QC		06/1990	2968	633	\$8,000	WD		<b>2020 Certified Roll Exemptions</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
05/2003	5139	336	\$100	QC															
06/1990	2968	633	\$8,000	WD															
	<b>Legal Description</b> 🔍 BEG AT NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SEC W 225 27/100...																		
	<b>Extra Features</b> None																		

**Parcel Information**

Section Map Id: 16-1S-31

Approx. Acreage: 0.5968

Zoned: 🔍  
MDR

Evacuation & Flood Information  
[Open Report](#)

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

[Launch Interactive Map](#)

<b>Buildings</b> Images None
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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: 04/29/2021 (tc.1592)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04321**, 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 NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SEC W 225 27/100 FT S 1 DEG 0 MIN 41 SEC E 35 93/100 FT S 50 DEG 1 MIN 21 SEC E 155 18/100 FT TO CUR OF CUL-DE-SAC TO S RAD 40 FT DELTA ANG 110 DEG 1 MIN 20 SEC NELY ALG ARC OF CUR 76 81/100 FT TO PT OF CUR S 90 DEG 0 MIN 0 SEC E 42 96/100 FT N 1 DEG 0 MIN 41 SEC W 144 94/100 FT TO POB OR 2868 P 633 OR 5139 P 336**

**SECTION 16, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090791305 (0222-01)**

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

**JUNE E PERRY**

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** Monday in the month of February, which is the **7th** day of **February 2022**.

Dated this 14th day of May 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



**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 090791305 Certificate Number: 004321 of 2019**

**Payor: JUNE PERRY 7512 WILSHIRE RD PENSACOLA FL 32526      Date 06/22/2021**

Clerk's Check #	1	Clerk's Total	<del>\$537.05</del> <b>\$1486.74</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,479.46</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,093.51</del>

**\$1503.74**  
**+52.63 Fee**  
**\$1556.37**

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  
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 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 004321**

**Redeemed Date 06/22/2021**

**Name JUNE PERRY 7512 WILSHIRE RD PENSACOLA FL 32526**

Clerk's Total = TAXDEED	<del>\$537.05</del>	<b>\$1486.74</b>
Due Tax Collector = TAXDEED	<del>\$1,479.46</del>	
Postage = TD2	<del>\$60.00</del>	
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: 090791305 Certificate Number: 004321 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="06/22/2021"/>
Months	10	2
Tax Collector	<input type="text" value="\$1,281.05"/>	<input type="text" value="\$1,281.05"/>
Tax Collector Interest	\$192.16	\$38.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,479.46	<input type="text" value="\$1,325.73"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$70.05	\$14.01
Total Clerk	\$537.05	<input type="text" value="\$481.01"/> CH
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"/>
Total Redemption Amount	\$2,093.51	\$1,823.74
	Repayment Overpayment Refund Amount	\$269.77
Book/Page	<input type="text" value="8530"/>	<input type="text" value="1804"/>

## 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 8530, Page 1804, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04321, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 090791305 (0222-01)

### DESCRIPTION OF PROPERTY:

BEG AT NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S  
89 DEG 5 MIN 5 SEC W 225 27/100 FT S 1 DEG 0 MIN 41 SEC E 35 93/100 FT S 50 DEG 1 MIN 21  
SEC E 155 18/100 FT TO CUR OF CUL-DE-SAC TO S RAD 40 FT DELTA ANG 110 DEG 1 MIN 20  
SEC NELY ALG ARC OF CUR 76 81/100 FT TO PT OF CUR S 90 DEG 0 MIN 0 SEC E 42 96/100  
FT N 1 DEG 0 MIN 41 SEC W 144 94/100 FT TO POB OR 2868 P 633 OR 5139 P 336

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: JUNE E PERRY

Dated this 22nd day of June 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 #: 09-0791-305 CERTIFICATE #: 2019-4321

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: November 1, 2001 to and including November 1, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 24, 2021

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

November 24, 2021

Tax Account #: **09-0791-305**

1. The Grantee(s) of the last deed(s) of record is/are: **JUNE E PERRY**

**By Virtue of Warranty Deed recorded 6/12/1990 in OR 2868/633 and Quit Claim Deed recorded 5/15/2003 – OR 5139/336**

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 #: 09-0791-305**

**Assessed Value: \$17,100.00**

**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**

**November 24, 2021**

**Tax Account #:09-0791-305**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF SE1/4 OF SEC S 89 DEG 5 MIN 5 SEC W 1106 71/100 FT FOR POB CONT S 89 DEG 5 MIN 5 SEC W 225 27/100 FT S 1 DEG 0 MIN 41 SEC E 35 93/100 FT S 50 DEG 1 MIN 21 SEC E 155 18/100 FT TO CUR OF CUL-DE-SAC TO S RAD 40 FT DELTA ANG 110 DEG 1 MIN 20 SEC NELY ALG ARC OF CUR 76 81/100 FT TO PT OF CUR S 90 DEG 0 MIN 0 SEC E 42 96/100 FT N 1 DEG 0 MIN 41 SEC W 144 94/100 FT TO POB OR 2868 P 633 OR 5139 P 336**

**SECTION 16, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0791-305(0222-01)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY.**

FILE NO. 90-011456  
DOC. 44.00  
REC: 10-50 9+150  
TOTAL 54.50  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

# WARRANTY DEED

✓ PREPARED BY:  
STEWART TITLE OF PENSACOLA, INC.  
7200 N. Ninth Ave., A-4  
Pensacola, Florida 32504

Tax ID # 09-0791-300  
GRANTEE'S SS# 261-08-1679 & 267-65-2953

OR # 28688 63

KNOW ALL MEN BY THESE PRESENTS: That  
WILLARD W. WALDROP and JOYCE E. WALDROP, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto DAVID N. PERRY and JUNE E. PERRY, husband and wife, Grantor\*

Address: 18 West Loretta Street, Pensacola, Fl. 32505, Grantee\*  
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

D. S. PD. 44.00  
DATE 6-12-90  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Cantrell D.C.  
CERT. REG. # 59-2043328-27-01

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.  
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 11, 1990

Signed, sealed and delivered  
in the presence of:

Julia A. [Signature]  
[Signature]

Willard W. Waldrop (SEAL)  
WILLARD W. WALDROP (SEAL)  
Joyce E. Waldrop (SEAL)  
JOYCE E. WALDROP (SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

## EXHIBIT "A"

Commence at an iron pipe at the Northeast corner of the Southeast 1/4 of Section 16, Township 1 South, Range 31 West, Escambia County, Florida; thence S 89 degrees 05'05" W for 1106.71 feet and Point of Beginning; thence continue S 89 degrees 05'05" W for 225.27 feet to an iron pipe; thence S 01 degrees 00'41" E 35.93 feet to an iron pipe; thence S 50 degrees 01'21" E for 155.18 feet to an iron pipe on a curve of a cul-de-sac concave to the South having a radius of 40.00 feet and a Delta Angle of 110 degrees 01'20"; thence northeasterly along the arc of said curve for 76.81 feet to Point of Tangency of said curve; thence S 90 degrees 00'00" E for 42.96 feet to an iron pipe; thence N 01 degrees 00'41" W for 144.94 feet to the Point of Beginning, containing 0.6 acres, more or less. ALSO including ingress and egress rights to a perpetual non-exclusive easement.

## Perpetual Non-Exclusive Easement:

Commence at an iron pin at the Southeast corner of Section 16, Township 1 South, Range 31 West, Escambia County, Florida; thence N 01 degrees 35'31" W and along the East line of said Section for 2645.23 feet to an iron pipe and the Northeast corner of the Southeast 1/4 of said Section; thence S 89 degrees 05'05" W and along the North line of said Southeast 1/4 for 931.71 feet to an iron pipe; thence S 00 degrees 57'35" W for 197.39 feet to an iron pipe; thence S 67 degrees 20'54" E for 315.86 feet; thence S 22 degrees 39'06" W for 20.0 feet to the Point of Beginning of a perpetual non-exclusive easement being 20.0 feet on each side of the following described line: thence N 67 degrees 20'54" W for 420.32 feet to the Point of Curvature of a curve concave to the South and having a radius of 99.86 feet and a central angle of 22 degrees 39'06"; thence Northwesterly along the arc of said curve for 39.48 feet to the Point of Tangency of said curve; thence N 90 degrees W for 100.0 feet to a radius point of a cul-de-sac having a 40 foot radius and central angle of 300 degrees and said cul-de-sac being the termination of said easement.

FILED AND RECORDED  
 THE PUBLIC RECORDS  
 ESCAMBIA COUNTY, FLORIDA

JUN 12 10 54 AM '11

80475



OR BK 5139 PG0336  
Escambia County, Florida  
INSTRUMENT 2003-096418

This Instrument was prepared by:  
GAYLE J. RYBA, ESQUIRE  
224 E. Intendencia Street  
Pensacola, Florida 32501  
(850) 434-9299  
Florida Bar #0023396

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
05/15/03 ERNEST LEE WAGNER, CLERK  
By: *[Signature]*

**QUIT CLAIM DEED**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

KNOW ALL MEN BY THESE PRESENTS,

That, **David N. Perry and June E. Perry**, for and in consideration of Ten (\$10) Dollars, the receipt whereof is hereby acknowledged, does remise, release, and quit claim unto **June E. Perry**, a divorced woman, her heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

See attached Exhibit A

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD,  
IF ANY.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

This instrument prepared without Title Search or Title Insurance at the request of the grantor and grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of May, 2003.

*[Signature of David N. Perry]*  
David N. Perry

In the presence of:

*[Signature]*  
\_\_\_\_\_

*Gayle J. Ryba*  
Printed name of witness

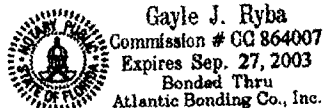
*[Signature]*  
*Louis Vallon*  
Printed name of witness

OR BK 5139 PG0337  
Escambia County, Florida  
INSTRUMENT 2003-096418

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This day, before the undersigned Notary Public, personally appeared David N. Perry, who is personally known by me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification and who executed the foregoing Quit Claim Deed, and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14<sup>th</sup> day of May, 2003.



Gayle J. Ryba  
NOTARY PUBLIC

June E. Perry  
June E. Perry

In the presence of:

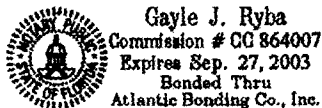
Julie D. Johnson  
Julie D. Johnson  
Printed name of witness

Gayle J. Ryba  
Gayle J. Ryba  
Printed name of witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This day, before the undersigned Notary Public, personally appeared June E. Perry, who is personally known by me or X who has produced FL Driver's License as identification and who executed the foregoing Quit Claim Deed, and acknowledged that she executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 14<sup>th</sup> day of May, 2003.



Gayle J. Ryba  
NOTARY PUBLIC

OR BK 5139 PG0338  
Escambia County, Florida  
INSTRUMENT 2003-096418

EXHIBIT "A"

RCD May 15, 2003 11:40 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-096418

Commence at an iron pipe at the Northeast corner of the Southeast 1/4 of Section 16, Township 1 South, Range 31 West, Escambia County, Florida; thence S 89 degrees 05'05" W for 1106.71 feet and Point of Beginning; thence continue S 89 degrees 05'05" W for 225.27 feet to an iron pipe; thence S 01 degrees 00'41" E 35.93 feet to an iron pipe; thence S 50 degrees 01'21" E for 155.18 feet to an iron pipe on a curve of a cul-de-sac concave to the South having a radius of 40.00 feet and a Delta Angle of 110 degrees 01'20"; thence Northeasterly along the arc of said curve for 76.81 feet to Point of Tangency of said curve; thence S 90 degrees 00'00" E for 42.96 feet to an iron pipe; thence N 01 degrees 00'41" W for 144.94 feet to the Point of Beginning, containing 0.6 acres, more or less. ALSO including ingress and egress rights to a perpetual non-exclusive easement.

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