

INVOICE

DATE: JUNE 4, 2025

INVOICE # 25-0071

TDA#: 2025084

PLEASE REMIT TO:

WEST FLORIDA TITLE RESEARCH, LLC. 6340 HIGHWAY 97 WALNUT HILL, FLORIDA 32568

SANTA ROSA TAX COLLECTOR ATT: DELINQUENT TAX DEPT. 6495 CAROLINE ST. MILTON, FL 32570

TDA#: 2025084

OUR FILE#: 25-0071 DATE: 06/4/2025

Title Search	18-1N-28-0000-00449-0000		200.00
	JoAnne Hale		
		TOTAL	200.00

MAKE ALL CHECKS PAYABLE TO WEST FLORIDA TITLE RESEARCH, LLC.

Thank you for your business!

WEST FLORIDA TITLE RESEARCH, LLC

6340 Highway 97 Walnut Hill, FL 32568 850-554-9095

PROPERTY INFORMATION REPORT

Office of the Tax Collector ATTN: Delinquent Tax Dept. 6495 Caroline Street Milton, FL 32570

Invoice No. 25-0071 TDA# 2025084

WEST FLORIDA TITLE RESEARCH, LLC hereby certifies that we have searched the records of Santa Rosa County, Florida, for the period of time beginning December 20, 1983 and ending June 1, 2025, at 8:00 A.M. as to the following described property:

Parcel Identification Number #18-1N-28-0000-00449-0000 PROPERTY SET FORTH ON EXHIBIT 'A' ATTACHED HERETO

And from such search we find the following:

- 1. Last Deed of record is in the name of Nathan or JoAnne Hale recorded in Official Records Book 664, Page 718. (as to Lot 7, Denim Woods)
 Address: 6109 Chicago Avenue, Pensacola, FL 32505
- 2. Last Deed of record is in the name of Nathan O. Hale and JoAnne Hale, husband and wife recorded in Official Records Book 999, Page 779. (as to Lot 8, Denim Woods) Address: 5567 Baltic Ct, Milton, FL 32571

NOTE:

- a. Certificate of Death on Nathan O'Neal Hale recorded in Official Records Book 4226, Page 1563. Date of death is January 3, 1994. Residence: 5567 Baltic Court, Milton, FL 32571
- b. Joanne Hale is also known as Nettie Jo Anne Hale. See less out deed recorded in Official Records Book 4226, Page 1564.
- 3. Nothing concerning bankruptcy recorded in Santa Rosa County.

Tax Information:

Tax Assessment #18-1N-28-0000-00449-0000 Paid [] Due [X]

Homestead Exemption: Yes [X] No []

Assessed to: Joanne Hale

Address: 6043 Hialeah St, Pace, FL 32571-8351 Property Address: 5567 Baltic Ct, Milton, 32571

Tax Deed Pending; Vacant [] Improved [X]; Mobile Home: Yes [X] No [];

RP# as provided by Property Appraiser: None Shown Action blocked, cannot view; Tax Cert: 2023-2302217

This search includes documents (encumbrances) wherein the holders thereof would be notified in a foreclosure sale, i.e.: Mortgages, liens, judgments, tax liens and/or tax certificates.

This search does not include documents that fee title would be taken subject to, i.e.: oil, gas and mineral reservations, covenants and restrictions, plats and/or easements.

These documents will be shown upon request at our usual rates.

This Tax Certificate legal description was taken by the direction of the client from internet site TaxSys. This office assumes no liability for the accuracy of this legal description.

This report is not title insurance. Pursuant to Sec. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Signed this 4th day of June 2025

WEST FLORIDA TITLE RESEARCH. LLC

TAMI MCGHEE, PRESIDENT

EXHIBIT "A"

LOT 7 OF UNREC DENIM WOODS SUB DES AS: COM AT SW CORN TH N 89*44'12" E 523.72 FT TH N 00* *28'17" W 632.34 FT TH N 50* 42'40" E 16.17 FT TO CURVE TH NELY ALONG CURVE TO LEFT 119. 75 FT TH N 41*39'43" E 190.45 FT TO CURVE TH NELY ALONG CURV 38.94 FT TH S 88*59' E 546.77 FT TH S 0*28'14" E 222.12 FT FT TO POB TH CONT 220 FT TH S 89*44'12" W 112 FT TH N 00*15' 48" W 195 FT TH N 89*44'12" E 34.30 FT TH N 0*28'14" W 25 FT TH N 89*44'12" E 77 FT TO POB AS DES IN OR 664 PG 718 & ALSO LOT 8 OF UNREC DENIM WOODS SUB FURTHER DES AS: COM AT SW COR TH N 89*44'12" E 523.72 FT TH N 0*28'17" W 632.34 FT TH N 50*42'40" E 16.17 FT TO CURV E TH NELY ALONG CURVE TO LEFT 119.75 FT TH N 41*39'43" E 190 .45 FT TO CURVE TH NELY ALONG CURVE 38.94 FT TH S 88*59' E 5 46.77 FT TH S 0*28'14" E 442.12 FT TH S 89*44'12" W 112 FT TO POB TH CONT 112 FT TH N 0*15'48" W 195 FT TH N 89*44 '12" E 112 FT TH S 0*15'48" E 195 FT TO POB AS DES IN OR 999 PG 779 & LESS OR 4226 PG 1564 (NOW# 4.50 FOR 2022)

VARRANTY DEED

40.50

This Warranty Beed Made and executed the 23rd day of November A. D. 1983 by

K. C. Construction, Inc.

a corporation existing under the laws of Florida and having its principal place of business at P. O. Box 267, Holt, FL 32564 hereinafter called the grantor, to Nathan or Johnne Hale hereinafter called the grantor, to

6109 Chicago Avenue Pensacola, FL 32505 BOOK 664 PAGE 718

Holt, FL 32564

whose postoffice address is

SANTA ROSA COURTY, FLA

hereinafter called the grantee:

Witnesseln: That the grantor, for and in consideration of the sum of \$ 10.00 valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alten. remise, release, convey and confirm unto the grantee, all that certain land situate in Santa Ross County, Florida, viz:

Lot 7, Denim Woods, an unrecorded subdivision located in Santa Rosa County, Florida. Containing 0.54 acres, more or less.

See attached legal description.



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

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

Hill the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land that it hereby fully warrants the title to said land and will defend the same against the lawful tarns of Affipe are whomsoever; and that said land is free of all encumbrances

(CORPORATE SEAL)

the grantor has caused these presents to In Witness Whereof be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in gar presence:

Construction, Inc.

SPACE BELOW FOR RECORDERS USE

Pres.

STATE OF

COUNTY OF

Florida

Santa Rosa

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

K. C. Hembree

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he decing instrument and

A. D. 1985

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Lot 7:

containing 0.54 acres, more or less.

A portion of Section 18, TlN, R28W, Santa Rosa County, Florida, as described as follows:

Commence at the SW corner of said Section 18; thence run N 89 deg 44 min 12 sec E along the south line of said Section 18 for 523.72 ft; thence run N 0 deg 28 min 17 sec W for 632.34 ft; thence run N 50 deg 42 min 40 sec E for 16.17 ft. to a point of curvature; thence run northeasterly along a curve to the left (R= 758.21 ft; Δ = 9 deg 02 min 57 sec) for an arc distance of 119.75 ft; thence run N 41 deg 39 min 43 sec E for 190.45 ft. to a point of curvature; thence run northeasterly along a curve to the left (R= 599.37 ft; Δ = 3 deg 43 min 21 sec) for an arc distance of 38.94 ft; thence run S 88 deg 59 min 00 sec E for 546.77 ft; thence run S 0 deg 28 min 14 sec E for 222.12 ft. to the Point of Beginning;

Thence continue S 0 deg 28 min 14 sec E for 220.00 ft; thence run S 89 deg 44 min 12 sec W for 112.00 ft; thence run N 0 deg 15 min 48 sec W for 195.00 ft; thence run N 89 deg 44 min 12 sec E for 34.30 ; thence run N 0 deg 28 min 14 sec W for 25.00 ft; thence run N 89 deg 44 min 12 sec E for 77.00 ft. to the Point of Beginning,

37.50 10.50

100

9 H)

WARRANTY DEED

** OFFICIAL RECORDS **
BK 999 PG 779

THIS INDENTURE, made this /844 day of JANUARY, 1989 A.D., Between ARCHIE L. SMITH and MANOLIEY D. SMITH , HUSBAND AND WIFE

of the County of , State of , GRANTORS,

and NATHAN O. HALE and JOANNE HALE , HUSBAND AND WIFE

whose address is: 5517 Baltic Ct Millor 1- 3257/
of the County of SANTA ROSA State of FLORIDA, GRANTEES, Whose
respective Social Security Numbers are:

WITNESSETH that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES heirs and assigns forever, the following described land, situate, lying and being in the County of SANTA ROSA, State of Florida whose parcel identification number is

FILE# 8901995
to wit:

RCD: JAN 26 1989 @ 12:56 PM

A PORTION OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE RUN N. 89
DEG 44 MIN 12 SEC E. ALONG THE SOUTH LINE OF SAID SECTION 18 FOR
523.72 FEET; THENCE RUN N. 0 DEG 28 MIN 17 SEC W. FOR 623.34 FEET;
THENCE RUN N. 50 DEG 42 MIN 40 SEC E. FOR 16.17 FEET TO A POINT OF
CURVATURE; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT (R=
758.21 FT. \(\Delta \) = 9 DEG 02 MIN 57 SEC) FOR AN ARC DISTANCE OF 119.75
FEET; THENCE RUN N. 41 DEG 39 MIN 43 SEC E. FOR 190.45 FEET TO A POINT
OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT
(R=599.37 FEET; \(\Delta \) = 3 DEG 43 MIN 21 SEC) FOR AN ARC DISTANCE OF
38.94 FEET; THENCE RUN S. 88 DEG 59 MIN 00 SEC E. FOR 546.77 FEET;
THENCE RUN S. 0 DEG 28 MIN 14 SEC E. 442.12 FEET; THENCE RUN S. 89 DEG
44 MIN 12 SEC W. FOR 112.00 FEET; TO THE POINT OF BEGINNING; THENCE
CONINUE S. 89 DEG 44 MIN 12 SEC W. FOR 112.00 FEET; THENCE RUN N. 0
DEG 15 MIN 48 SEC W. FOR 195.00 FEET; THENCE RUN N. 89 DEG 44 MIN 12
SEC E. FOR 112.00 FEET; THENCE RUN S. 0 DEG 15 MIN 48 SEC E. FOR
195.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for the year 1989, and all subsequent years.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

(Witness) Cumpor dan

ARCHIE L. SMITH

Witness Drantley

MANOLIEV B. SMEATH O. STOCK

STATE OF WONTH CACOLINA COUNTY OF MCILLENDUS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ARCHIE L. SMITH and MANOLIEY D. SMITH, HUSBAND AND WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this day of JANUARY 1389

This Document Prepared By: 3NGELYN C. WESTMORELAND Chelsea Title Company 312 S. Baylen Street Pensacola , FL 32501 1010*T-49921-C

(STAB) NOTARY PUBLIC G

1:5A

EXHIBIT 'A'

Subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

** OFFICIAL RECORDS ** EK 999 PG 780

SANTA ROSA COUNTY, FLORIDA GERALD F. BARNES, CLERK



File # 202185584 OR BK 4226 Pages 1563 RECORDED 12/29/21 at 10:23 AM Donald C. Spencer, Clerk Santa Rosa County, Florida DEPUTY CLERK TC Trans #1155170

8. WH P. 21 FL 14928

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The first five digits of the decedent's Social Security Number have been redacted pursuant to \$119.071(5), Florida 32514 Specify White Specify White Plantage Codes Codes	13	Printing Lightly december.	Santa Ro	osa	Milton		5	567 Baltio	e Court		
To pathen's name (First, Micos, Macton Sumans) William B. Hale 196. MAILING ADDRESS (Stower and Number or Rural Route Number, City or Town, State, 20 Code) Nettie Johnne Hale 5567 Baltic Court Milton, Florida 32571 206. METHOD OF DISPOSITION **Burisa Cramation — Removal from State Donallon — Other (Spood) **Memory Park Cemetery Milton, Florida 21a. Stonyparts of Fulleran Service Licensee on (Milton) — Promise South Provided Provide		13e. INSIDE CITY LIMITS? (Net or No)	13L ZIP CODE	14. WAS DEC (Specify N Mexican, I	EDENT OF HISPANIC o or Yes — If yes, spec hedo Rican, etc.)	OR HAITIAN ORIGIN? (fy Heltlen, Cuben, X. NoYee	15. RACE Black, W Specify:	American Indian, hile, etc.	(Specify o	nly highest grade completed	
William B. Hale Margaret Roberts 198. INCOMMNT'S NAME ((ppo)Pero) 198. MALING ADDRESS (Street and Number or Rural Roube Number, City or Name, State, Zoc Code) Nettie Johne Hale 5567 Baltic Court Milton, Florida 32571 206. METHOD OF DISPOSITION 206. METHOD OF DISPOSITION (Nume of Commiley, crematory, or Zoc. LOCATION — City or Town, State or other place) 208. METHOD OF DISPOSITION (Nume of Commiley, crematory, or Zoc. LOCATION — City or Town, State or other place) 208. METHOD OF DISPOSITION (Nume of Commiley, crematory, or Zoc. LOCATION — City or Town, State or other place) 218. SOUNDETTS OF STACLITY 219. SOUNDETTS OF FACILITY 219. SOUNDETTS OF FACILITY 220. NUMBER (of Margaret Rural Home) 221. SOUNDETTS OF FACILITY 222. To the best of my knowlesting, gegn occurred at Date time, daily and place and due to the Calledge) and due to the Calledge) and advent of the Calledge and place and due to the Calledge and advent of the Calledge and place and due to the Calledge and place and due to the Calledge and place and due to the Calledge and advent of the Calledge and place and due to the Calledge and place and due t	ARENT			Specify:		I 18, MOTHE	R'S NAME (First			college(f-4 or 5+)	
Nettie Joanne Hale Sof Baltic Court Milton, Florida 32571	-	William	В.	○ Ha		Maı	garet	Robei	cts		
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Dr. Antonio: Ballagas 8333 N. Davis Highway Pensacola, Florida 32514 256 SUBREGISTRAR - SIGNATURE AND DATE 256 LOCAL REGISTRAR - SIGNATURE 1256 DATE REGISTERED 256 DATE REGISTERED 156 DATE NEGISTERED 156 D	8	22d. NAME OF AT	ITENDING PHYSICIAN	IF OTHER TH			. MEDICAL EXA	WINER'S CASE #			
256. SUBREGISTRAR — SIGNATURE AND DATE 256. LOCAL REQISTRAR — SIGNATURE 256. DATE REGISTERED		200		March 11 to 1	CAL EXAMINER) (1)/p			40.52		4 7	o salā
The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.		28.9 103 1.78		# 2.2			SIGNATURE	م المنال	. .	25¢ DATE REGISTERED	
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		- 45%	الأنسسيون بركروس	4			/* ·	The w	4		and the Carlo
THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE. THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERWARKS OF THE GREAT! SEAL OF THE STATE OF FLORIDA. DO, NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER.		THE RESERVE ASSESSED.		AL THIS IS A	INUL AND CORREC	I COPY OF THE OFFIC	AL BECORD O	I FILE IN THIS OFF	ICE.	artis (Bhair for	

File # 202185585 OR BK 4226 Pages 1564 RECORDED 12/29/21 at 10:23 AM Donald C. Spencer, Clerk Santa Rosa County, Florida DEPUTY CLERK TC Trans #1155170 Doc I \$70.00

LESS OUT

4 . F 4

This Instrument Prepared by & return to: Name:Certified Title Corporation Address:11459 Cronhill Drive, Suite M, Owings Mills, MD 21117

Parcel I.D. #:18-1N-28-0000-00449-0000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of December, 2021., by

Joanne Hale a/k/a Nettie Jo Anne Hale, an unmarried woman hereinafter called the grantor, to Selvin Yovani Alvarenga Nunez, a married man, married man as his non homestead property, 40 E Devane St. Pensacola, FL 32534

(Wherever used herein the terms "grantor(s)" and "grantee(s)" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee(s) all that certain land situate in Santa Rosa County, State of Florida, viz:

The land referred to herein below is situated in the County of Santa Rosa, State of Florida, and is described as follows:

A Portion of Section 18, Township 1 North, Range 28 West, Santa Rosa County, Florida, Described As Follows:

Commence at the Southwest Corner of Said Section 18, thence Run N. 89 Deg 44 Min 12 Sec E. along the South Line of said Section 18 for 523.72 feet; thence Run N. 0 Deg 28 Min 17 Sec W. for 623.34 feet; thence Run N. 50 Deg 42 Min 40 Sec E. for 16.17 Feet to a Point of Curvature; thence Run Northeasterly along a Curve to the Left (R-758.21 Ft. Delta Angle = 9 Deg 02 Min 57 Sec) for an Arc Distance of 119.75 feet; thence Run N. 41 Deg 39 Min 43 Sec E. for 190.45 feet to a Point of Curvature; thence Run Northeasterly along a Curve to the Left (R=599.37 Feet; Delta Angle = 3 Deg 43 Min 21 Sec) For an Arc Distance of 38.94 feet; thence Run S. 88 Deg 59 Min 00 Sec E. For 546.77 feet; thence Run S. 0 Deg 28 Min 14 Sec E. 442.12 feet; thence Run S. 89 Deg 44 Min 12 Sec W. for 112.00 feet to the Point of Beginning; Thence Coninue. S 89 Deg 44 Min 12 Sec W. for 112.00 feet; thence Run N. 0 Deg 15 Min 48 Sec w. For 195.00 feet; thence Run N. 89 Deg 44 Min 12 Sec E. for 112.00 feet; thence Run S. 0 Deg 15 Min 48 Sec E. for 195.00 feet to the Point of Beginning.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, 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(s) hereby covenant with said grantee(s) that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 2020.

In Witness Whereof, the said grantor(s) have signed and sealed these presents the day and year first above written, the day and year first above written.

goamne Hale al Kar veller yourne Hale Do Pamele Hale Dauphine as Yer Ottoms-in fact

Signed, sealed and delivered in the presence of:	
Witness Signature	Joanne Hale a/k/a Nettie Jo Anne Hale by Pamela Hale Dauphine as her Attorney-in-Fact
M. VERONICA SIEFERT	Address: 6043 Hialeah St, Pace, FL 32571
Witness Signature	
Printed Name (N. Cole Scott	
STATE OF FLORIDA	
STATE OF FLORIDA: COUNTY OF:	
The foregoing instrument was acknowledged bef	ore me by means ofphysical presence or online, as attorney in fact for Nettie Jo Anne Hale a/k/a Joanne Hale
who is/are known to ne or who has/have produced Flo	as identification.
P	(i canse
	Signature of Acknowledger
	My commission expires 04 (08/2024

Notary Public State of Flonda Tiffany Nicole Scott My Commission GG 977068 Expires 04/08/2024