FILE # 2504634 RCD: 06/25/2008 @ 03:48 PM, BK: 2847 PG: 4548 RECORDING: $10.50 RECORDING ARTICLE V: $8.00 DEED DOCSTAMPS $0.70 DEPUTY CLERK PDUNN DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY FL

This document prepared without benefit of title examination by
RICHARD N. SHERRILL, ESQ.
Clark, Partington, Hart,
Post Office Box 13010
Pensacola, Florida 32591-3010

CPH file #: 07-1229
Recording: $ 18.50
Doc't stamps: $ .70
Total: $ 19.20

Parcel ID Number: 10-2N-25-0000-0006-0440

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made the 13th day of May, 2008, by and between **KATHERINE D. HESS**, the duly qualified and acting Personal Representative of the Estate of CHARLES PICKETT HELMS a/k/a CHARLES PICKETT HELMS, SR., Deceased (the "Grantor"); and **KATHERINE D. HESS,** whose post office address is 4544 Magnolia Drive, Birmingham, AL 35242, and **CHARLES PICKETT HELMS, JR.**, whose post office address is 5801 Simpson Road, Charlotte, NC 28216 (hereinafter collectively referred to as the "Grantees"), for the following uses and purposes:

RECITALS:

WHEREAS, CHARLES PICKETT HELMS a/k/a CHARLES PICKETT HELMS, SR. (the "Decedent") died testate a resident of Escambia County, Florida, on September 5, 2007, seized and possessed of the following described unimproved real property (the "Property"):

> Commencing at the NW corner of Section 10, T2N, R25W, Okaloosa County, Florida, thence S89 degrees 50' E along the North line of said section 1634.5 feet, thence South 290 feet to point of beginning, thence continue South 257.02 feet to the centerline of Gulf Power easement, thence N75 degrees 25' E along said centerline 201.49 feet, thence North 235.8 feet, thence West 176.02 feet to a culdesac having a radius of 50 feet, thence along said culdesac a distance of 36.30 feet to point of beginning, being Lot 618 of an unrecorded subdivision.

[Okaloosa County, Florida OR Bk 1490 Pg 655]; and

WHEREAS, the Property passed to the Grantees as of the date of the Decedent's death pursuant to the provisions of the Decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Escambia County, Florida, Probate Division, in Case No. 2007-CP-1894 (Division B), subject only to the right of the Personal Representative to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of Decedent's estate; and

WHEREAS, the Grantor wishes to distribute the Decedent's interest in the Property to the Grantees and evidence the release of the Decedent's interest in the Property from the right of the Grantor to sell or encumber the Property;

NOW, THEREFORE, in consideration for the foregoing and in connection with the distribution of the estate of the Decedent, the Grantor has released to the Grantees the right to

sell or encumber the Property and does hereby grant, convey, and confirm ***an undivided one-half (1/2) interest*** to **CHARLES PICKETT HELMS, JR**. and ***an undivided one-half (1/2) interest*** to **KATHERINE D. HESS, *as tenants in common***, their heirs and assigns forever, all of the interest of the decedent in and to the Property.

TOGETHER with all and singular tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of CHARLES PICKETT HELMS a/k/a CHARLES PICKETT HELMS, SR., has executed this instrument under seal on the date first written above.

[Signature of first witness]

Jeremy Duckworth
[Type/print Name of first witness]

[Signature of second witness]

David Branham
[Type/print Name of second witness]

Katherine D. Hess
KATHERINE D. HESS
Personal Representative of the
Estate of CHARLES PICKETT HELMS,
a/k/a CHARLES PICKETT HELMS, SR.
Deceased.

STATE OF Alabama)
COUNTY OF Shelby)

I hereby certify that the foregoing instrument was acknowledged before me this 13 day of May, 2008 by KATHERINE D. HESS, Personal Representative of the Estate of CHARLES PICKETT HELMS a/k/a CHARLES PICKETT HELMS, SR., deceased, who is ( ) personally known to me or (✓) has produced AL [redacted] as identification.

Rachael McAlece Cargo
NOTARY PUBLIC, STATE OF Alabama

[Print, Type or Stamp Name of Notary]
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT L
MY COMMISSION EXPIRES: Nov 21, 2010
Commission Number: BONDED THRU NOTARY PUBLIC UNDERWRITERS

[Notarial Seal]
RACHAEL MCALECE CARGO NOTARY PUBLIC
AL 341891

FILE # 2506621 RCD: 07/07/2008 @ 03:57 PM, BK: 2849 PG: 2349 RECORDING: $6.00 RECORDING ARTICLE V: $4.00 DEED DOCSTAMPS $0.70 DEPUTY CLERK PDUNN
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY FL

This Instrument Prepared
Without benefit of survey
or examination of title by
RICHARD N. SHERRILL, ESQ.
CLARK, PARTINGTON, HART,
LARRY, BOND & STACKHOUSE
Post Office Box 13010
Pensacola, Florida 32591-3010

CPH file #	07-1229
recording:	$ 10.00
doc stamps:	$ .70
total:	$ 10.70

TAX PARCEL I.D.: 10-2N-25-0000-0006-0440

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned KATHERINE D. HESS ("Grantor"), for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt whereof is acknowledged, hereby quitclaims, remises, and releases unto CHARLES PICKETT HELMS, JR. ("Grantee"), whose post office address is 5801 Simpson Road, Charlotte, NC 28216, and his heirs and assigns forever, all of Grantor's interest in and to the following described real property (the "Property"), situate, lying and being in Okaloosa County, Florida, ***which is not the homestead of the Grantor***, being more particularly described as follows:

> Commencing at the NW corner of Section 10, T2N, R25W, Okaloosa County, Florida, thence S89 degrees 50' E along the North line of said section 1634.5 feet, thence South 290 feet to point of beginning, thence continue South 257.02 feet to the centerline of Gulf Power easement, thence N75 degrees 25' E along said centerline 201.49 feet, thence North 235.8 feet, thence West 176.02 feet to a culdesac having a radius of 50 feet, thence along said culdesac a distance of 36.30 feet to point of beginning, being Lot 618 of an unrecorded subdivision.
> **[Okaloosa County, Florida OR Bk 1490 Pg 655]**

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

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing of record or on the plat if there is a recorded plat, or otherwise common to the subdivision if the property is located within a subdivision; valid easements and mineral reservations of record affecting the Property, if any; taxes for the current year and subsequent years; and all other encumbrances of records; all of which are not hereby reimposed.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal effective as of the ____ day of May 13, 2008.

Katherine D. Hess
KATHERINE D. HESS

[Signature of First Witness]

Jeremy Duckworth
[Type/Print Name of First Witness]

[Signature of Second Witness]

David Branham
[Type/Print Name of Second Witness]

STATE OF Alabama)
COUNTY OF Shelby)

The foregoing instrument was acknowledged before me this 13 day of May, 2008, by KATHERINE D. HESS, who (_) is personally known to me, or (Y) has produced [redacted] as identification.

NOTARY PUBLIC [Notarial Seal]
STATE AT L

Rachael McReece Craig
[Signature of Notary Public]
NOTARY PUBLIC STATE OF ALABAMA AT L
MY COMMISSION EXPIRES: Nov 21, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

6.00
.55
6.55

QUIT CLAIM DEED

STATE OF FLORIDA

COUNTY OF OKALOOSA

** OFFICIAL RECORDS **
BK 1490 PG 655

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA C. HELMS, a divorced and unremarried woman, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto CHARLES P. HELMS, a divorced and unremarried man, whose mailing address is 4701 Bridgedale Road, Pensacola, Florida 32505, his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Okaloosa, State of Florida, to-wit:

Commencing at the NW corner of Section 10, T2N, R25W, Okaloosa County, Florida, thence S89 degrees 50'E along the North line of said section 1634.5 feet, thence South 290 feet to point of beginning, thence continue South 257.02 feet to the center line of Gulf Power Easement, thence N75 degrees 25'E along said center line 201.49 feet, thence North 235.8 feet, thence West 176.02 feet to a culdesac having a radius of 50 feet, thence along said culdesac a distance of 36.30 feet to point of beginning, being Lot 618 of an unrecorded subdivision.

FLORIDA DOCUMENTARY STAMP TAX REQUIRED BY LAW IN THE AMOUNT OF $ .55 HAS BEEN PAID. NEWMAN C. BRACKIN, CLERK OKALOOSA COUNTY. BY: [signature] DC

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of August, 1988.

Signed, sealed and delivered in the presence of:

[signature] Angela E. Bonds

[signature] Donna E. Alverson

Patricia C. Helms (SEAL)
PATRICIA C. HELMS

_____ (SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

CLERK CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

This day, before the undersigned personally appeared PATRICIA C. HELMS, to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, 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 8th day of August, 1988.

[signature] Donna E. Alverson
NOTARY PUBLIC
My Commission Expires: 2-22-92

NOTARY PUBLIC STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY JAMES D. SWEARINGEN OF HARRELL, WILTSHIRE, SWEARINGEN, WILSON AND HARRELL P.A. ATTORNEYS AT LAW 201 EAST GOVERNMENT STREET PENSACOLA, FLORIDA 32501

FILE# 1018497
OKALOOSA COUNTY, FLORIDA
RCD: JAN 9 1989 @ 11:52 AM
NEWMAN C BRACKIN, CLERK

Okaloosa County Property Appraiser

Parcel Summary

Parcel ID	10-2N-25-0000-0006-0440
Location Address	FLEET WING RD HOLT 32564
Neighborhood	221000.00
Brief Tax Description	BEG 1634.5 FT E & 290 FT S OF NW COR SEC S257.02 FT (Note: The Description above is not to be used on legal documents.)
Property Use Code	VACANT
Sec-Twp-Rng	10-2N-25
Tax District	1-Unincorporated County
Millage Rate	9.5165
Acreage	1.02
Homestead	No
Acreage (GIS)	1.03

View Map

Owner Information

HELMS CHARLES PICKENS JR (HEIRS OF)
2005 PARKER AVE
PORTSMOUTH VA 22406

Address Change Form

Valuation

	2025 Certified Values	2024 Certified Values
Building Value	$0	$0
Extra Features Value	$0	$0
Land Value	$12,147	$9,202
Land Agricultural Value	$0	$0
Agricultural (Market) Value	$0	$0
Just (Market) Value	**$12,147**	**$9,202**
Assessed Value	$5,685	$5,168
Exempt Value	$0	$0
Taxable Value	$5,685	$5,168
Maximum Save Our Homes Portability	$6,462	$4,034

2025 TRIM Notice

Click Here to view the 2025 TRIM Notice (PDF)

Homestead Application

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000100 - SFR	1.02	AC	176	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Book / Page	Qualification	Sale Reason	Vacant / Improved	Grantor	Grantee
7/7/2008	$100	QC		2849/2349	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	HESS KATHERINE D	HELMS CHARLES P JR
5/13/2008	$100	PR		2847/4548	Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Vacant	HELMS CHARLES P SR - ESTATE	HESS KATHERINE D & HELMS CHARLES P JR
8/1/1988	$100	QC		1490/655	Unqualified	N/A	Vacant		HELMS CHARLES P
2/1/1979	$3,000	WD		1022/580	Qualified	N/A	Vacant		

2025 Property Record Card

Click Here to view the 2025 Property Record Card (PDF)

Tax Collector

Click here to view the Tax Collector website.

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

(•) Owner ( ) Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

[ ] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels 0

No data available for the following modules: Building Information, Extra Features, Building Area Types, Permits, Sketches.

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