

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2007 TD 002747



00051470198

Dkt: TD80 Pg#:

19

Original Documents Follow

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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AUDITOR

5/20/2009

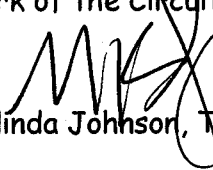
DENTON II LLC
P O BOX 100736
ATLANTA GA 30384-0736

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
02747/2007	06-4410-000	11/02/09	330.00	4.95	334.95

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7399

June 13, 2009

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Glenda Mahuron

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-11-89, through 06-11-09, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Gregory E. Till

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

BY:


Richard S. Combs

June 13, 2009

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7399

June 13, 2009

332S304500007003 - Full Legal Description

BEG AT W LI OF W ST AND S LI OF BUDDYS LANE NWLY ALG S LI OF BUDDYS LANE 78 FT SLY TO N R/W LI OF GULF
POWER SELY TO W LI OF W ST NLY TO S LI OF BUDDYS LANE TO POB LT 7 BLK 3 OF AN UNRECORDED OF AN
UNRECORDED PLAT OR 1869 P 155 LESS OJ 26 P 563 STATE RD R/W CA 140

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7399

June 13, 2009

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. 2007 certificate delinquent. The assessed value is \$9,204.00.
Tax ID 06-4410-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and Assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-02-09

TAX ACCOUNT NO.: 06-4410-000

CERTIFICATE NO.: 2007-2747

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32596

 X Notify Escambia County, 190 Governmental Center, 32501

 X Homestead for tax year.

Gregory E. Till
1100 Airport Blvd., Ste C2
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 16th day of June, 2009.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

FILE NO. 84-7798
 DOC. 46.35
 REC. 5.00
 TOTAL 51.35
 STATE OF FLORIDA
 COUNTY OF Escambia

WARRANTY DEED

Tax ID # _____

THIS INSTRUMENT PREPARED BY
 Gayle A. Valinsky
 OF DALE TITLE COMPANY
 P.O. BOX 336, PENSACOLA, FL.
 IN CONNECTION WITH ISSUANCE
 OF TITLE INSURANCE.
 Return to:

Dale Title Company, Inc.
 P. O. Box 336
 Pensacola, Florida 32592
 File Number 84-7798 6V

KNOW ALL MEN BY THESE PRESENTS: That

Edith E. Butt, devisee under the will of Bessie E. Venable,
deceased, Probate Case No. 80-1081-CP-03

, Grantor*

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

Gregory E. Till, a married man

, Grantee*

Address: 4602 Pebble Creek Drive, Pensacola, Florida 32506

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:

Following real estate in Escambia County, Florida, to-wit:
 That portion of the South 32.1 Acres of East Half of Government Lot 4,
 Section 33, Township 2 South, Range 30 West, described as follows:
 Commence at the intersection of the West line of "W" Street with the South
 line of Buddy's Lane; thence Northwesterly along the South line of Buddy's
 Lane 78 feet; thence Southerly 129 feet more or less to the North line of
 Gulf Power easement; thence Easterly along the North line of said easement
 to the West line of "W" Street; thence Northerly along the West line of "W"
 Street for 135 feet more or less to the Point of Beginning, less and except
 the right of way of "W" Street.

Being the same Legal Description as described in Survey dated November 8,
 1983 by William T. Butler, Registered Land Surveyor No. 3774.

THIS IS NOT THE HOMESTEAD OF THE GRANTEE

267957
 FILED AND RECORDED
 THE PUBLIC RECORDS
 OF ESCAMBIA COUNTY
 FEB 7 1 23 PM '84
 JOE A. FLORES, CLERK
 ESCAMBIA COUNTY

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, many, 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 February 6, 1984

Signed, sealed and delivered
 in the presence of:

Diane T. Spore
Gayle A. Valinsky

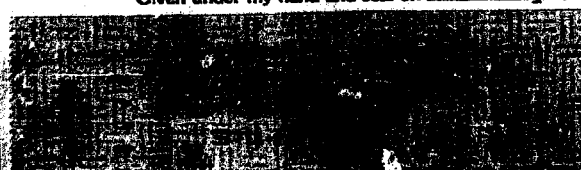
Edith E. Butt (SEAL)
Edith E. Butt (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF Florida
 COUNTY OF Escambia

Before me the subscriber personally appeared Edith E. Butt, devisee under the will of Bessie
E. Venable, deceased, Probate Case No. 80-1081-CP-03

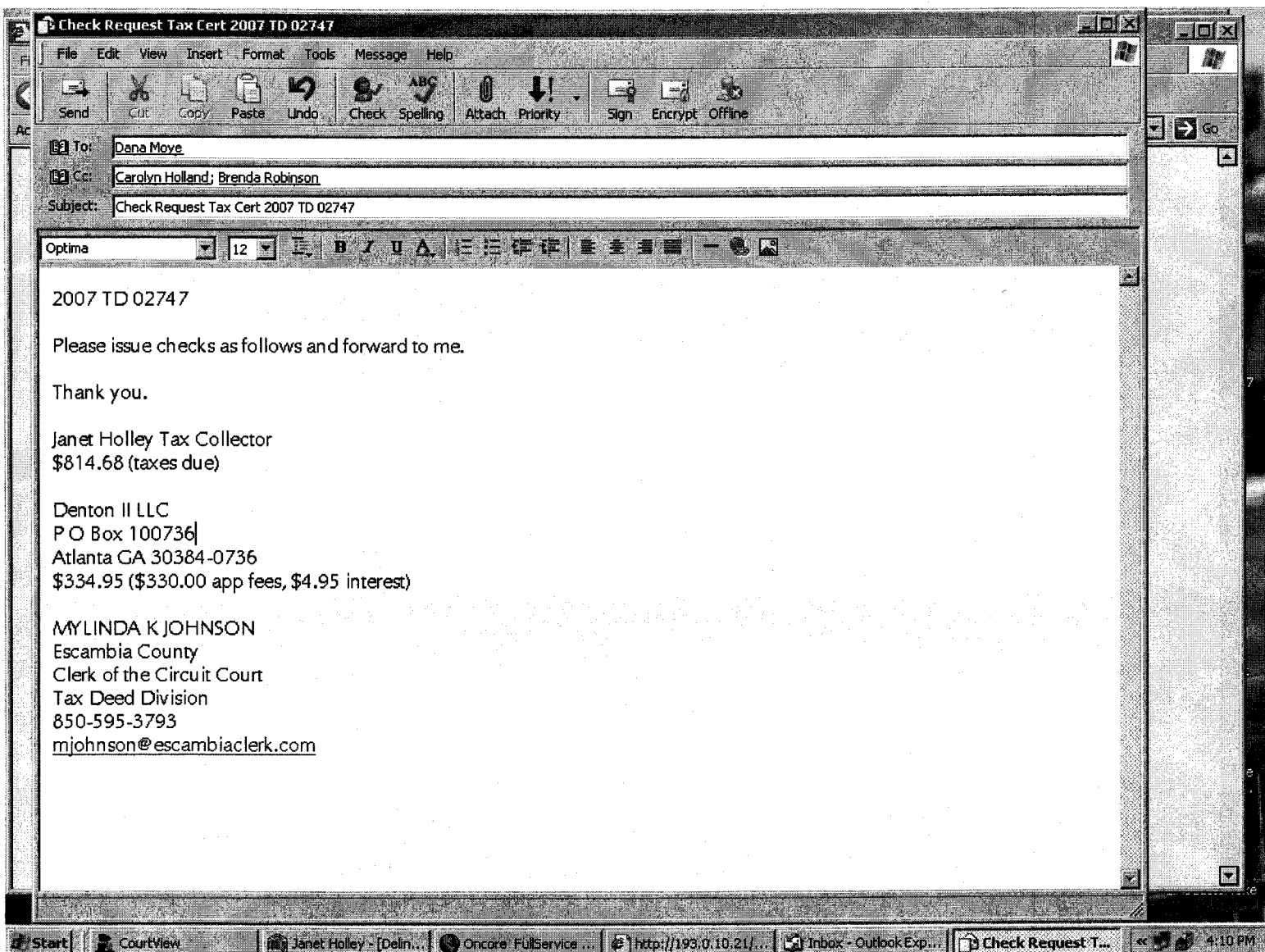
known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged
 that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on February 6, 19 84



(SEAL)

Gayle A. Valinsky
 Notary Public
 My Commission Expires 2/1/85



http://193.0.10.21/taxdeed/RedeemCalc.asp?IID=2721 - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites

Address http://193.0.10.21/taxdeed/RedeemCalc.asp?IID=2721 Go

Months	7	1
Tax Collector	\$796.48	\$796.48
Tax Collector Interest	\$83.63	\$11.95
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$886.36	\$814.68
Clerk Fee	\$0.00	\$0.00
Sheriff Fee	\$0.00	\$0.00
Legal Advertisement	\$0.00	\$0.00
App. Fee Interest	\$0.00	\$0.00
Total Clerk	\$0.00	\$0.00
Postage	\$334.95	\$334.95
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$1,221.31	\$1,149.63
Repayment Overpayment Refund Amount		\$71.68

Notes: ACTUAL SHERIFF \$40.00 MKJ
5/7/2009 MR TILL CALLED FOR QUOTES. MKJ
COLLECTED 881.63 (814.68 TC/ 2.00 CC FEE, 60.00 CLERK 4.95)

Submit Reset Print Preview

Start CourtView Janet Holley - [...] Oncore FullSer... http://193.0.1... Vital POS-partner Inbox - Outlook... New Message 4:06 PM

881.63 - COLLECTED
270.00 - C.VIEW BALANCE
1151.63

1151.63
- 814.68 TC
- 334.95 - CH
2.00 - C.C. Fee
0



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 064410000 Certificate Number: 002747 of 2007

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2009	Redemption Date 05/18/2009
Months	7	1
Tax Collector	\$796.48	\$796.48
Tax Collector Interest	\$83.63	\$11.95
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$886.36	\$814.68 <i>TAX COL</i>
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$60.00	\$60.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$34.65	\$4.95
Total Clerk	\$364.65	\$334.95 <i>C Holder</i>
Postage	\$0.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$1,251.01	\$1,149.63
	Repayment Overpayment Refund Amount	\$101.38

Notes

Submit

Reset

Print Preview

879.63
2.00

881.63

270.00 - CV

Reprint

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida
(850) 595-4310
www.escambiaclerk.com

ESCAMBIA CO FL CLERK OF C
190 GOVERNMENTAL CTR
PENSACOLA, FL 32502
BIN: 449280 Merchant: 352354803898
VNumber: 76449064 Store: 4301 Term: 0001

SALES DRAFT

REF: 71791
DATE: May 18, 2009 15:51:48
ACCT: XXXXXXXXXXXXX0639 EXP: 09/11
AP: 046180
NAME: GREGORY E TILL
Clerk: MKJ

TOTAL \$881.63

Thank you!

CUSTOMER ACKNOWLEDGES RECEIPT
OF GOODS AND/OR SERVICES IN
THE AMOUNT OF THE TOTAL SHOWN
HEREON AND AGREES TO PERFORM
THE OBLIGATIONS SET FORTH BY
THE CUSTOMER'S AGREEMENT WITH
THE ISSUER

Thank you for using MasterCard

X _____

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1016669	Receipt Date	05/18/2009

Case Number	2007 TD 002747
Description	DENTON II LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **GREGORY E TILL**

On Behalf Of **DENTON II LLC**

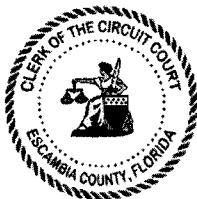
Total Received	881.63
Net Received	881.63
Change	0.00

Receipt Payments	Amount	Reference Description
Mastercard	881.63	71791

Receipt Applications	Amount
Holding	879.63
Service Charge	2.00

Deputy Clerk: mkj Transaction Date 05/18/2009 16:01:16

Comments



ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930

Print Date:
5/18/2009 3:57:13 PM

Transaction #: 735392
Receipt #: 200917371
Cashier Date: 5/18/2009 3:57:13 PM (MKJ)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/18/2009 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$330.00 Total Payments \$330.00

1 Payments

 <u>CLERK</u>	\$330.00
--	----------

0 Recorded Items

0 Search Items

1 Miscellaneous Items

 (MISC FEE) MISCELLANEOUS FEES TAX DEED 02747 OF 2007 (NOV SALE)		
TAXCR	330	\$330.00

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1016660	Receipt Date	05/18/2009

Case Number	2007 TD 002747
Description	DENTON II LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **DENTON II LLC**

On Behalf Of **DENTON II LLC**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	330.00	733663

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 05/18/2009 15:56:11

Comments ONCORE TRANS 733663

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 27, 2009 / 1523

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 2747**, issued the **1st day of June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-4410-000**

Certificate Holder:
DENTON II, LLC DENTON II, LLC
PO BOX 100736
ATLANTA, GEORGIA 30384-0736

Property Owner:
TILL GREGORY E
1100 AIRPORT BLVD STE C2
PENSACOLA FL, FLORIDA 32504

Legal Description: 33-2S3-045
BEG AT W LI OF W ST AND S LI OF BUDDYS LANE NWLY ALG S LI OF BUDDYS LANE 78 FT SLY TO N R/W LI OF GULF POWER SELY TO W LI OF W ST NLY TO S LI OF BUDD ...
See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2007	2747	06/01/07	\$205.64	\$0.00	\$18.72	\$224.36

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2008	3391	05/30/08	\$177.52	\$6.25	\$31.95	\$215.72

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2008)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$440.08
\$0.00
\$156.40
\$125.00
\$75.00
\$796.48
\$796.48
\$796.48
\$6.25
\$802.73

*Done this 4 day of may, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Betty

Date of Sale: NOV. 2, 2009

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/27/2009

FULL LEGAL DESCRIPTION
Parcel ID Number: 06-4410-000

May 04, 2009
Tax Year: 2006
Certificate Number: 2747

BEG AT W LI OF W ST AND S LI OF BUDDYS LANE NWLY ALG S LI OF BUDDYS LANE 78 FT SLY TO N R/W LI OF GULF POWER SELY TO W LI OF W ST NLY TO S LI OF BUDDYS LANE TO POB LT 7 BLK 3 OF AN UNRECORDED OF AN UNRECORDED PLAT OR 1869 P 155 LESS OJ 26 P 563 STATE RD R/W CA 140



Chris Jones

Escambia County Property Appraiser

Chris Jones, ECPA

[RECORD SEARCH](#)

[MAPS](#)

[GENERAL INFORMATION](#)

[GOVERNMENT AGENCIES](#)

[TANGIBLE PROPERTY](#)

[CAREERS](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Ver](#)

General Information

Reference: 332S304500007003
Account: 064410000
Owners: TILL GREGORY E
Mail: 1100 AIRPORT BLVD STE C2
 PENSACOLA, FL 32504
Situs: W ST & BUDDY LN
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley,
 Escambia County Tax Collector

2008 Certified Roll Assessment

Improvements:

Land: \$

Total: \$

[Save Our Homes:](#)

[Disclaimer](#)

[Amendment 1 Calculati](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/1984	1869	0155	\$10,300	WD	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha,
 Escambia County Clerk of the Court

2008 Certified Roll Exemption

None

Legal Description

BEG AT W LI OF W ST AND S
 OF BUDDYS LANE NWLY ALG S
 LI OF BUDDYS LANE 78 FT SL
 TO N R/W LI OF GULF...

Extra Features

None

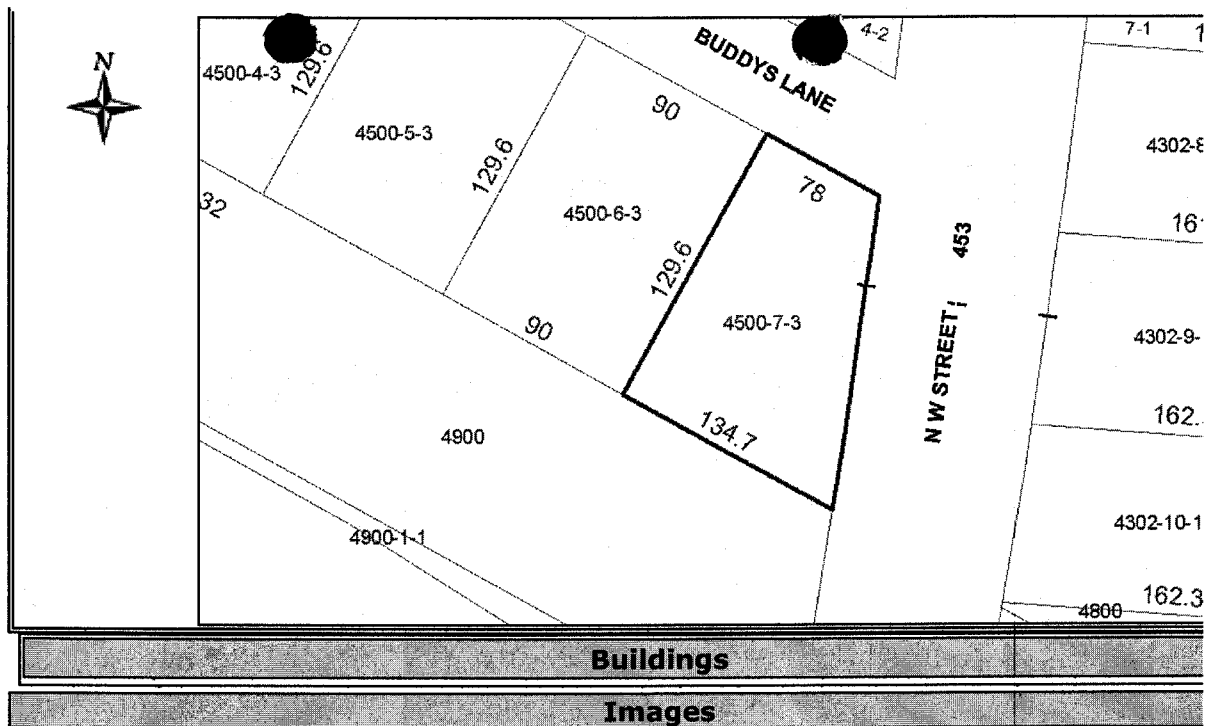
Parcel Information

[View Onl](#)

Section Map Id:
 CA140

Approx. Acreage:
 0.2400

County Zoned:
 C-2



None

The primary use of the assessment data is for the preparation of the current year tax r
responsibility or liability is assumed for inaccuracies or errors.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

DENTON II, LLC DENTON II, LLC
PO BOX 100736
ATLANTA, Georgia, 30384-0736

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
2747	06-4410-000	06/01/2007	33-2S3-045 BEG AT W LI OF W ST AND S LI OF BUDDYS LANE NWLY ALG S LI OF BUDDYS LANE 78 FT SLY TO N R/W LI OF GULF POWER SELY TO W LI OF W ST NLY TO S LI OF BUDDYS LANE TO POB LT 7 BLK 3 OF AN UNRECORDED OF AN UNRECORDED PLAT OR 1869 P 155 LESS OJ 26 P 563 STATE RD R/W CA 140

2008 TAX ROLL

TILL GREGORY E
1100 AIRPORT BLVD STE C2
PENSACOLA FL, Florida 32504

SUBJECT TO 2009 TAXES

Special Assessments appear on this property ___Yes ___No?

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

GulfGroup2007 (ani goldenberg)
Applicant's Signature

04/27/2009
Date