

**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: 2008 TD 008000



00028355071

Dkt: TD83 Pg#:

3

**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 14, 2010 / 1952

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 8000**, issued the **30th** day of **May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 13-0683-000**

**Certificate Holder:**  
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
SERVIC  
PO BOX 2288  
MORRISTOWN, NEW JERSEY 07962-2288

**Property Owner:**  
WILLKO INVESTMENT CO  
404 S PALAFOX ST  
PENSACOLA, FLORIDA 32501

**Legal Description:** 00-0S0-090  
75 FT ON PALAFOX ST BY 125 FT ON MAIN ST NE COR OF ST LETTERED LTS OLD CITY TRACT OR 3203 P 536  
CA 74

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
2009	10117	06/01/09	\$13,703.40	\$0.00	\$2,261.06	\$15,964.46
2008	8000	05/30/08	\$7,726.03	\$0.00	\$927.12	\$8,653.15

**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
------------	--------------------	--------------	----------	---------	----------	-------

- 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 (2009)
- 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

\$24,617.61
\$0.00
\$10,812.33
\$150.00
\$75.00
\$35,654.94
\$35,654.94
\$6.25

\*Done this 14th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: August 2, 2010

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC  
PO BOX 2288  
MORRISTOWN, New Jersey, 07962-2288**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8000	13-0683-000	05/30/2008	00-0S0-090 75 FT ON PALAFOX ST BY 125 FT ON MAIN ST NE COR OF ST LETTERED LTS OLD CITY TRACT OR 3203 P 536 CA 74

### 2009 TAX ROLL

WILLKO INVESTMENT CO  
404 S PALAFOX ST  
PENSACOLA, Florida 32501

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.

ddewitt (Donna Ernwein)

Applicant's Signature

04/14/2010

Date

**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: 2008 TD 008000



00049295456

Dkt: TD82 Pg#:

---

6

**Original Documents Follow**

# 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.: 7857

May 17, 2010

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32569  
ATTN: Candice Lewis

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 05-14-90, through 05-14-10, and said search reveals the following:

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

Willko Investment Co.

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

May 17, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7857

May 17, 2010

**000S009004060015 - Full Legal Description**

75 FT ON PALAFOX ST BY 125 FT ON MAIN ST NE COR OF ST LETTERED LTS OLD CITY  
TRACT OR 3203 P 536 CA 74

---

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7857

May 17, 2010

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

1. Taxes for the year 2007-2008 delinquent. The assessed value is \$480,240.00. Tax ID 13-0683-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 08-02-10

TAX ACCOUNT NO.: 13-0683-000

CERTIFICATE NO.: 2008-8000

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.

Willko Investment Co.  
404 S. Palafox St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 21st day of May, 2010.

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.



rec. 9 + 1.50  
dot stamps .60  
total \$11.10

IN BOOK 32034 536

This Instrument Prepared By:  
Robert D. Hart, Esquire  
CLARK, PARTINGTON, HART, LARRY, BOND,  
STACKHOUSE & STONE  
Post Office Box 13010  
Pensacola, Florida 32591-3010

TAX PARCEL I.D. #00 OS 00 9004 061 015 and #00 OS 00 9004 060 015  
TAX ACCOUNT #13-0684-000 and #13-0683-000

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That OSCAR S. WILLENZIK, and CARLA LEVECK WILLENZIK, Trustee of Trust under Will of Norman Willenzik, Deceased, as successor in interest to Norman Willenzik, of Post Office Box 12065, Pensacola, Florida 32590, as "Grantor," for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto WILLKO INVESTMENT COMPANY, a Florida general partnership, in which the following persons are the general partners: OSCAR S. WILLENZIK, EDWARD S. SCHUKAR, and CARLA LEVECK WILLENZIK, TRUSTEE OF TRUST UNDER WILL OF NORMAN WILLENZIK, DECEASED, AS SUCCESSOR IN INTEREST TO NORMAN WILLENZIK, whose post office address is Post Office Box 12065, Pensacola, Escambia County, Florida 32590, as "Grantee," its successors and assigns forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

Beginning at the northeast corner of the junction of Main and Palafox Streets in said City of Pensacola, and thence run north along the east line of said Palafox Street 75 feet; thence run east 125 feet; thence run south 75 feet to Main Street; thence run west 125 feet to point of beginning.

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

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing 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, which are not hereby reimposed; and taxes for the current year and subsequent years.

And Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and Grantors hereby fully warrant the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 2 day of July, 1992.

Signed, sealed and delivered  
in the presence of:

Alan B. Bookman  
[Type/Print Name of Witness]

Cynthia D. Peck   
[Type/Print Name of Witness]

Oscar S. Willenzik (SEAL)  
OSCAR S. WILLENZIK

D.S. PD. \$ 1.60  
DATE 7-9-92  
JOE A. FLOWERS, COMPTROLLER  
BY: Joe A. Flowers P.C.  
CERT. REG. #59-2043328-27-01