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CLERK OF THE CIRCUIT COURT



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JUVENILE DIVISION

CENTURY

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MENTAL HEALTH
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OPERATIONAL SERVICES
PROBATE
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**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: 2010 TD 001080



00031134021

Dkt: TD82 Pg#:

13

Original Documents Follow

✓
Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

13-496

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10081

January 18, 2013

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

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 01-18-1993, through 01-18-2013, and said search reveals the following:

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

B&E Holding, Inc.

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: 

January 18, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10081

January 18, 2013

**North 1/2 of Southeast 1/4 of North 1/2 of Lot 6, Section 12, Township 1 South, Range 30
West, O.R. Book 5932, page 1458, less O.R. Book 4290, page 1007, Road right of way.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10081

January 18, 2013

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

1. Taxes for the year 2008-2010 delinquent. The assessed value is \$116,850.00. Tax ID 02-1410-000.

NOTE: Apparent error in prior deed legal description.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-5-2013

TAX ACCOUNT NO.: 02-1410-000

CERTIFICATE NO.: 2010-1080

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, 32521

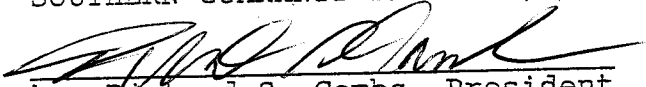
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

B&E Holdings, LLC
(JMS Property and Development, LLC)
c/o Bill Boesch
3000 W. Nine Mile Rd.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 25th day of January, 2013.

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.

PREPARED BY AND RETURN TO:

William W. Boesch
9030 Woodrun Road
Pensacola, FL 32514

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 2nd day of Jan, A.D., 2011,
by William W. Boesch, a married man, to B&E Holdings, LLC, A Florida Limited
Liability Company, whose post office address is: 3000 W. Nine Mile Road,
Pensacola, FL 32534, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of
\$10.00 (Ten Dollars and no/100), in hand paid by the said second party, the receipt
whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the
said second part forever, all the right, title, interest, claim and demand which the said first
parts has in and to the following described lot, piece of parcel of land, situate, lying and
being in the county of Escambia, State of Florida, to wit:

See Exhibit A Attached Hereto and Made Part Hereof.

TO HAVE AND TO HOLD the same together with all and singular the
appurtenances thereunto belonging or in anywise appertaining, and all the estate, right,
title, interest, lien, equity and claim whatsoever of the said first party, either in law or
equity, to the only proper use, benefit and behoof of the said second part forever.

IN WITNESS WHEREOF, The said first part has signed and sealed these
presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Jo Ann Freeman
WITNESS: JO ANN FREEMAN
W. W. Boesch
WITNESS:

By: William W. Boesch
William W. Boesch

State of **FLORIDA**
County of **ESCAMBIA**

The foregoing instrument was acknowledged before me this 2nd day of
January, 2011, by William W. Boesch, who is personally known to me or who
produced None as identification and did did not take an
oath.

2nd Witness my hand and official seal in the County and State last aforesaid this
day of January, 2011.
SEAL



Jo Ann Freeman
Notary Public: JO ANN FREEMAN
Commission Number: DD769413
Commission Expires: July 17, 2012

RECORDED AS RECEIVED

EXHIBIT

A

DESCRIPTION (OFFICIAL RECORDS BOOK 5932, PAGE 1458)

PARCEL "A"
THE NORTH ONE HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTH ONE HALF (1/2) OF LOT 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:
THAT PORTION DECEDED TO THE BOARD OF COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA BY GIFT CLAM DEED RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT (OFFICIAL RECORDS BOOK 4290, PAGE 1007)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF LOT 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF LOT 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST FOR 330.00 FEET;
THENCE RUN NORTH 88 DEGREES 52 MINUTES 48 SECONDS WEST FOR 8.83 FEET;
THENCE RUN NORTH 00 DEGREES 08 MINUTES 12 SECONDS WEST FOR 330.00 FEET;
THENCE RUN SOUTH 88 DEGREES 08 MINUTES 48 SECONDS EAST FOR 11.27 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.08 ACRES MORE OR LESS.

AND ALSO (OFFICIAL RECORDS BOOK 5614, PAGE 703)

PARCEL "A"
COMMENCE AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 8, A SUBDIVISION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE GO SOUTH ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 390 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 330 FEET;
THENCE GO 89 DEGREES 43 MINUTES TO THE RIGHT FOR A DISTANCE OF 857.05 FEET;
THENCE GO 82 DEGREES 08 MINUTES 36 SECONDS RIGHT FOR A DISTANCE OF 330.23 FEET;
THENCE GO 87 DEGREES 51 MINUTES 34 SECONDS RIGHT TO THE POINT OF BEGINNING.

LESS THE FOLLOWING, AS DESCRIBED IN O.R. BOOK 4917, PAGE 1838:
COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE GO SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 1320.00 FEET;
THENCE GO SOUTH 88 DEGREES 43'00" W FOR A DISTANCE OF 578.35 FEET FOR THE POINT OF BEGINNING;
THENCE GO NORTH 01 DEGREES 30'07" WEST FOR A DISTANCE OF 350.00 FEET;
THENCE GO NORTH 87 DEGREES 51'28" WEST FOR A DISTANCE OF 80.00 FEET;
THENCE GO SOUTH 02 DEGREES 08'25" WEST FOR A DISTANCE OF 330.00 FEET;
THENCE GO SOUTH 88 DEGREES 34'48" EAST FOR A DISTANCE OF 88.00 FEET;
THENCE GO NORTH 01 DEGREES 38'07" WEST FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL "B"
COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE GO SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 8 FOR 1320.00 FEET;
THENCE CONTINUE SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 67.00 FEET;
THENCE GO NORTH 88 DEGREES 34'48" WEST FOR A DISTANCE OF 875.00 FEET;
THENCE GO NORTH 01 DEGREES 38 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 27.00 FEET;
THENCE GO SOUTH 88 DEGREES 43'00" EAST FOR A DISTANCE OF 578.35 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING, AS DESCRIBED IN O.R. BOOK 4068, PAGE 1418:
COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 8, OF A SUBDIVISION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 1320.00 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE EAST LINE RUN FOR 80.00 FEET;
THENCE DEFLCT RIGHT 91 DEGREES 29 MINUTES 20 SECONDS, RUN WESTERLY FOR 80.00 FEET;
THENCE DEFLCT RIGHT 80 DEGREES 52 MINUTES 36 SECONDS, RUN NORTHERLY FOR 18.00 FEET;
THENCE DEFLCT RIGHT 87 DEGREES 51 MINUTES 24 SECONDS, RUN EASTERLY FOR 857.05 FEET TO THE POINT OF BEGINNING.

LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT:
COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 8, A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE LINE LAST RUN, SOUTH 01 DEGREES 47 MINUTES 32 SECONDS WEST FOR 80.00 FEET;
THENCE RUN NORTH 88 DEGREES 54 MINUTES 57 SECONDS WEST FOR 171.88 FEET;
THENCE RUN SOUTH 88 DEGREES 58 MINUTES 40 SECONDS EAST FOR 161.22 FEET;
THENCE RUN NORTH 00 DEGREES 50 MINUTES 37 SECONDS WEST FOR 40.53 FEET;
THENCE RUN SOUTH 88 DEGREES 58 MINUTES 40 SECONDS EAST FOR 12.58 FEET TO THE POINT OF BEGINNING AND TERMINATION OF THE DESCRIPTION, ALL LYING AND BEING IN LOT 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

AND SUBJECT TO (OFFICIAL RECORDS BOOK 4051, PAGE 810)

DRAINAGE EASEMENT
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 8, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN SOUTH 88 DEGREES 50 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF GOVERNMENT LOT 8 A DISTANCE OF 688.13 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;
THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 24 DEGREES 35 MINUTES 25 SECONDS EAST A DISTANCE OF 28.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHISLEY STREET (WY 1470);
THENCE RUN NORTH 88 DEGREES 50 MINUTES 37 SECONDS WEST A DISTANCE OF 12.88 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 377.00 FEET;
THENCE RUN ALONG THE ARC OF SAID CURVE (CHORD BEARING= N89°42'30"W, CHORD

RECORDED AS RECEIVED

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT A PLAIN 2" IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, SAID POINT BEING 660.00 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6;

THENCE GO SOUTH 88 DEGREES 48 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY MAINTENANCE CLAIM LINE OF AIRWAY DRIVE (R/W VARIES) AS RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007 AND OFFICIAL RECORDS BOOK 4236, PAGE 1019;

THENCE GO SOUTH 00 DEGREES 13 MINUTES 54 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 884.12 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET;

THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY A DISTANCE OF 39.27 FEET (DELTA 86°59'48", CHORD DISTANCE= 35.33', CHORD BEARING= 54°44'00"W) TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY MAINTENANCE CLAIM LINE OF ENSLEY STREET (R/W VARIES);

THENCE GO SOUTH 89 DEGREES 43 MINUTES 54 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 487.95 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 493.00 FEET;

THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 67.15 FEET (DELTA 07°48'37", CHORD DISTANCE= 67.15', CHORD BEARING= N88°19'48"W);

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE GO NORTH 00 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 337.42 FEET;

THENCE GO SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 89.08 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF NORTH HALF OF SAID LOT 6;

THENCE GO NORTH 00 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 358.33 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE GO NORTH 88 DEGREES 48 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 635.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA AND CONTAINS 9.68 ACRES, MORE OR LESS.

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

WILLIAM W. BOESCH

Plaintiff,

v.

CASE NO. 2009 CA 002493
DIVISION A

**JAMES M. SPEIGNER and
JMS PROPERTY AND DEVELOPMENT LLC**

Defendants.

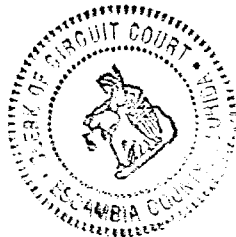
CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he/she executed and filed a Certificate of Sale in this action on May 13, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

See Exhibit A attached hereto and made part hereof.

was sold to William W. Boesch, whose address is 3000 W. Nine Mile Road, Pensacola, FL 32534.



Ernie Lee Magaha, Clerk of Circuit Court

By: Cheri K. Hight 9/17/2010

Deputy Clerk

Conformed copies to:

Robert O. Beasley, Esquire
James M. Speigner
JMS Property and Development, LLC

Case: 2009 CA 002493

00040746449

Dkt: CA1173 Pg#: 3

23

\$71000.00

RECORDED AS RECEIVED

EXHIBIT

A

DESCRIPTION: (OFFICIAL RECORDS BOOK 5932, PAGE 1458)

PARCEL "C"

THE NORTH ONE HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTH ONE HALF (1/2) OF LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION DEEDED TO THE BOARD OF COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT: (OFFICIAL RECORDS BOOK 4290, PAGE 1007)

THAT PART OF:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
 THENCE RUN SOUTH 00 DEGREES 08 MINUTES 43 SECONDS WEST FOR 330.00 FEET;
 THENCE RUN NORTH 89 DEGREES 52 MINUTES 48 SECONDS WEST FOR 9.93 FEET;
 THENCE RUN NORTH 00 DEGREES 05 MINUTES 12 SECONDS WEST FOR 330.00 FEET;
 THENCE RUN SOUTH 89 DEGREES 52 MINUTES 48 SECONDS EAST FOR 11.27 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.08 ACRES MORE OR LESS.

AND ALSO: (OFFICIAL RECORDS BOOK 5814, PAGE 703)

PARCEL "A"

COMMENCE AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 6, A SUBDIVISION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE GO SOUTH ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 990 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 330 FEET;
 THENCE GO 88 DEGREES 43 MINUTES TO THE RIGHT FOR A DISTANCE OF 657.05 FEET;
 THENCE GO 92 DEGREES 08 MINUTES 36 SECONDS RIGHT FOR A DISTANCE OF 330.23 FEET;
 THENCE GO 87 DEGREES 51 MINUTES 24 SECONDS RIGHT TO THE POINT OF BEGINNING.

LESS THE FOLLOWING, AS DESCRIBED IN O.R. BOOK 5817, PAGE 1838:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE GO SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 1320.00 FEET.
 THENCE GO SOUTH 88 DEGREES 43'00"W FOR A DISTANCE OF 576.35 FEET FOR THE POINT OF BEGINNING.
 THENCE GO NORTH 01 DEGREES 38'07" WEST FOR A DISTANCE OF 303.00 FEET;
 THENCE GO NORTH 87 DEGREES 51'35" WEST FOR A DISTANCE OF 89.00 FEET;
 THENCE GO SOUTH 02 DEGREES 08'25" WEST FOR A DISTANCE OF 330.00 FEET;
 THENCE GO SOUTH 88 DEGREES 34'49" EAST FOR A DISTANCE OF 89.00 FEET;
 THENCE GO NORTH 01 DEGREES 38'07" WEST FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PARCEL "B"

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.
 THENCE GO SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 6 FOR 1320.00 FEET;
 THENCE CONTINUE SOUTH 00 DEGREES 00'00" WEST ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 67.00 FEET;
 THENCE GO NORTH 88 DEGREES 34'49" WEST FOR A DISTANCE OF 575.00 FEET;
 THENCE GO NORTH 01 DEGREES 38 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 27.00 FEET;
 THENCE GO SOUTH 88 DEGREES 43'00" EAST FOR A DISTANCE OF 578.35 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING, AS DESCRIBED IN O.R. BOOK 4069, PAGE 1415:

COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 6, OF A SUBDIVISION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
 THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 6 FOR A DISTANCE OF 1320.00 FEET FOR THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG THE LAST LINE RUN FOR 50.00 FEET;
 THENCE DEFLECT RIGHT 91 DEGREES 29 MINUTES 20 SECONDS, RUN WESTERLY FOR 852.28 FEET;
 THENCE DEFLECT RIGHT 89 DEGREES 52 MINUTES 35 SECONDS, RUN NORTHERLY FOR 19.00 FEET;
 THENCE DEFLECT RIGHT 87 DEGREES 51 MINUTES 24 SECONDS, RUN EASTERLY FOR 657.05 FEET TO THE POINT OF BEGINNING;

LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT:
 COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 6, A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG THE LINE LAST RUN, SOUTH 01 DEGREES 47 MINUTES 32 SECONDS WEST FOR 50.00 FEET;
 THENCE RUN NORTH 88 DEGREES 54 MINUTES 57 SECONDS WEST FOR 171.86 FEET;
 THENCE RUN SOUTH 89 DEGREES 58 MINUTES 40 SECONDS EAST FOR 161.22 FEET;
 THENCE RUN NORTH 00 DEGREES 50 MINUTES 37 SECONDS WEST FOR 40.83 FEET;
 THENCE RUN SOUTH 88 DEGREES 52 MINUTES 48 SECONDS EAST FOR 12.35 FEET TO THE POINT OF BEGINNING AND TERMINATION OF THE DESCRIPTION. ALL LYING AND BEING IN LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

AND SUBJECT TO: (OFFICIAL RECORDS BOOK 4051, PAGE 810)

DRAINAGE EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA;
 THENCE RUN SOUTH 88 DEGREES 55 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF GOVERNMENT LOT 6 A DISTANCE OF 528.13 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;
 THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 34 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 28.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ENSLEY STREET (80' R/W);
 THENCE RUN NORTH 89 DEGREES 58 MINUTES 37 SECONDS WEST A DISTANCE OF 12.98 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 377.00 FEET;
 THENCE RUN ALONG THE ARC OF SAID CURVE (CHORD BEARING= N89°42'30"W, CHORD

RECORDED AS RECEIVED

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

COMMENCE AT A PLAIN 2" IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTH HALF OF GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING 660.00 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6;

THENCE GO SOUTH 88 DEGREES 48 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY MAINTENANCE CLAIM LINE OF AIRWAY DRIVE (R/W VARIES) AS RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007 AND OFFICIAL RECORDS BOOK 4236, PAGE 1019;

THENCE GO SOUTH 00 DEGREES 13 MINUTES 54 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 684.12 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET;

THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY A DISTANCE OF 39.27 FEET (DELTA 89°59'48", CHORD DISTANCE= 35.35', CHORD BEARING= S44°46'00"W) TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY MAINTENANCE CLAIM LINE OF ENSLEY STREET (R/W VARIES);

THENCE GO SOUTH 89 DEGREES 45 MINUTES 54 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 467.95 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 493.00 FEET;

THENCE GO ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 67.15 FEET (DELTA= 07°48'37", CHORD DISTANCE= 67.15', CHORD BEARING= N86°19'48"W);

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE GO NORTH 00 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 337.42 FEET;

THENCE GO SOUTH 88 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 89.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF NORTH HALF OF SAID LOT 6;

THENCE GO NORTH 00 DEGREES 51 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 358.35 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE GO NORTH 88 DEGREES 48 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 635.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 9.68 ACRES, MORE OR LESS.

This Instrument prepared By: Jay K. Patel
Address: P.O. Box 576
Destin, Fl. 32540

Please return to: JMS Property and Developments, LLC
Address: P.O. Box 7419
Pensacola, Florida 32534

Quitclaim Deed-Florida

Grantor: S & P Developers, LLC
P.O. Box 576

 Pensacola, Fl. 32540
DESTIN

Grantee: JMS Property and Developments, LLC
P.O. Box 7419
Pensacola, Florida 32534

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name):

THE NORTH ONE HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTH ONE HALF (N 1/2) OF LOT SIX (6), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION DEEDED TO THE BOARD OF COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Assessor's Property Tax Parcel/Account Number(s): 121S306102000000

THIS QUITCLAIM DEED, made this 20 day of June, 2006, by first party, Grantor, S & P Developers, LLC, whose post office address is P.O. Box 576, Destin, Florida 32540, to second party, Grantee, JMS Property and Developments, LLC, whose post office address is P.O. Box 7419, Pensacola, Florida 32534.

WITNESSETH: That Grantor, for and in consideration of the sum of 10 Dollars (\$10.00) paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed unto Grantee and Grantee's heirs and assigns forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida, to wit:

THE NORTH ONE HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTH ONE HALF (N 1/2) OF LOT SIX (6), SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION DEEDED TO THE BOARD OF COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1007, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

And Grantor does hereby fully warrant the title to the said land, and shall defend the same against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Signature of Witness:

Print Name of Witness:

Signature of Witness:

Print Name of Witness:

Signature of Grantor:

Print Name of Grantor:

Signature of Grantee:

Print Name of Grantee:

Signature of Preparer:

Print Name of Preparer:

Address of Preparer: P.O. Box 576 Destin, Florida 32540

State of: Florida

County of: Escambia

On 4/20/06 before me, JAMES M. SPEIGNER and Jay K. Patel, appeared personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

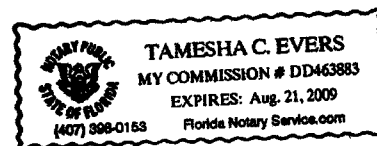
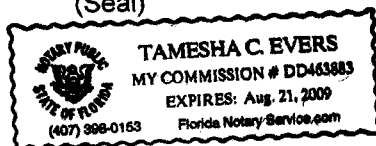
WITNESS my hand and official seal.

Signature of Notary:

Affiant: Known Produced ID

Type of ID:

(Seal)



PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000017983

PAY

*SEVENTY THOUSAND NINE HUNDRED SEVENTY SEVEN AND 19/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

01/15/2013

AMOUNT

70,977.19

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000017983⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000017983

Date	Case Number	Description	Amount
01/15/2013	2010 TD 001081	PAYMENT TAX DEEDS	9,900.62
01/15/2013	2009 TD 009896	PAYMENT TAX DEEDS	1,392.08
01/15/2013	2010 TD 003258	PAYMENT TAX DEEDS	777.64
01/15/2013	2010 TD 001080	PAYMENT TAX DEEDS	10,341.93
01/15/2013	2009 TD 004229	PAYMENT TAX DEEDS	3,026.35
01/15/2013	2010 TD 000630	PAYMENT TAX DEEDS	7,626.86
01/15/2013	2010 TD 009185	PAYMENT TAX DEEDS	7,028.39
01/15/2013	2010 TD 000890	PAYMENT TAX DEEDS	5,475.22
01/15/2013	2010 TD 002535	PAYMENT TAX DEEDS	11,048.16
01/15/2013	2010 TD 012034	PAYMENT TAX DEEDS	6,747.99

There are additional check details for this check that total:

7,611.95
9000017983

Check: 9000017983 01/15/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 70,977.19

2010 TD 02176 6,232.83
2009 TD 03290 1,379.12

Janet M.
1-16-13

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000018002

PAY *ONE THOUSAND TWO HUNDRED THIRTY THREE AND 08/100

TC 10U LLC

TO THE TC 10U LLC
ORDER P O BOX 172299
OF TAMPA, FL 33672

DATE AMOUNT
01/15/2013 1,233.08

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018002⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018002

Date	Case Number	Description	Amount
01/15/2013	2010 TD 001080	PAYMENT TAX DEEDS	413.03
01/15/2013	2010 TD 003258	PAYMENT TAX DEEDS	407.02
01/15/2013	2010 TD 001081	PAYMENT TAX DEEDS	413.03

Check: 9000018002 01/15/2013 TC 10U LLC

Check Amount: 1,233.08

9000018002

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000017965

PAY

*TWO THOUSAND NINE HUNDRED FORTY EIGHT AND 50/100

B&E HOLDINGS LLC

TO THE ORDER OF B&E HOLDINGS LLC
3000 W NINE MILE RD
PENSACOLA, FL 32534

DATE

AMOUNT

01/15/2013

2,948.50

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000017965⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000017965

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
01/15/2013	2010 TD 001080	PAYMENT TAX DEEDS	1,496.75
01/15/2013	2010 TD 001081	PAYMENT TAX DEEDS	1,451.75

9000017965

Check: 9000017965 01/15/2013 B&E HOLDINGS LLC

Check Amount: 2,948.50

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview
Redeemed From Sale					



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 021410000 Certificate Number: 001080 of 2010

Redemption ☒ Yes Application Date 11/30/2012 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>08/05/2013</u>	Redemption Date <u>01/08/2013</u>
Months	9	2
Tax Collector	<u>\$10,034.64</u>	<u>\$10,034.64</u>
Tax Collector Interest	\$1,354.68	\$301.04
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	\$11,395.57	\$10,341.93
Clerk Fee	<u>\$60.00</u>	<u>\$60.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$221.00</u>	<u>\$221.00</u>
App. Fee Interest	\$54.14	\$12.03
Total Clerk	\$455.14	\$413.03
Postage	<u>\$60.00</u>	<u>\$0.00</u>
Researcher Copies	<u>\$40.00</u>	<u>\$40.00</u>
Total Redemption Amount	\$11,950.71	\$10,794.96
	Repayment Overpayment Refund Amount	\$1,155.75 + 120 + 221 = 1496.75

ACTUAL SHERIFF \$80.00 COM FEE \$

Notes

Submit

Reset

Print Preview

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1483264	Receipt Date	01/09/2013

Case Number 2010 TD 001080

Description TC 10U, LLC VS

Action TAX DEED REDEMPTION

Judge

Received From B&E HOLDINGS LLC

On Behalf Of TC 10U, LLC

Total Received	1,000.00
Net Received	1,000.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	1,000.00	03886

Receipt Applications	Amount
Holding	1,000.00

Deputy Clerk: mavila Transaction Date 01/09/2013 08:09:18

Comments

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	1,000.00
Receipt Number	1483258	Receipt Date	01/08/2013

Case Number 2010 TD 001080

Description TC 10U, LLC VS

Action TAX DEED REDEMPTION

Judge

Received From B&E HOLDINGS, LLC

On Behalf Of TC 10U, LLC

Total Received	10,950.71
Net Received	10,950.71
Change	0.00

Receipt Payments	Amount	Reference Description
Check	10,950.71	03886

Receipt Applications	Amount
Holding	10,910.71
Service Charge	40.00

Deputy Clerk: mavila Transaction Date 01/08/2013 16:40:33

Comments

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1483212	Receipt Date	01/08/2013
Case Number	2010 TD 001080		
Description	TC 10U, LLC VS		
Action	TAX DEED APPLICATION		
Judge			
Received From	TC 10U LLC		
On Behalf Of	TC 10U, LLC		

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	13668

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk:	mkj	Transaction Date	01/08/2013 15:10:06
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Comments

6600 Deer Lake Road Walnut	12-3930-120	\$2,091.83	Boesch
6656 Chicago	04-0908-670	\$1,191.46	Inglenook
700 N. "Q" Street	15-1503-000	\$204.24	Inglenook
725 N Z Street	06-4352-000	\$1,059.49	Jason Blaydes
7900 Palafox Highway	02-3279-000	\$2,153.56	Boesch
804 N. Wentworth	06-3935-150	\$509.79	Allen/B&E
8140 Ackerman Street	02-3640-650	\$482.79	Lorentson
8700 Fowler Ave 1	02-0171-056	\$742.23	B&E Holdings
926 N. "Q" Street	15-1405-800	\$447.27	B&E Holdings
929 Michigan	04-2042-000	\$805.79	Vanderver
9550 Old Flomaton Road	11-2078-000	\$1,153.78	Vanderver
		\$56,870.43	
BACK TAXES PAID WITH CERTIFIED FUNDS			
8651 Airway Drive	02-1411-050		
2008 Certificate 1133		\$3,341.76	REDEMED
2009 Certificate 1080		\$2,465.31	REDEMED
2010 Certificate 1062		\$2,264.08	REDEMED
2012 Current Taxes		\$1,744.74	REDEMED
INTEREST		\$2,134.82	REDEMED
Certified Funds from GCCB Check No. 003887		\$11,950.71	
8701 Airway Drive	02-1410-000		
2008 Certificate 1134		\$3,183.12	
2009 Certificate 1081		\$2,410.93	
2010 Certificate 1063		\$2,214.27	
2012 Current Taxes		\$1,579.11	
INTEREST		\$2,076.97	
Certified Funds from GCCB Check No. 003886		\$11,464.40	
10 Penn Have Drive	2011 Back Taxes 07-1664-000	\$734.19	
		\$734.19	
507 Li Fair Place	2010 Back Taxes 09-4003-180	\$922.07	
	2011 Back Taxes	\$883.72	
		\$1,805.79	
2201 W. Navy Blvd	2011 Back Taxes 15-3867-000	\$6,324.38	
			\$10,443.47
			REVISED 12.06.2012
			REVISED 01.03.2013

Call Jo FREEMAN @ 477-4789 if any
questions.

Thanks.

01/03/12

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: 021410000 Certificate Number: 001080 of 2010

Payor: B&E HOLDINGS, LLC 3000 WEST NINE MILE RD PENSACOLA, FL 32534 Date
01/08/2013

Clerk's Check #	3886	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$11,395.57
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$11,950.71

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



1554 W. NINE MILE ROAD
CANTONMENT, FL 32533
(850) 434-9300

OFFICIAL CHECK

63-1548
632

CHECK NO.

003886

DATE

January 03, 2013

PAY ELEVEN THOUSAND NINE HUNDRED FIFTY DOLLARS AND SEVENTY ONE CENTS

PAY EXACTLY
\$*****11,950.71

TO THE
ORDER
OF
Clerk Of Courts
**


AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈003886⑈ ⑆063215489⑆ 0010173⑈

PAM CHILDERS
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



3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 30, 2012 / 120969

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 1080**, issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-1410-000**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

JMS PROPERTY AND DEVELOPMENTS LLC
C/O WILLIAM W BOESCH
3000 W NINE MILE RD
PENSACOLA, FLORIDA 32534

Legal Description: 12-1S3-061

N1/2 OF SE1/4 OF N1/2 OF LT 6 OR 5932 P 1458 LESS OR 4290 P 1007 RD R/W

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
2010	1080	06/01/10	\$2,017.69	\$0.00	\$441.37	\$2,459.06

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
2011	1062.0000	06/01/11	\$2,022.69	\$6.25	\$235.14	\$2,264.08
2009	1133	06/01/09	\$2,065.33	\$6.25	\$1,270.18	\$3,341.76

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$8,064.90
\$0.00
\$1,744.74
\$150.00
\$75.00
\$10,034.64
\$10,034.64
\$6.25

*Done this 30th day of November, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: August 5, 2013

* 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,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

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
1080	02-1410-000	06/01/2010	12-1S3-061 N1/2 OF SE1/4 OF N1/2 OF LT 6 OR 5932 P 1458 LESS OR 4290 P 1007 RD R/W

2012 TAX ROLL

JMS PROPERTY AND DEVELOPMENTS LLC
C/O WILLIAM W BOESCH
3000 W NINE MILE RD
PENSACOLA , Florida 32534

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.

mmattp777 (Matt Pallardy)

Applicant's Signature

11/30/2012

Date



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

Tax Deed - Redemption Calculator

Account: 021410000 Certificate Number: 001080 of 2010

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/05/2013	Redemption Date 08/05/2013 
Months	9	9
Tax Collector	\$10,034.64	\$0.00
Tax Collector Interest	\$1,354.68	\$0.00
Tax Collector Fee	\$6.25	\$0.00
Total Tax Collector	\$11,395.57	\$0.00
Clerk Fee	\$60.00	\$0.00
Sheriff Fee	\$120.00	\$0.00
Legal Advertisement	\$221.00	\$0.00
App. Fee Interest	\$54.14	\$0.00
Total Clerk	\$455.14	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$11,950.71	\$0.00
	Repayment Overpayment Refund Amount	\$11,950.71

ACTUAL SHERIFF \$80.00 COM FEE \$

Notes



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

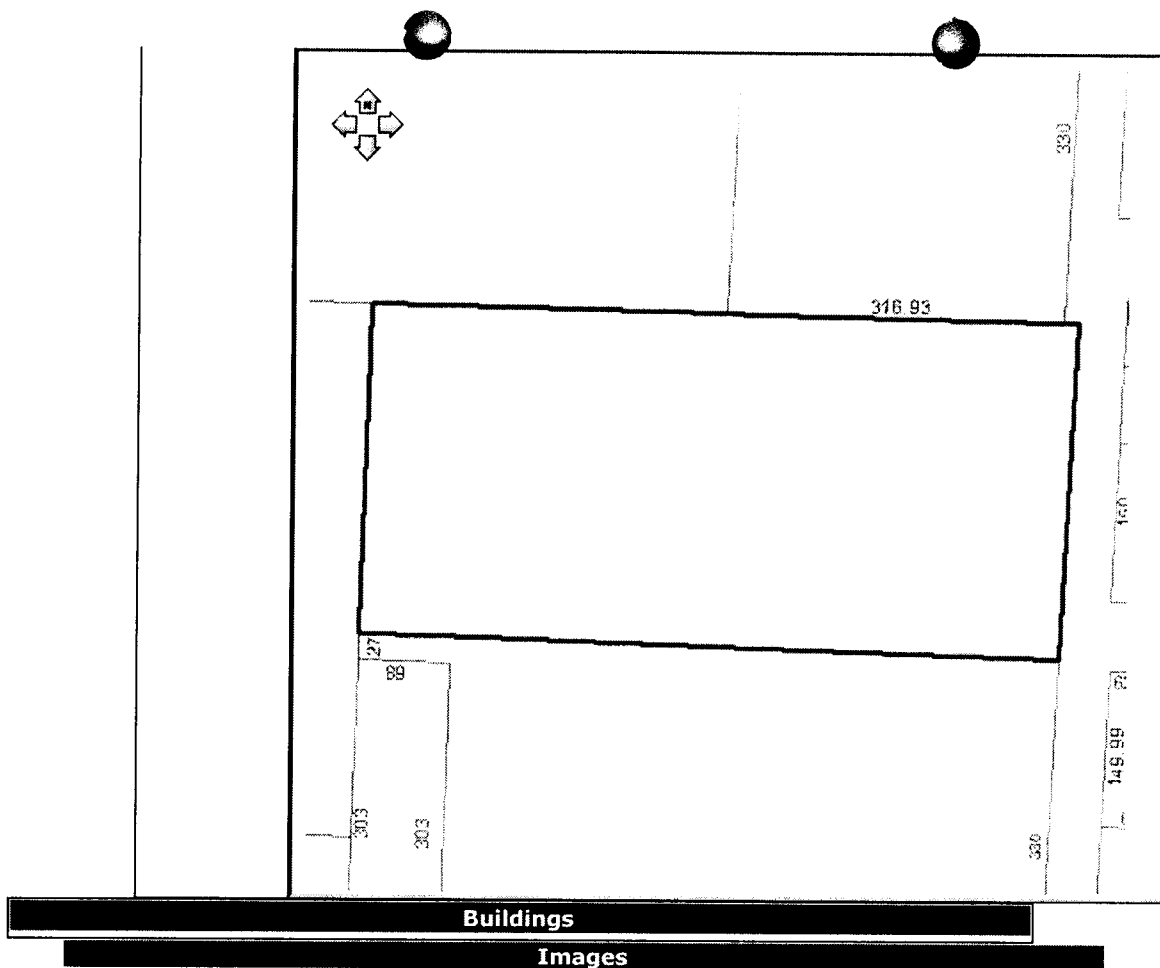
[Back](#)

← **Navigate Mode** ☒ **Account** ☐
Reference →

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General Information Reference: 121S306102000000 Account: 021410000 Owners: JMS PROPERTY AND DEVELOPMENTS LLC Mail: C/O WILLIAM W BOESCH 3000 W NINE MILE RD PENSACOLA, FL 32534 Situs: 8651 AIRWAY DR 32514 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		2012 Certified Roll Assessment Improvements: \$0 Land: \$116,850 Total: \$116,850 Save Our Homes: \$0 Disclaimer Amendment 1 Calculations																													
Sales Data <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>06/2006</td> <td>5932</td> <td>1458</td> <td>\$24,600</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>12/2005</td> <td>5813</td> <td>1751</td> <td>\$225,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2005</td> <td>5651</td> <td>1434</td> <td>\$250,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2005</td> <td>5647</td> <td>60</td> <td>\$125,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/2006	5932	1458	\$24,600	WD	View Instr	12/2005	5813	1751	\$225,000	WD	View Instr	05/2005	5651	1434	\$250,000	WD	View Instr	05/2005	5647	60	\$125,000	WD	View Instr	2012 Certified Roll Exemptions None Legal Description N1/2 OF SE1/4 OF N1/2 OF LT 6 OR 5932 P 1458 LESS OR 4290 P 1007 RD R/W Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
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Parcel Information Section Map Id: 12-1S-30-2 Approx. Acreage: 4.9300 Zoned: R-5 Evacuation & Flood Information Open Report	Restore Map	Get Map Image	Launch Interactive Map
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None

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: 01/02/2013 (tc.6833)