

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



13.260

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: 2010 TD 004964



00050728833

Dkt: TD82 Pg#:

7

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9812

October 17, 2012

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 10-17-1992, through 10-17-2012, and said search reveals the following:

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

Gregory D. Simmons and Shirley M. Simmons

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: 

October 17, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9812

October 17, 2012

Lot 6, Block H, Second Addition to Forest Park, as per plat thereof, recorded in Plat Book 3, Page 92, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9812

October 17, 2012

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

1. Taxes for the year 2009-2011 delinquent. The assessed value is \$38,225.00. Tax ID 07-3430-000.

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: 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: 4-1-2013

TAX ACCOUNT NO.: 07-3430-000

CERTIFICATE NO.: 2010-4964

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.

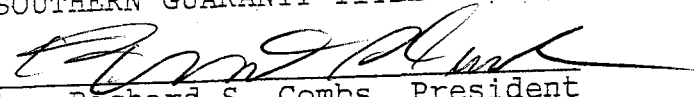
YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2011 tax year.

Gregory D. Simmons
Shirley M. Simmons
396 Clairmont Dr.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 18th day of October, 2012.

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.

Recording requested by: _____
When recorded, mail to: _____
Name: Gregory D. Simmons
Address: 396 Clairmont Dr.
City: Pensacola
State/Zip: Fla, 32506

Space above reserved for use by Recorder's Office

Document prepared by:
Name Shirley M. Simmons
Address 313 Oakwood Circle
City/State/Zip Bay Minette, AL 36507

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on November 17th 2009, between
Gregory D. Simmons, Grantor, of 396 Clairmont Dr.
Pensacola, City of Pensacola, State of Florida,
and Gregory D. Simmons & Shirley M. Simmons Grantee, of 396 Clairmont Dr.
Pensacola, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 396 Clairmont Drive,
Pensacola, City of Pensacola, State of Florida:

Lot 6, Block "H", Second Addition to Forest Park,
a subdivision in Escambia County, Florida, according
to Plat thereof recorded in Plat Book 3 at Page 92
of the public records of Escambia County, Florida

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: November 17, 2009

Gregory D. Simmons
Signature of Grantor

Gregory D. Simmons
Name of Grantor

Marcia L. Schultz
Signature of Witness #1

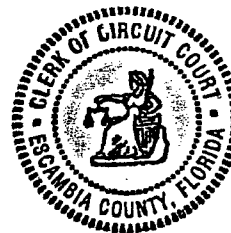
Marcia L. Schultz
Printed Name of Witness #1

Nicholas L. Kelly
Signature of Witness #2

Nicholas L. Kelly
Printed Name of Witness #2

State of Florida County of Escambia
On November 17, 2009, the Grantor, Gregory Dean Simmons
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.
Provided FLDL as Identification.
Ernie Lee Magaha, Clerk of the Circuit Court

Ernie Lee Magaha
Notary Signature
Deputy Clerk



Notary Public,
In and for the County of _____ State of _____
My commission expires: _____ Seal

Send all tax statements to Grantee.

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

9000016493

63-27
631

PAY

*SEVENTY NINE THOUSAND FOUR HUNDRED SIXTY ONE AND 19/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

09/25/2012

79,461.19

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016493⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016493

Date	Case Number	Description	Amount
09/25/2012	2010 TD 004964	PAYMENT TAX DEEDS	1,217.37
09/25/2012	2009 TD 003206	PAYMENT TAX DEEDS	3,102.21
09/25/2012	2009 TD 003203	PAYMENT TAX DEEDS	2,766.03
09/25/2012	2009 TD 001582	PAYMENT TAX DEEDS	2,179.85
09/25/2012	2009 TD 003188	PAYMENT TAX DEEDS	2,975.69
09/25/2012	2009 TD 004223	PAYMENT TAX DEEDS	1,115.67
09/25/2012	2009 TD 003199	PAYMENT TAX DEEDS	3,024.44
09/25/2012	2009 TD 003193	PAYMENT TAX DEEDS	2,256.07
09/25/2012	2009 TD 003777	PAYMENT TAX DEEDS	2,156.46
09/25/2012	2009 TD 003082	PAYMENT TAX DEEDS	779.58

There are additional check details for this check that total:

57,887.82

9000016493

Check: 9000016493 09/25/2012 JANET HOLLEY TAX COLLECTOR

Check Amount:

79,461.19

2009 TD 03198 3,015.95

2010 TD 05774 2,683.54

2009 TD 03185 3,085.16

2009 TD 03194 3,602.80

2009 TD 03196 3,315.07

2009 TD 03096 816.94

2009 TD 08253 21,826.16

2009 TD 03182 3,150.08

2009 TD 03208 3,113.04

2009 TD 03189 3,103.54

2009 TD 03187 2,674.16

2009 TD 03190 3,111.86

2009 TD 03205 3,101.12

2009 TD 03058 1,288.40

Ernie M.
 9-25-12

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
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

9000016504

PAY

*EIGHT HUNDRED FOURTEEN AND 04/100

USAMERIBANK

TO THE ORDER OF USAMERIBANK
C/O KINGERY/CROUSE
MAGNOLIA TC2 LLC
LOCKBOX 17295
CLEARWATER, FL 33762

DATE AMOUNT
09/25/2012 814.04

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016504⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016504

Date	Case Number	Description	Amount
09/25/2012	2010 TD 005974	PAYMENT TAX DEEDS	407.02
09/25/2012	2010 TD 004964	PAYMENT TAX DEEDS	407.02

9000016504

Check: 9000016504 09/25/2012 USAMERIBANK

Check Amount: 814.04

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
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

9000016501

PAY

*FIVE HUNDRED EIGHT AND 39/100

SANDRA SIMMONS

TO THE SANDRA SIMMONS
ORDER
OF

DATE AMOUNT
09/25/2012 508.39

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016501⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016501

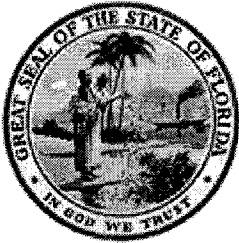
<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
09/25/2012	2010 TD 004964	PAYMENT TAX DEEDS	508.39

9000016501

Check: 9000016501 09/25/2012 SANDRA SIMMONS

Check Amount: 508.39

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



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

Tax Deed - Redemption Calculator
Account: 073430000 Certificate Number: 004964 of 2010

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/01/2013	Redemption Date 09/21/2012
Months	8	1
Tax Collector	\$1,193.22	\$1,193.22
Tax Collector Interest	\$143.19	\$17.90
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,342.66	\$1,217.37
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$48.12	\$6.02
Total Clerk	\$449.12	\$407.02
Postage	\$60.00	\$60.00
Researcher Copies	\$40.00	\$40.00
Total Redemption Amount	\$1,891.78	\$1,724.39
	Repayment Overpayment Refund Amount	\$167.39 + 120 + 221 = 508.39

Notes

Submit

Reset

Print Preview

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1454992	Receipt Date	09/21/2012

Case Number	2010 TD 004964
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From SANDRA SIMMONS

On Behalf Of USAMERIBANK

Total Received	1,891.78
Net Received	1,891.78
Change	0.00

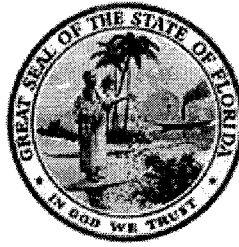
Receipt Payments	Amount	Reference Description
Cash	1,891.78	CASH

Receipt Applications	Amount
Holding	1,791.78
Service Charge	100.00

Deputy Clerk: mavila Transaction Date 09/21/2012 14:44:05

Comments

ERNIE LEE MAGAHA
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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 073430000 Certificate Number: 004964 of 2010

Payor: SANDRA SIMMONS 396 CLAIRMONT DR PENSACOLA, FL 32506 Date 09/21/2012

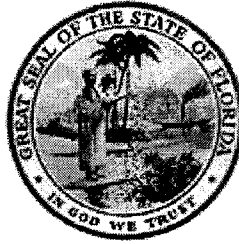
Clerk's Check #	1	Clerk's Total	\$449.12
Tax Collector Check #	1	Tax Collector's Total	\$1,342.66
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$1,891.78

ERNIE LEE MAGAHA
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>

ERNIE LEE MAGAHA
 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

**Case # 2010 TD 004964
 Redeemed Date 09/21/2012**

Name SANDRA SIMMONS 396 CLAIRMONT DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$449.12
Due Tax Collector = TAXDEED	\$1,342.66
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1454864 Date: 09/21/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1454864 Date: 09/21/2012	60.00	0.00	
09/21/2012	TD2	POSTAGE TAX DEEDS	60.00	60.00	
09/21/2012	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
09/21/2012	TAXDEED	TAXDEED Due Tax Collector	1,342.66	1,342.66	
09/21/2012	TAXDEED	TAXDEED Clerk's Total	449.12	449.12	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$2,132.78	\$341.00	\$0.00	\$1,791.78
	TOTAL	\$2,292.78	\$401.00	\$0.00	\$1,891.78

07-343 -0000 -

Sandra Simariz

251 - 259 - 8263

Magaha,
of Escambia County Florida

Outstanding Amount 0.00

Receipt Date 09/21/2012

401.00

401.00

0.00

Receipt Payments
Cash

Amount	Reference Description
401.00	ONCORE TRANS#963297

Receipt Applications
Holding
Service Charge

Amount
341.00
60.00

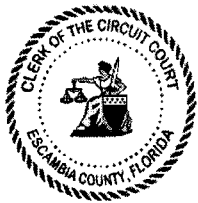
Deputy Clerk:

mavila

Transaction Date

09/21/2012 12:35:50

Comments



Print Date:
9/21/2012 12:33:50
PM

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

Transaction #: 963297
Receipt #: 201256167
Cashier Date: 9/21/2012 12:33:50 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 09/21/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments



CLERK

\$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items



(MISCFEE) MISCELLANEOUS FEES
TAX CERT#04964 OF 2010

TAXCR	341	\$341.00
TAXCT	1	\$60.00

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120734

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4964** , 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: 07-3430-000**

Certificate Holder:

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, FLORIDA 33762-0295

Property Owner:

SIMMONS GREGORY D & SIMMONS SHIRLEY M
396 CLAIRMONT DR
PENSACOLA , FLORIDA 32506

Legal Description: 36-2S3-015

LT 6 BLK H OR 1713 P 772 OR 4340 P 827 2ND ADDN TO FOREST PARK PB 3 P 10/43/92

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	4964	06/01/10	\$840.56	\$0.00	\$127.66	\$968.22

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
------------	--------------------	--------------	----------	---------	----------	-------

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
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

\$968.22
\$0.00
\$150.00
\$75.00
\$1,193.22
\$1,193.22
\$20,420.50
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: April 1, 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,

**USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA
TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, Florida, 33762-0295**

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
4964	07-3430-000	06/01/2010	36-2S3-015 LT 6 BLK H OR 1713 P 772 OR 4340 P 827 2ND ADDN TO FOREST PARK PB 3 P 10/43/92

2011 TAX ROLL

SIMMONS GREGORY D & SIMMONS
SHIRLEY M
396 CLAIRMONT DR
PENSACOLA , Florida 32506

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.

magnoliatc2tda (Brian Cirillo)
Applicant's Signature

08/29/2012
Date