

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 28, 2013 / 130385

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 10646**, 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: 12-2779-200**

**Certificate Holder:**

US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**

WILLIAMS DENETTE S  
1565 COX RD  
MCDAVID, FLORIDA 32568-2907

**Legal Description:** 03-5N3-223

BEG AT SE COR OF NW1/4 WHICH IS ALSO INTER OF CENTER LI OF ST RD 99 (100 FT R/W) AND S LI OF NW1/4 WLY 2211 FT 89 DEG 45 MIN RT 451 33/100 FT FOR POB ...

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
2011	10248.0000	06/01/11	\$256.52	\$0.00	\$97.26	\$353.78
2010	10646	06/01/10	\$241.99	\$0.00	\$74.72	\$316.71

**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
2013	8847.0000	06/01/13	\$270.09	\$6.25	\$13.50	\$289.84

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

\$960.33
\$0.00
\$150.00
\$75.00
\$1,185.33
\$1,185.33
\$12.50

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 2/3/14

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

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

7/28/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 12-2779-200**

August 09, 2013  
Tax Year: 2009  
Certificate Number: 10646

BEG AT SE COR OF NW1/4 WHICH IS ALSO INTER OF CENTER LI OF ST RD 99 (100 FT R/W) AND S LI OF NW1/4  
WLY 2211 FT 89 DEG 45 MIN RT 451 33/100 FT FOR POB CONT ALG SD LI 434 33/100 FT 89 DEG 45 MIN LEFT 429  
FT TO W LI OF SEC 90 DEG 15 MIN LEFT 434 33/100 FT ALG W LI OF SEC 89 DEG 45 MIN LEFT 429 FT TO POB OR  
4260 P 264

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, Ohio, 45264**

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>
10646	12-2779-200	06/01/2010	03-5N3-223 BEG AT SE COR OF NW1/4 WHICH IS ALSO INTER OF CENTER LI OF ST RD 99 (100 FT R/W) AND S LI OF NW1/4 WLY 2211 FT 89 DEG 45 MIN RT 451 33/100 FT FOR POB CONT ALG SD LI 434 33/100 FT 89 DEG 45 MIN LEFT 429 FT TO W LI OF SEC 90 DEG 15 MIN LEFT 434 33/100 FT ALG W LI OF SEC 89 DEG 45 MIN LEFT 429 FT TO POB OR 4260 P 264

**2012 TAX ROLL**

WILLIAMS DENETTE S  
1565 COX RD  
MCDAVID , Florida 32568-2907

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.

glfunl (Jacob Prince)  
Applicant's Signature

07/28/2013  
Date

# **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.: 10596

August 15, 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 08-15-1993, through 08-15-2013, and said search reveals the following:

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

Denette S. Williams

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: 

August 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10596

August 15, 2013

**035N322303000002 - Full Legal Description**

BEG AT SE COR OF NW1/4 WHICH IS ALSO INTER OF CENTER LI OF ST RD 99 (100 FT R/W) AND S LI OF NW1/4 WLY 2211 FT 89 DEG 45 MIN RT 451 33/100 FT FOR POB CONT ALG SD LI 434 33/100 FT 89 DEG 45 MIN LEFT 429 FT TO W LI OF SEC 90 DEG 15 MIN LEFT 434 33/100 FT ALG W LI OF SEC 89 DEG 45 MIN LEFT 429 FT TO POB OR 4260 P 264

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10596

August 15, 2013

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

1. Taxes for the year 2009-2010 and 2012 delinquent. The assessed value is \$14,438.00. Tax ID 12-2779-200.

PLEASE NOTE THE FOLLOWING:

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

# 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: 02-03-2014

TAX ACCOUNT NO.: 12-2779-200

CERTIFICATE NO.: 2010-10646

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

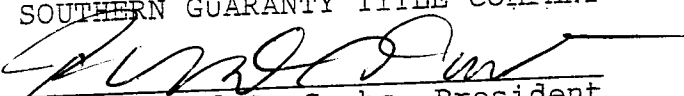
     X   Notify Escambia County, 190 Governmental Center, 32502

     X   Homestead for        tax year.

Denette S. Williams  
1565 Cox Rd.  
McDavid, FL 32568

Certified and delivered to Escambia County Tax Collector,  
this 20th day of August, 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.

OR BK 4260 PG0264  
Escambia County, Florida  
INSTRUMENT 98-485776

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
05/21/98 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

RCD May 21, 1998 01:54 pm  
Escambia County, Florida

PREPARED BY:  
JAMES C. TAYLOR, of  
Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Suite 16  
Pensacola, Florida 32503  
File No.: PE-422

**WARRANTY DEED**

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-485776

KNOW ALL MEN BY THESE PRESENTS: That JOHN D. HANDROP, SR., 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 DENETTE S. WILLIAMS, Grantee, whose address is 2100 Highway 168, Century, FL 32535, her heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Commencing at the southeast corner of the northwest 1/4 of Section 3, Township 5 North, Range 32 West, Escambia County, Florida, which is also the intersection of the centerline of State Road No. 99 (100' R/W) and the south line of said northwest 1/4 of Section 3, Township 5 North, Range 32 West; thence go westerly along the south line of said northwest 1/4 for 2211.0 feet; thence deflect right 89° 45' and go 451.33 feet to the point of beginning; thence continue along said line for 434.33 feet; thence deflect left 89° 45' and go 429.0 feet to the west line of said Section 3, Township 5 North, Range 32 West; thence deflect left 90° 15' and go 434.33 feet along the west line of said Section 3; thence deflect left 89° 45' and go 429.0 feet back to the point of beginning.

Less and except the west 20.0 feet for road right-of-way.

Subject to taxes for the current year and valid easements and restrictions of record affecting the above property, if any, 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.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 21st day of May, 1998.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Judith Cantrell  
Print Name  
*[Signature]*  
Jane Knighten  
Print Name

*[Signature]*  
JOHN D. HANDROP, SR.  
1821 Pine Barrow Rd  
McDavid Fl 32568

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of May, 1998, by John D. Handrop, Sr., who is personally known to me or who produced FL Drivers License as identification.

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT

*[Signature]*  
NOTARY PUBLIC  
Escambia County, Florida