

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: 2010 TD 012115



00001969951

Dkt: TD83 Pg#:

4

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Sep 24, 2012 / 120904

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 12115**, 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: 15-3583-000**

Certificate Holder:
GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:
MARTIN ROBERT G III 25 72 % INT & LANDSGAARD
PO BOX 266
PENSACOLA, FLORIDA 32591

Legal Description: 00-0S0-090

35 65% INT ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO ALL THAT PART OF BLK 154 LYING INSIDE OF LETTERED BLK C BLK 154/155/156 MAX ...

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 |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2010 | 12115 | 06/01/10 | \$7,382.90 | \$0.00 | \$990.54 | \$8,373.44 |

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 |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2012 | 11058.0000 | 06/01/12 | \$6,258.88 | \$6.25 | \$312.94 | \$6,578.07 |
| 2011 | 11655.0000 | 06/01/11 | \$6,683.25 | \$6.25 | \$467.83 | \$7,157.33 |

- 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
- 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

| |
|-------------|
| \$22,108.84 |
| \$0.00 |
| |
| \$150.00 |
| \$75.00 |
| \$22,333.84 |
| |
| |
| |
| |
| |
| \$22,333.84 |
| |
| |
| |
| \$6.25 |
| |

*Done this 24th day of September, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Debra Makuron

Date of Sale: July 1, 2013

* 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

9/24/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 15-3583-000

October 02, 2012
Tax Year: 2009
Certificate Number: 12115

35 65% INT ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO ALL THAT PART OF BLK 154
LYING INSIDE OF LETTERED BLK C BLK 154/155/156 MAXENT TRACT OR 4722 P 1618 OR 5470 P 717 ALSO ADJ
VAC R/W OR 4652 P 1749 LESS FRISCO RR R/W ORD 27 CA 119

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GERMAN AMERICAN CAPITAL CORP
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 |
|------------------------|-------------------------|-------------|--|
| 12115 | 15-3583-000 | 06/01/2010 | 00-0S0-090 35 65% INT ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO ALL THAT PART OF BLK 154 LYING INSIDE OF LETTERED BLK C BLK 154/155/156 MAXENT TRACT OR 4722 P 1618 OR 5470 P 717 ALSO ADJ VAC R/W OR 4652 P 1749 LESS FRISCO RR R/W ORD 27 CA 119 |

2011 TAX ROLL

MARTIN ROBERT G III 25 72 % INT &
LANDSGAARD
PO BOX 266
PENSACOLA , Florida 32591

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.

Beggleston (Bobby Eggleston)
Applicant's Signature

09/24/2012
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: 2010 TD 012115



00045039470

Dkt: TD82 Pg#:

Original Documents Follow

9

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

13-429

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9995

December 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 12-17-1992, through 12-17-2012, and said search reveals the following:

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

1810 Barrancas, LLC

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: 

December 17, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9995

December 17, 2012

000S009080001155 - Full Legal Description

ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO
ALL THAT PART OF BLK 154 LYING INSIDE OF LETTERED BLK C BLK 154/155/156
MAXENT TRACT OR 4722 P 1618 OR 5470 P 717 ALSO ADJ VAC R/W OR 4652 P 1749 LESS
FRISCO RR R/W ORD 27 CA 119

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9995

December 17, 2012

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

1. Taxes paid 11-01-2012. The assessed value is \$242,625.00. Tax ID 15-3583-000.

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: 7-1-2013

TAX ACCOUNT NO.: 15-3583-000

CERTIFICATE NO.: 2010-12115

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.

1810 Barrancas, LLC
92 Highpoint Dr.
Gulf Breeze, FL 32561

Roger G. Martin, III
Nell Ann Martin Landsgaard
Macy Martin Johnson
(Prior owners)
P.O. Box 266
Pensacola, FL 32591

Certified and delivered to Escambia County Tax Collector,
this 17th day of December, 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.

Prepared by:
Kramer A. Litvak
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
Consideration: \$285,000.00
File Number: 12-0090KAL

General Warranty Deed

Made this October 26, 2012 A.D. By **Macy Martin Johnson, Nell Ann Martin Landsgaard and Robert G. Martin, III**, hereinafter called the grantor, whose post office address is 3680 Bayou Boulevard, Pensacola, Florida 32503 to **1810 Barrancas, LLC, a Florida limited liability company**, whose post office address is: 92 Highpoint Drive, Gulf Breeze, Florida, 32561, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

LEGAL DESCRIPTION: PARCEL "A"

A PORTION OF BLOCKS 155 AND 156 OF THE MAXENT TRACT, CITY OF PENSACOLA, FLORIDA ACCORDING TO MAP OF SAID CITY AS COPYRIGHTED IN 1906 BY THOMAS C. WATSON, DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BARRANCAS AVENUE (100 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (60 FOOT RIGHT-OF-WAY); THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET A DISTANCE OF 157.47 FEET; THENCE SOUTH 03 DEGREES 34 MINUTES 55 SECONDS EAST A DISTANCE OF 219.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 73 DEGREES 54 MINUTES 00 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAILROAD A DISTANCE OF 338.84 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAILROAD AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BARRANCAS AVENUE; THENCE NORTH 50 DEGREES 49 MINUTES 19 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF BARRANCAS AVENUE A DISTANCE OF 199.10 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

LEGAL DESCRIPTION: PARCEL "B"

A PORTION OF BLOCKS 154 AND 155 OF THE MAXENT TRACT, CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY AS COPYRIGHTED IN 1906 BY THOMAS C. WATSON, DESCRIBED AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BARRANCAS AVENUE (100 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (60 FOOT RIGHT-OF-WAY); THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET A DISTANCE OF 157.47 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 279.88 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE CENTERLINE OF "J" STREET (60 FOOT RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE OF "J" STREET A DISTANCE OF 90.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 20.00 FEET OF LOT 7 OF SAID BLOCK 154, MAXENT TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 20.00 FEET OF LOT 7 AND AN EXTENSION THEREOF A DISTANCE OF 241.83 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTH 73 DEGREES 54 MINUTES 00 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAILROAD A DISTANCE OF 407.11 FEET; THENCE NORTH 03 DEGREES 34 MINUTES 55 SECONDS WEST A DISTANCE OF 219.94 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

Said property is not the homestead of the grantor(s) under the laws and constitution of the State of Florida in that neither grantor(s) or any members of the household of grantor(s) reside thereon.

Parcel ID Number: 000 S00 9080 001155

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

Notwithstanding anything herein to the contrary, the grantor makes no covenants or warranties as to any portion of said property lying outside of lettered Block "C" in Block 154, Maxent Tract, in the City of Pensacola, according to map of City of Pensacola, copy-righted by Thomas C. Watson in 1906.
DEED Individual Warranty Deed with Non-Homestead-Legal on Schedule A

Prepared by:
Kramer A. Litvak
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
Consideration: \$285,000.00
File Number: 12-0090KAL

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Keri A. Rhodes
Witness Printed Name Keri A. Rhodes

Kramer Litvak
Witness Printed Name Kramer Litvak

Keri A. Rhodes
Witness Printed Name Keri A. Rhodes

Kramer Litvak
Witness Printed Name Kramer Litvak

Keri A. Rhodes
Witness Printed Name Keri A. Rhodes

Kramer Litvak
Witness Printed Name Kramer Litvak

Macy Martin Johnson (Seal)
Macy Martin Johnson
Address: 1051 Graham Drive, Madison, Georgia 30650

Nell Ann Landsgaard (Seal)
Nell Ann Landsgaard
Address: 3680 Bayou Boulevard, Pensacola, Florida 32503

Robert G. Martin, III (Seal)
Robert G. Martin, III
Address: 29 Palafox Place, Pensacola, Florida 32502

State of Florida
County of Escambia

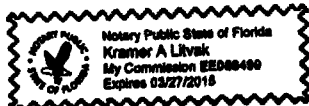
The foregoing instrument was acknowledged before me this 26th day of October, 2012, by Macy Martin Johnson, Nell Ann Martin Landsgaard and Robert G. Martin, III, who are personally known to me or who have produced

FL driver license produce by Nell Ann Martin as identification.

Macy Martin Johnson produced a Georgia driver license
Robert G. Martin produced a U.S. Passport

Kramer Litvak
Notary Public
Print Name:

My Commission Expires:



DEED DOC STAMPS PD & ESC CO \$ 0.70
08/05/04 ERNIE LEE NAGANA, CLERK

Return to: Mr. Robert G. Martin, III
P.O. Box 266
Pensacola, FL 32592

Prepared by: Kathleen K. DeMaria
Smith, Sauer & DeMaria
P.O. Box 12446
Pensacola, FL 32582-2446

This deed is being prepared without the examination of title,
with legal description being provided to preparer by grantor.

T R U S T E E ' S D E E D

THIS INDENTURE, Made this 28th day of July, 2004, between Robert G. Martin, III and Nell Ann Martin Landsgaard as Trustees of that certain Trust by and between Robert G. Martin, Jr. as Grantor and Robert G. Martin, III and Nell Ann Martin Landsgaard as the surviving Trustees, and Robert G. Martin, III, and Nell Ann Martin Landsgaard as Trustees of that certain Trust by and between Ruby B. Martin as Grantor and Robert G. Martin, III and Nell Ann Martin Landsgaard as the surviving Trustees, of the County of Escambia, State of Florida, hereinafter referred to as "grantor" and Robert G. Martin, III, a married man, as to a 25.72 percent undivided interest, whose post office address is Post Office Box 266, Pensacola, Florida 32592, Nell Ann Martin Landsgaard, a married woman, as to a 38.63 percent undivided interest, whose post office address is 3680 Bayou Boulevard, Pensacola, Florida 32503, and Macy Martin Johnson, a married woman, as to a 35.65 percent undivided interest, whose post office address is 5436 Hickory Ridge Drive, Birmingham, Alabama 35242, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, all of its interest in the following described land, situate, lying and being in Escambia County, Florida, to wit:

All of Fractional Block 154 in lettered Block "C", all of Fractional Block 155 and all of Fractional Block 156, lying South of Barrancas Avenue and North of the right of way of St. Louis-San Francisco Railroad, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to map of City of Pensacola, copyrighted by Thomas C. Watson in 1906.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. 00-0S-00-9080-001-155.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kathleen K. DeMaria
Printed Name of witness

Robert G. Martin, III
as Trustee

RCD Aug 05, 2004 02:45 pm
Escambia County, Florida

Deetra D. Miller
Printed Name of witness

Kathleen K. DeMaria
Printed Name of witness

Nell Ann Martin Landsgaard
as Trustee

Deetra D. Miller
Printed Name of witness

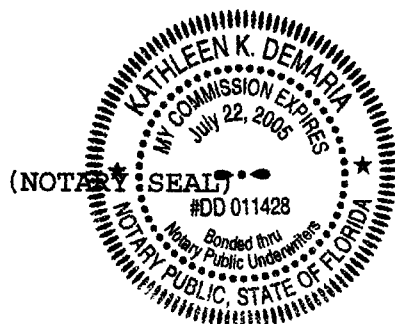
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-271489

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of July, 2004, by Robert G. Martin, III, as Trustee and Nell Ann Martin Landsgaard, as Trustee,

- (X) to me personally known
() Identified by Driver's License
() Identified by _____



Kathleen K. DeMaria
Notary Public
Printed Name
My Commission Expires:

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

9000016708

PAY

*SIXTY FIVE THOUSAND FIVE HUNDRED SEVENTY SEVEN AND 37/100

JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
10/31/2012 65,577.37

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016708⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016708

| Date | Case Number | Description | Amount |
|------------|----------------|-------------------|-----------|
| 10/31/2012 | 2010 TD 012115 | PAYMENT TAX DEEDS | 22,675.10 |
| 10/31/2012 | 2010 TD 008135 | PAYMENT TAX DEEDS | 7,525.75 |
| 10/31/2012 | 2010 TD 000508 | PAYMENT TAX DEEDS | 20,732.76 |
| 10/31/2012 | 2010 TD 009599 | PAYMENT TAX DEEDS | 9,061.01 |
| 10/31/2012 | 2009 TD 003956 | PAYMENT TAX DEEDS | 5,582.75 |

9000016708

Check: 9000016708 10/31/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 65,577.37

Ernie M
10-31-12

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

9000016703

PAY

*FOUR HUNDRED SEVEN AND 02/100

GERMAN AMERICAN CAPITAL CORP

TO THE ORDER OF
GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, FL 33672

DATE AMOUNT
10/31/2012 407.02

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016703⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016703

| Date | Case Number | Description | Amount |
|------------|----------------|-------------------|--------|
| 10/31/2012 | 2010 TD 012115 | PAYMENT TAX DEEDS | 407.02 |

9000016703

Check: 9000016703 10/31/2012 GERMAN AMERICAN CAPITAL CORP Check Amount: 407.02

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, FL 32504
VOID AFTER 6 MONTHS

63-27
631

9000016714

PAY

*THREE THOUSAND FIVE HUNDRED TEN AND 20/100

LITVAK BEASLEY & WILSON, LLP

TO THE ORDER OF LITVAK BEASLEY & WILSON, LLP
226 EAST GOVERNMENT STREET
PENSACOLA, FL 32502

DATE AMOUNT
10/31/2012 3,510.20

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016714⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016714

| Date | Case Number | Description | Amount |
|------------|----------------|-------------------|----------|
| 10/31/2012 | 2010 TD 012115 | PAYMENT TAX DEEDS | 3,510.20 |

9000016714

Check: 9000016714 10/31/2012 LITVAK BEASLEY & WILSON, LLP Check Amount: 3,510.20



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

Tax Deed - Redemption Calculator
Account: 153583000 Certificate Number: 012115 of 2010

Redemption ☒ Yes Application Date 09/24/2012 Interest Rate 18%

| | | |
|-------------------------|-------------------------------------|-----------------------------------|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date <u>07/01/2013</u> | Redemption Date <u>10/26/2012</u> |
| Months | 10 | 1 |
| Tax Collector | <u>\$22,333.84</u> | <u>\$22,333.84</u> |
| Tax Collector Interest | \$3,350.08 | \$335.01 |
| Tax Collector Fee | <u>\$6.25</u> | <u>\$6.25</u> |
| Total Tax Collector | \$25,690.17 | \$22,675.10 |
| 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 | \$60.15 | \$6.02 |
| Total Clerk | \$461.15 | \$407.02 |
| Postage | <u>\$60.00</u> | <u>\$0.00</u> |
| Researcher Copies | <u>\$40.00</u> | <u>\$0.00</u> |
| Total Redemption Amount | \$26,251.32 | \$23,082.12 |
| | Repayment Overpayment Refund Amount | \$3,169.20 + 120 + 221 = 3510.20 |

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$
 10-23-2012 west corp called for quotes. mkj
 10/24/2012 heidi gibson from litvak, beasley & wilson law

Submit

Reset

Print Preview

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: 153583000 Certificate Number: 012115 of 2010**

**Payor: LITVAK, BEASLEY & WILSON, LLP 226 EAST GOVERNMENT ST PENSACOLA, FL 32591
Date 10/26/2012**

| | | | |
|-----------------------|------|-----------------------|-------------|
| Clerk's Check # | 6862 | Clerk's Total | \$461.15 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$25,690.17 |
| | | Postage | \$60.00 |
| | | Researcher Copies | \$40.00 |
| | | Total Received | \$26,251.32 |

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 012115
 Redeemed Date 10/26/2012**

Name LITVAK, BEASLEY & WILSON, LLP 226 EAST GOVERNMENT ST PENSACOLA, FL 32591

| | |
|---|-------------|
| Clerk's Total = TAXDEED | \$461.15 |
| Due Tax Collector = TAXDEED | \$25,690.17 |
| <input type="checkbox"/> Postage = TD2 | \$60.00 |
| <input type="checkbox"/> 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: 1459932 Date: 10/05/2012 | 341.00 | 0.00 | |
| 06/01/2010 | TD1 | TAX DEED APPLICATION Receipt: 1459932 Date: 10/05/2012 | 60.00 | 0.00 | |
| 10/16/2012 | TD83 | TAX COLLECTOR CERTIFICATION | 0.00 | 0.00 | |
| 10/26/2012 | TAXDEED | TAXDEED Clerk's Total | 461.15 | 461.15 | |
| 10/26/2012 | TAXDEED | TAXDEED Due Tax Collector | 25,690.17 | 25,690.17 | |

FINANCIAL SUMMARY

| Rcd | Docket Application | Owed | Paid | Dismissed | Due |
|-----|--------------------|--------------------|-----------------|---------------|--------------------|
| 1 | Service Charge | \$60.00 | \$60.00 | \$0.00 | \$0.00 |
| 2 | Holding | \$26,492.32 | \$341.00 | \$0.00 | \$26,151.32 |
| | TOTAL | \$26,552.32 | \$401.00 | \$0.00 | \$26,151.32 |

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

| | | | |
|----------------|---------|--------------------|------------|
| Receipt Type | Case | Outstanding Amount | 0.00 |
| Receipt Number | 1466369 | Receipt Date | 10/26/2012 |

Case Number 2010 TD 012115

Description GERMAN AMERICAN CAPITAL CORP VS

Action TAX DEED REDEMPTION

Judge

Received From LITVAK, BEASLEY & WILSON LLP

On Behalf Of GERMAN AMERICAN CAPITAL CORP

| | |
|----------------|-----------|
| Total Received | 26,251.32 |
| Net Received | 26,251.32 |
| Change | 0.00 |

| | | |
|------------------|-----------|-----------------------|
| Receipt Payments | Amount | Reference Description |
| Check | 26,251.32 | 6862 |

| | |
|----------------------|-----------|
| Receipt Applications | Amount |
| Holding | 26,251.32 |

Deputy Clerk: mavila Transaction Date 10/26/2012 14:47:56

Comments

UNLESS OTHERWISE SPECIFIED, ALL INFORMATION ON THIS CHECK IS SUBJECT TO THE FOLLOWING CONDITIONS:

6862

LITVAK, BEASLEY & WILSON, LLP
IOTA TRUST ACCOUNT

P.O. BOX 13503
PENSACOLA, FL 32591
(850) 432-9818

GULF COAST COMMUNITY BANK
PENSACOLA, FL 32502
63-1548/632

PAY

DATE

\$

October 26, 2012
HTG

**Twenty Six Thousand Two Hundred Fifty One dollars & Thirty Two cents **
**\$26,251.32

TO THE
ORDER
OF

Escambia County Clerk of the Circuit Court



AUTHORIZED SIGNATURE

File No. 12-0090KAL WESTCOR 12-33870 Switzer

SECURITY FEATURES INCLUDED. DETAILS ON BACK.
① 0068852 ① 1:0632154891 ① 1004935

LITVAK BEASLEY & WILSON, LLP

ATTORNEYS AT LAW

KRAMER A. LITVAK *‡
ROBERT O. BEASLEY
PAUL A. WILSON†

226 East Government Street
Post Office Box 13503
Pensacola, Florida 32591-3503
TELEPHONE (850) 432-9818
FACSIMILE (850) 438-6654

PENNY HENDRIX
PHILLIP A. PUGH †§

†ALSO ADMITTED IN ALABAMA
‡LL.M. IN TAXATION
*BOARD CERTIFIED TAX ATTORNEY

October 26, 2012

VIA HAND DELIVERY

Escambia County Clerk of Court
Attention: Tax Deeds/ Mary Line
221 Palafox Place, Suite 110
Pensacola, FL 32502

RE: 1810 Barrancas Avenue, Pensacola, Florida 32502
File No.: 12-0090KAL
Tax Collector Account No.: 15-3583-000

Dear Mary:

Enclosed please a copy of the current tax roll along with our firm's check in the amount of 26,251.32 to pay for the tax deed on the above referenced property and account number.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Heidi T. Gibson
Paralegal to Kramer A. Litvak

/htg

Enclosures

LITVAK BEASLEY & WILSON, LLP

ATTORNEYS AT LAW

KRAMER A. LITVAK *†
ROBERT O. BEASLEY
PAUL A. WILSON†

226 East Government Street
Post Office Box 13503
Pensacola, Florida 32591-3503
TELEPHONE (850) 432-9818
FACSIMILE (850) 438-6654

PENNY HENDRIX
PHILLIP A. PUGH †§

†ALSO ADMITTED IN ALABAMA
‡LL.M. IN TAXATION
*BOARD CERTIFIED TAX ATTORNEY

October 26, 2012

VIA HAND DELIVERY

Escambia County Clerk of Court
Attention: Tax Deeds/ Mary Line
221 Palafox Place, Suite 110
Pensacola, FL 32502

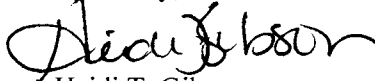
RE: 1810 Barrancas Avenue, Pensacola, Florida 32502
File No.: 12-0090KAL
Tax Collector Account No.: 15-3583-000

Dear Mary:

Enclosed please a copy of the current tax roll along with our firm's check in the amount of 26,251.32 to pay for the tax deed on the above referenced property and account number.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Heidi T. Gibson
Paralegal to Kramer A. Litvak

/htg

Enclosures

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GERMAN AMERICAN CAPITAL CORP
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 |
|------------------------|-------------------------|-------------|--|
| 12115 | 15-3583-000 | 06/01/2010 | 00-0S0-090 35 65% INT ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO ALL THAT PART OF BLK 154 LYING INSIDE OF LETTERED BLK C BLK 154/155/156 MAXENT TRACT OR 4722 P 1618 OR 5470 P 717 ALSO ADJ VAC R/W OR 4652 P 1749 LESS FRISCO RR R/W ORD 27 CA 119 |

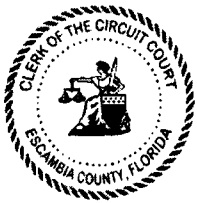
2011 TAX ROLL

MARTIN ROBERT G III 25 72 % INT &
LANDSGAARD
PO BOX 266
PENSACOLA , Florida 32591

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.

Beggleston (Bobby Eggleston)
Applicant's Signature

09/24/2012
Date



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



Print Date:
10/5/2012 3:00:25 PM

Transaction #: **967024**
Receipt #: **201259810**
Cashier Date: **10/5/2012 3:00:25 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: 10/05/2012 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#12115 OF 2010

| | | |
|-------|-----|----------|
| TAXCR | 341 | \$341.00 |
| TAXCT | 1 | \$60.00 |

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

| | | | |
|----------------|---------|--------------------|------------|
| Receipt Type | Case | Outstanding Amount | 0.00 |
| Receipt Number | 1459932 | Receipt Date | 10/05/2012 |

Case Number 2010 TD 012115

Description GERMAN AMERICAN CAPITAL CORP VS

Action TAX DEED APPLICATION

Judge

Received From GERMAN AMERICAN CAPITAL CORP

On Behalf Of GERMAN AMERICAN CAPITAL CORP

| | |
|----------------|--------|
| Total Received | 401.00 |
| Net Received | 401.00 |
| Change | 0.00 |

| | | |
|------------------|--------|-----------------------|
| Receipt Payments | Amount | Reference Description |
| Cash | 401.00 | ONCORE TRANS#967024 |

| | |
|----------------------|--------|
| Receipt Applications | Amount |
| Holding | 341.00 |
| Service Charge | 60.00 |

Deputy Clerk: mavila Transaction Date 10/05/2012 15:01:29

Comments



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

| | | | |
|--|--|--|-----------|
| General Information | | 2012 Certified Roll Assessment | |
| Reference: | 000S009080001155 | Improvements: | \$158,835 |
| Account: | 153583000 | Land: | \$83,790 |
| Owners: | MARTIN ROBERT G III 25 72 % INT & LANDSGAARD NELL ANN MARTIN 38 63% INT & JOHNSON MACY MARTIN | Total: | \$242,625 |
| Mail: | PO BOX 266 PENSACOLA, FL 32591 | Save Our Homes: | \$0 |
| Situs: | 1810 BARRANCAS AVE 32502 | Disclaimer | |
| Use Code: | WHOLESALE OUTLET | Amendment 1 Calculations | |
| Taxing Authority: | PENSACOLA CITY LIMITS | | |
| Tax Inquiry: | Open Tax Inquiry Window | | |
| Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector | | | |
| Sales Data | | 2012 Certified Roll Exemptions | |
| Sale Date Book Page Value Type | Official Records (New Window) | None | |
| 07/2004 5470 717 \$100 WD | View Instr | Legal Description | |
| 01/2000 4722 1618 \$100 WD | View Instr | 35 65% INT ALL BLKS 155 156 LYING N OF P AND A RR E OF BARRANCAS AVE ALSO ALL THAT PART OF... | |
| Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court | | Extra Features | |
| | | ASPHALT PAVEMENT | |

Parcel Information

[Restore Map](#)

[Get Map Image](#)
[Launch Interactive Map](#)

Section Map

Id:

CA119

Approx. Acreage:

3.1500

Zoned:

M-2

Buildings

Building 1 - Address: 1810 BARRANCAS AVE, Year Built: 1957, Effective Year: 1957

Structural Elements

**FOUNDATION-SLAB ABOVE
GRDE**
EXTERIOR WALL-BRICK-FACE
**NO. PLUMBING FIXTURES-
6.00**
**EXTERIOR WALL-CONCRETE
BLOCK**
**ROOF FRAMING-RIGID
FRAME/BAR**
ROOF COVER-BLT UP ON WOOD
STORY HEIGHT-14.00
NO. STORIES-1.00
**INTERIOR WALL-EXPOSED
BLK/BRK**
**FLOOR COVER-CONCRETE-
FINISH**
DECOR/MILLWORK-AVERAGE
HEAT/AIR-NONE
**STRUCTURAL FRAME-
MASONRY PIL/STL**

Areas - 17450 Total SF

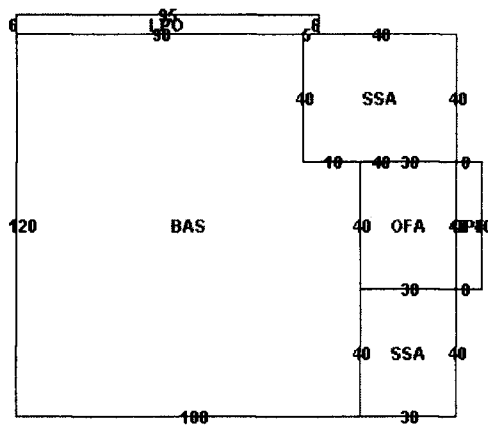
BASE AREA - 12240

**LOADING PLATFORM OPEN -
570**

OFFICE AVG - 1200

OPEN PORCH FIN - 320

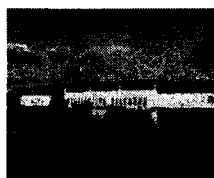
STORE DISPLAY AREA - 3120



Images



6/21/11



12/16/05



7/1/03



7/1/03

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: 10/10/2012 (tr. 1688)