

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 012131



00059831492

Dkt: TD83 Pg#:

3

Original Documents Follow

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 12131** , 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: 15-3777-000**

Certificate Holder:
PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, OHIO 45264-5051

Property Owner:
FERRARO SALVADOR J JR & FERRARO PAULA K
3006 E BRAINERD ST
PENSACOLA , FLORIDA 32503

Legal Description: 00-0S0-090

LT H BLK 186 PLAT DB 190 P 516 MAXENT TRACT OR 4563 P 1243 OR 5349 P 517 CA 120

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	12131	06/01/10	\$1,129.95	\$0.00	\$140.77	\$1,270.72

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 (2011)
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

\$1,270.72
\$0.00
\$1,070.69
\$150.00
\$75.00
\$2,566.41
(\$2,566.41)
\$6.25

*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale: 9/4/12

* 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,

**PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, Ohio, 45264-5051**

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
12131	15-3777-000	06/01/2010	00-0S0-090 LT H BLK 186 PLAT DB 190 P 516 MAXENT TRACT OR 4563 P 1243 OR 5349 P 517 CA 120

2011 TAX ROLL

FERRARO SALVADOR J JR & FERRARO
PAULA K
3006 E BRAINERD ST
PENSACOLA , Florida 32503

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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date

ERNIE LEE MAGA
 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

9000015863

63-27
 631

PAY

*ELEVEN THOUSAND FIVE HUNDRED EIGHTY THREE AND 57/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

05/15/2012

11,583.57

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015863⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000015863

Date	Case Number	Description	Amount
05/15/2012	2010 TD 003917	PAYMENT TAX DEEDS	3,305.69
05/15/2012	2010 TD 012131	PAYMENT TAX DEEDS	2,611.16
05/15/2012	2010 TD 001687	PAYMENT TAX DEEDS	5,666.72

9000015863

Check: 9000015863 05/15/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 11,583.57

Blank M.
 5-15-12

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

9000015867

PAY

*ONE THOUSAND TWO HUNDRED TWENTY ONE AND 06/100

PPF HOLDINGS III LTD

TO THE ORDER OF PPF HOLDINGS III LTD
C/O US BANK AS CUSTODIAN
P O BOX 645051
CINCINNATI, OH 45264

DATE

AMOUNT

05/15/2012

1,221.06

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015867⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015867

Date	Case Number	Description	Amount
05/15/2012	2010 TD 003917	PAYMENT TAX DEEDS	407.02
05/15/2012	2010 TD 012131	PAYMENT TAX DEEDS	407.02
05/15/2012	2010 TD 001687	PAYMENT TAX DEEDS	407.02

9000015867

Check: 9000015867 05/15/2012 PPF HOLDINGS III LTD

Check Amount: 1,221.06

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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CIRCUIT CIVIL
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COUNTY OF ESCAMBIA
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COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

5/15/2012

PPF HOLDINGS III LTD
C/O US BANK AS CUSTODIAN
PO BOX 645051
CINCINNATI, OH 45264

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following properties represented by the numbered certificates below. These properties were redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
03917/2010	06-1020-000	7/02/2012	401.00	6.02	407.02
12131/2010	15-3777-000	9/04/2012	401.00	6.02	407.02
01687/2010	03-0287-000	7/02/2012	401.00	6.02	407.02

TOTAL \$1,221.06

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Maryline Ayila, Tax Deeds Division

Enclosure

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
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AUDITOR

5/21/2012

SALVADOR JAMES FERRARO JR
3006 E BRAINERD ST
PENSACOLA, FL 32503

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/9/2012 which generates a refund.

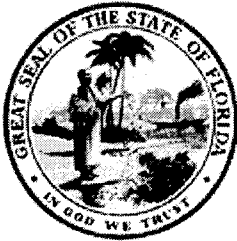
<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
12131/2010	15-3777-000	9/04/2012	619.04

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Maryline Avila, Tax Deeds Division

Enclosure

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: 153777000 Certificate Number: 012131 of 2010

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/04/2012	Redemption Date 05/09/2012
Months	5	1
Tax Collector	\$2,566.41	\$2,566.41
Tax Collector Interest	\$192.48	\$38.50
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,765.14	\$2,611.16
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$30.08	\$6.02
Total Clerk	\$431.08	\$407.02
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,296.22	\$3,018.18
	Repayment Overpayment Refund Amount	\$278.04 $+ 120 + 24 = 619.04$

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	1410407	Receipt Date	05/09/2012
Case Number	2010 TD 012131		
Description	PPF HOLDINGS III LTD VS		
Action	TAX DEED REDEMPTION		
Judge			
Received From	SALVADOR JAMES FERRARO JR		
On Behalf Of	PPF HOLDINGS III LTD		

Total Received	3,296.22
Net Received	3,296.22
Change	0.00

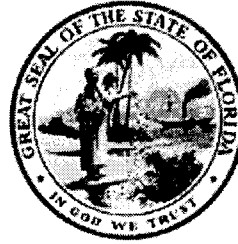
Receipt Payments	Amount	Reference Description
Check	3,296.22	15455

Receipt Applications	Amount
Holding	3,296.22

Deputy Clerk:	mavila	Transaction Date	05/09/2012 12:19:36
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Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
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CHILDSUPPORT
CIRCUIT CIVIL
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AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 153777000 Certificate Number: 012131 of 2010

Payor: SALVADOR JAMES FERRARO JR 3006 E BRAINERD ST PENSACOLA, FL 32503 Date
05/09/2012

Clerk's Check #	15455	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$2,765.14
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,296.22

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
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
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**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 2010 TD 012131
 Redeemed Date 05/09/2012**

Name SALVADOR JAMES FERRARO JR 3006 E BRAINERD ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$431.08
Due Tax Collector = TAXDEED	\$2,765.14
☐ Postage = TD2	\$60.00
☐ ResearcherCopies = TD6	\$40.00

Apply Docket Codes

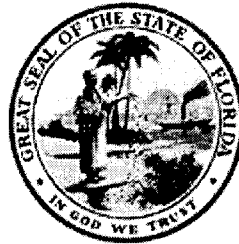
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406831 Date: 04/30/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406831 Date: 04/30/2012	60.00	0.00	
05/04/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/09/2012	TAXDEED	TAXDEED Due Tax Collector	2,765.14	2,765.14	
05/09/2012	TAXDEED	TAXDEED Clerk's Total	431.08	431.08	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$3,537.22	\$341.00	\$0.00	\$3,196.22
	TOTAL	\$3,597.22	\$401.00	\$0.00	\$3,196.22

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 CENTURY**

CLERK TO THE BOARD OF
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 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 2010 TD 012131
 Redeemed Date 05/09/2012**

Name SALVADOR JAMES FERRARO JR 3006 E BRAINERD ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$431.08
Due Tax Collector = TAXDEED	\$2,765.14
☐ Postage = TD2	\$60.00
☐ ResearcherCopies = TD6	\$40.00

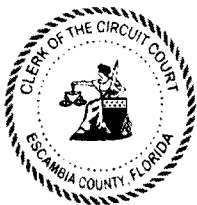
Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406831 Date: 04/30/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406831 Date: 04/30/2012	60.00	0.00	
05/04/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/09/2012	TAXDEED	TAXDEED Due Tax Collector	2,765.14	2,765.14	
05/09/2012	TAXDEED	TAXDEED Clerk's Total	431.08	431.08	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$3,537.22	\$341.00	\$0.00	\$3,196.22
	TOTAL	\$3,597.22	\$401.00	\$0.00	\$3,196.22



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



Print Date:
4/30/2012 2:13:11 PM

Transaction #: **932613**
Receipt #: **201226191**
Cashier Date: **4/30/2012 2:13:10 PM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 04/30/2012 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		
 (MISC FEE) MISCELLANEOUS FEES TAX CERT#12131 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	1406831	Receipt Date	04/30/2012
Case Number	2010 TD 012131		
Description	PPF HOLDINGS III LTD VS		
Action	TAX DEED APPLICATION		
Judge			
Received From	PPF HOLDINGS III LTD		
On Behalf Of	PPF HOLDINGS III LTD		

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932613

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 14:13:50

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		2011 Certified Roll Assessment	
Reference:	000S009080008186	Improvements:	\$34,685
Account:	153777000	Land:	\$17,232
Owners:	FERRARO SALVADOR J JR & FERRARO PAULA K	Total:	\$51,917
Mail:	3006 E BRAINERD ST PENSACOLA, FL 32503	Save Our Homes:	\$0
Situs:	2002 CYPRESS ST 32502	Disclaimer	
Use Code:	SINGLE FAMILY RESID	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		2011 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type
			Official Records (New Window)
02/2004	5349 517	\$100	WD View Instr
05/2000	4563 1243	\$10,200	WD View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
		Legal Description	
		LT H BLK 186 PLAT DB 190 P 516 MAXENT TRACT OR 4563 P 1243...	
		Extra Features	
		None	

Parcel Information

[Restore Map](#)

[Get Map Image](#)

[Launch Interactive Map](#)

Section Map

Id:

CA120

Approx.

Acreage:

0.0900

Zoned:

M-2

Buildings

Building 1 - Address: 2002 CYPRESS ST, Year Built: 1908, Effective Year: 1970

Structural Elements

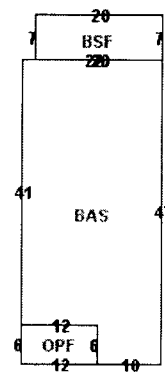
FOUNDATION-WOOD/NO SUB FLR
EXTERIOR WALL-VINYL SIDING
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-HIP-HI PITCH
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-PINE/SOFTWOOD
NO. STORIES-1.00
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 1174 Total SF

BASE AREA - 962

BASE SEMI FIN - 140

OPEN PORCH FIN - 72



Images

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9317

June 11, 2012

**Lot H, Block 186, Maxent Tract, as recorded in the public records of Escambia County,
Florida in Book 190, page 516.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9317

June 11, 2012

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

1. Taxes for the year 2009 delinquent. The assessed value is \$51,917.00. Tax ID 15-3777-000.

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: 9-4-2012

TAX ACCOUNT NO.: 15-3777-000

CERTIFICATE NO.: 2010-12131

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

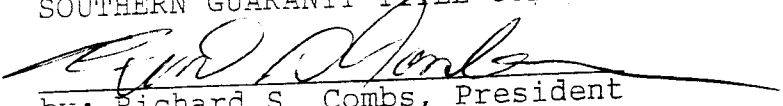
- ☒ Notify City of Pensacola, P.O. Box 12910, 32521
☒ Notify Escambia County, 190 Governmental Center, 32502
☒ Homestead for _____ tax year.

Salvador J. Ferraro, Jr.
Paula K. Ferraro
3006 E. Brainerd St.
Pensacola, FL 32503

Unknown Tenants
2002 Cypress St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 12th day of June, 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.

Return to: Salvador Ferraro
3006 E. Brainerd Street
Pensacola, FL 32503

OR BK 5349 PG 0517
Escambia County, Florida
INSTRUMENT 2004-208474

DEED DOC STAMPS PD & ESC CO \$ 0.70
02/23/04 ERNIE LEE MAGAHA, CLERK

RCD Feb 23, 2004 11:54 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Property Appraiser's Parcel ID # 00-0S-9080-008-186

THIS WARRANTY DEED made this 20th day of February, 2004 by

SALVADOR J. FERRARO, Jr., and HARRY R. DAVIS, Jr., hereinafter called the grantor, to

SALVADOR J. FERRARO, Jr., and PAULA K. FERRARO, 3006 E. Brainerd St, Pensacola, FL 32503, husband and wife, hereinafter called the grantees.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Escambia County, Florida, viz:

Lot H, Block 186, Maxent Tract, as recorded in the Public Records of Escambia County, Florida in Book 190 at Page 516.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-208474

AND the grantor hereby covenant with said grantees that the grantors are 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 warrant 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, 2003.

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

Signed, sealed and delivered in the presence of

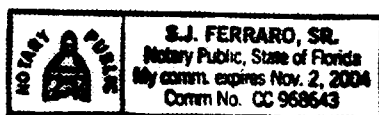
Ricky Beech
Witness, Ricky Beech
Ricky Beech
Witness, Ricky Beech

Salvador J. Ferraro, Jr.
Salvador J. Ferraro, Jr., Grantor
Harry R. Davis, Jr.
Harry R. Davis, Jr. Grantor

STATE OF FLORIDA,
COUNTY OF ESCAMBIA

The foregoing Warranty Deed was acknowledged before me this 20th day of February, 2004, by Salvador J. Ferraro, Jr. and Harry R. Davis Jr., both personally known to me.

Salvador J. Ferraro, Sr.
Notary Public, Salvador J. Ferraro, Sr.



RECORDED AS RECEIVED

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

12-218

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9317

June 11, 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 06-11-1992, through 06-11-2012, and said search reveals the following:

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

Salvador J. Ferraro, Jr. and Paula K. Ferraro

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: 

June 11, 2012