

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

13-048

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9606

July 23, 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 07-23-1992, through 07-23-2012, and said search reveals the following:

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

James J. Landers Trust

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: 

July 23, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9606

July 23, 2012

**Lots 5 and 6, Block 17, Re-Subdivision of Pettersen Addition, Plat Book 2, page 85, O.R.
Book 5506, page 835.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9606

July 23, 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 \$75,889.00. Tax ID 15-4093-000.

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: 1-7-2013

TAX ACCOUNT NO.: 15-4093-000

CERTIFICATE NO.: 2010-12171

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

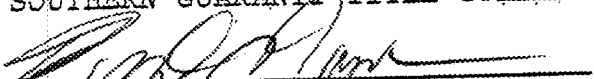
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for tax year.

James J. Landers Trust
1505 W. Garden St.
Pensacola, FL 32501

Unknown Tenants
3311 Reymarde St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 24th day of July, 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.

10.00
.70

OR BK 5506 P60835
Escambia County, Florida
INSTRUMENT 2004-291531

Prepared By: Linda L. Landers
Mailing Address: 11743 Chanticleer Dr
Pensacola, Florida 32507

NEED NOT STAMPS PG 8 ESE CD 1 0.70
10/12/04 ERNIE LEE MAGANA, CLERK

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 4th day of October, 2004 by first party, Grantor, Jeannie I Halligan and Elsie L Landers, with right's of survivorship, whose post office address is 1505 West Garden Street, Pensacola, Florida 32501, to second party, Grantee, James J Landers Trust, whose post office address is 1505 West Garden Street Pensacola, Florida 32501.

WITNESSETH, That the said first party, for good consideration and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit

LTS 56 BLK 17 RE S/D OF PETERSEN ADDN PB 2 P 85 OR 4762 P 749 CA 142

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

Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness

Linda L. Landers
Name of Witness

[Signature]
Signature of Witness

Linda L. Landers
Name of Witness

[Signature]
1st Party Grantor's Signature

Jeannie I Halligan
Name of First Party

[Signature]
1st Party Grantor's Signature

Elsie L. Landers
Name of First Party

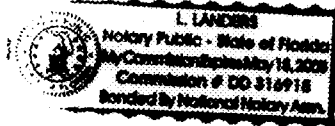
STATE OF Florida
COUNTY OF Escambia

On October 4, 2004 before me, Linda L. Landers personally appeared Jeannie I Halligan and Elsie L. Landers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature [Signature]

Affiant ☐ Known ☒ Produced ID

Type of ID Florida Driver License
(Seal)



Correction of the wording
on deed received.

REC Oct 12, 2004 09:17 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-291531

102 Lahn
3311 - 3313 Reg made

2/1/05

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 26, 2012 / 120372

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 12171**, 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: 15-4093-000**

Certificate Holder:
WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUS
PO BOX 741307
ATLANTA, GEORGIA 30384-1307

Property Owner:
LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090
LTS 5 6 BLK 17 RE S/D OF PETTERSEN ADDN PB 2 P 85 OR 5506 P 835 CA 142

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	12171	06/01/10	\$1,844.67	\$0.00	\$92.23	\$1,936.90

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	11714.0000	06/01/11	\$1,767.74	\$6.25	\$88.39	\$1,862.38

- 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 (2011)
- 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

\$3,799.28
\$0.00
\$1,565.45
\$150.00
\$75.00
\$5,589.73
\$5,589.73
\$6.25

*Done this 26th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Glenda Makuror

Date of Sale:

January 7, 2012

* 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,

**WELLS FARGO BANK OBO TAX LIENS
SECURITIZATION TRUS
PO BOX 741307
ATLANTA, Georgia, 30384-1307**

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
12171	15-4093-000	06/01/2010	00-050-090 LTS 5 6 BLK 17 RE S/D OF PETTERSEN ADDN PB 2 P 85 OR 5506 P 835 CA 142

2011 TAX ROLL

LANDERS JAMES J TRUST
1505 W GARDEN ST
PENSACOLA , Florida 32501

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.

wfremic10 (Shane Leach)

Applicant's Signature

04/26/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
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

6/4/2012

ARLEEN LANDERS
8522 ALTAVISTA DRIVE
PENSACOLA, FL 32526

13-048

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 5/24/2012 which generates a refund.

Tax Cert. #	Account #	Sale Date	
12171/2010	15-4093-000	1/07/2013	1159.88
12172/2010	15-4104-000	9/04/2012	753.75
TOTAL			\$1,913.63

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

By:
Maryline Avila, Tax Deeds Division

Enclosure

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND AN INK COPY OF THE SIGNATURE OF THE CLERK OF THE COURT.
ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32501-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

9000015902

PAY

*THIRTY THOUSAND THREE HUNDRED TWENTY AND 30/100

JANET HOLLEY TAX COLLECTOR

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

DATE

05/29/2012

AMOUNT

30,320.30

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015902⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015902

Date	Case Number	Description	Amount
05/29/2012	2010 TD 012171	PAYMENT TAX DEEDS	5,679.83
05/29/2012	2010 TD 006649	PAYMENT TAX DEEDS	6,053.13
05/29/2012	2010 TD 004572	PAYMENT TAX DEEDS	5,955.29
05/29/2012	2010 TD 010853	PAYMENT TAX DEEDS	4,640.05
05/29/2012	2010 TD 012172	PAYMENT TAX DEEDS	4,896.33
05/29/2012	2010 TD 006501	PAYMENT TAX DEEDS	3,095.87

9000015902

Check: 9000015902 05/29/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 30,320.30

Donna M.
5-30-12

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

9000015913

PAY

*FOUR HUNDRED SEVEN AND 02/100

WELLS FARGO BANK OBO TAX LIENS
 SECURITIZATION TRUST

DATE

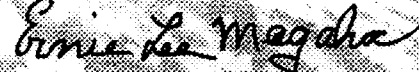
AMOUNT

TO THE
 ORDER
 OF

WELLS FARGO BANK OBO TAX LIENS SECURITIZATI
 P O BOX 741307
 ATLANTA, GA 30384

05/29/2012

407.02



ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015913⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000015913

Date	Case Number	Description	Amount
05/29/2012	2010 TD 012171	PAYMENT TAX DEEDS	407.02

9000015913

Check: 9000015913 05/29/2012 WELLS FARGO BANK OBO TAX LIENS
 SECURITIZATION TRUST

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, FLORIDA

VOID AFTER 6 MONTHS

9000015899

63/27
 631

PAY

ONE THOUSAND NINE HUNDRED THIRTEEN AND 63/100

ARLEEN LANDERS

TO THE ARLEEN LANDERS
 ORDER 8522 ALTAVISTA DR
 OF PENSACOLA, FL 32526

DATE

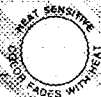
AMOUNT

05/29/2012

1,913.63

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015899⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000015899

Date	Case Number	Description	Amount
05/29/2012	2010 TD 012171	PAYMENT TAX DEEDS	1,159.88
05/29/2012	2010 TD 012172	PAYMENT TAX DEEDS	753.75

9000015899

Check: 9000015899 05/29/2012 ARLEEN LANDERS

Check Amount: 1,913.63

<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input checked="" type="checkbox"/> Lien Holder's	<input checked="" type="checkbox"/> Redeem	<input checked="" type="checkbox"/> Forms	<input checked="" type="checkbox"/> Courtview
Redeemed From Sale					



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

Tax Deed - Redemption Calculator

Account: 154093000 Certificate Number: 012171 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/07/2013"/>	Redemption Date <input type="text" value="05/24/2012"/>
Months	9	1
Tax Collector	<input type="text" value="\$5,589.73"/>	<input type="text" value="\$5,589.73"/>
Tax Collector Interest	\$754.61	\$83.85
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,350.59	\$5,679.83
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$54.14	\$6.02
Total Clerk	\$455.14	\$407.02
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,905.73	\$6,086.85
	Repayment Overpayment Refund Amount	\$818.88 + 120 + 221 = 1,159.88

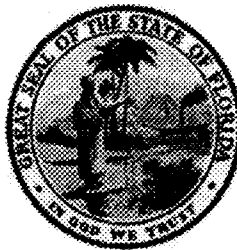
Notes

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**

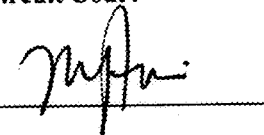
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 154093000 Certificate Number: 012171 of 2010

Payor: ARLEEN LANDERS 8522 ALTAVISTA DRIVE PENSACOLA, FL 32526 Date 05/24/2012

Clerk's Check #	1	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$6,350.59
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$6,905.73

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>



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:	000S009091005017	Improvements:	\$55,699	
Account:	154093000	Land:	\$20,188	
Owners:	LANDERS JAMES J TRUST	Total:	\$75,887	
Mail:	1505 W GARDEN ST PENSACOLA, FL 32501	Save Our Homes:	\$0	
Situs:	3311 REYMARDE ST 32505	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)			
10/2004	5506	835	\$100 QC	View Instr
07/2001	4762	749	\$100 WD	View Instr
08/1986	2275	976	\$100 WD	View Instr
08/1986	2275	975	\$100 OT	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court				
Legal Description		Extra Features		
LTS 5 6 BLK 17 RE S/D OF PETTERSEN ADDN PB 2 P 85 OR 5506 P 835...		None		
Parcel Information				
Restore Map Get Map Image Launch Interactive Map				
Section Map				
Id: CA142				
Approx. Acreage: 0.3400				
Zoned: M-1				

Buildings

Building 1 - Address: 3311 REYMARDE ST, Year Built: 1968, Effective Year: 1968

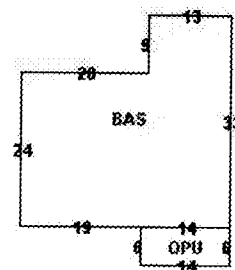
Structural Elements

FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-HARDWOOD/PARQET
NO. STORIES-1.00
DECOR/MILLWORK-BELOW AVERAGE
HEAT/AIR-WALL/FLOOR FURN
STRUCTURAL FRAME-WOOD FRAME

Areas - 993 Total SF

BASE AREA - 909

OPEN PORCH UNF - 84



Building 2 - Address: 3313 REYMARDE ST, Year Built: 1968, Effective Year: 1968

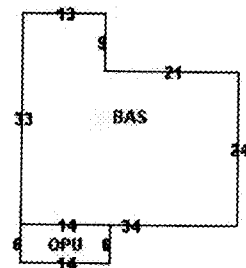
Structural Elements

FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-HARDWOOD/PARQET
NO. STORIES-1.00
DECOR/MILLWORK-BELOW AVERAGE
HEAT/AIR-WALL/FLOOR FURN
STRUCTURAL FRAME-WOOD FRAME

Areas - 1017 Total SF

BASE AREA - 933

OPEN PORCH UNF - 84



Images

None

Last Updated: 05/17/2012 (v. 10507)