

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130331

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4280.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3818-500**

Certificate Holder:
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC
PO BOX 3167
TAMPA, FLORIDA 33601

Property Owner:
ROSCOM HENRY S
1705 NORTH W ST
PENSACOLA, FLORIDA 32505

Legal Description: 33-2S3-016

LTS 10 11 BLK 4 LESS OR 493 P 299 STATE RD R/W (W STREET) WELLES S/D PB 1 P 71 CA 136 OR 4823 P 1537

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	4280.0000	06/01/11	\$344.04	\$0.00	\$55.91	\$399.95

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	3786.0000	06/01/13	\$380.68	\$6.25	\$19.03	\$405.96
2012	4164.0000	06/01/12	\$355.89	\$6.25	\$35.29	\$397.43

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

\$1,203.34
\$0.00
\$150.00
\$75.00
\$1,428.34
\$1,428.34
\$20,589.00
\$6.25

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Jenna Stewart

Date of Sale: January 16, 2014

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

DR-512
R.05/88

Application Number: 130331

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC
PO BOX 3167
TAMPA, Florida, 33601**

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
4280.0000	06-3818-500	06/01/2011	33-2S3-016 LTS 10 11 BLK 4 LESS OR 493 P 299 STATE RD R/W (W STREET) WELLES S/D PB 1 P 71 CA 136 OR 4823 P 1537

2012 TAX ROLL

ROSCOM HENRY S
1705 NORTH W ST
PENSACOLA , Florida 32505

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.

tctampa (Jon Franz)
Applicant's Signature

07/26/2013
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.: 10537

August 5, 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 08-05-1993, through 08-05-2013, and said search reveals the following:

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

Henry S. Roscom

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

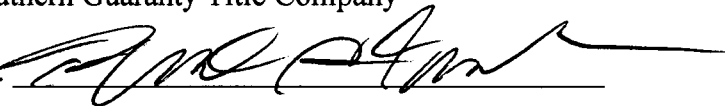
4. Taxes:

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 5, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10537

August 5, 2013

332S301600100004 - Full Legal Description

LTS 10 11 BLK 4 LESS OR 493 P 299 STATE RD R/W (W STREET) WELLES S/D PB 1 P 71 CA 136 OR 4823 P 1537

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10537

August 5, 2013

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

1. That certain mortgage executed by Henry S. Roscom in favor of Jerry David Perry dated 12/21/2001 and recorded 12/21/2001 in Official Records Book 4823, page 1538 of the public records of Escambia County, Florida, in the original amount of \$42,000.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$41,178.00. Tax ID 06-3818-500.

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: rcsgrt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2014

TAX ACCOUNT NO.: 06-3818-500

CERTIFICATE NO.: 2011-4280

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

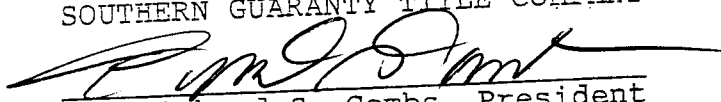
 X Homestead for 2012 tax year.

Henry S. Roscom
1705 North W St.
Pensacola, FL 32505

Jerry David Perry
Address unknown

Certified and delivered to Escambia County Tax Collector,
this 8th 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.

Return to: (enclose self-addressed stamped envelope)

Name: Henry S Roscom
Address: 1705 N.W. ST
Pensacola, FL 32505-0000
This Instrument Prepared by:
Name: Jerry D Perry
Address: 905 Colbert Ave
Pensacola, FL 32507
Property Appraisers Parcel Identification
Folio Number(s):
Grantor(s) S. S. # (s) 593-28-3952

OR BK 4823 PG 1537
Escambia County, Florida
INSTRUMENT 2001-914666

DEED DOC STAMPS PD @ ESC CO \$ 294.00
12/21/01 ERNIE LEE MAGANA, CLERK
By: [Signature]

RCD Dec 21, 2001 01:36 pm
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2001-914666

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 21 day of December, 2001, by
Jerry David Perry
hereinafter called the Grantor, to Henry S Roscom
whose post office address is 1705 N.W. Street Pensacola, FL 32505-0000
hereinafter called the Grantee.

(Wherever used herein the terms "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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 42,000 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, State of Florida, viz:

LOT 10 and 11 in Block 4, in Welles Sub
533, T25, R30W, Plat Book 1, Page 71
Propert Sold "As Is"

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, and hereby 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.

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:

Judith Cantrell
Witness Signature (as to first Grantor)
Printed Name

Jane Knighten
Witness Signature (as to first Grantor)
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

COUNTY OF Escambia

Jerry D Perry

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me, that
executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the
following type of identification: FL Drivers License

NOTARY RUBBER STAMP SEAL

Jerry D Perry
Grantor Signature

Printed Name

905 Colbert Ave
Post Office Address

Pensacola, FL 32507

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State first aforesaid
this 21st day of December, 2001

ERNIE LEE MAGANA, CLERK OF THE CIRCUIT COURT

[Signature]
Printed Name

Return to: (enclose self-addressed stamped envelope)

Name: Jerry D. Perry
Address: 905 Colbert Ave
Pensacola, FL 32507

This Instrument Prepared by:

Name: Jerry D. Perry
Address: 905 Colbert Ave
Pensacola, FL 32507

Property A; grantees Parcel Identification

Folio Number(s):

Grantee(s) U.S. # (4) 593-28-3952

OR BK 4823 PG 1538
Escambia County, Florida
INSTRUMENT 2001-914667

NTS DOC STAMPS PD @ ESC CO \$ 147.00
12/21/01 EMILIE LEE MARRAS, CLERK

By:

INTERMEDIATE TAX PD @ ESC CO \$ 84.00
12/21/01 EMILIE LEE MARRAS, CLERK

By:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Mortgage

This Indenture, Made this 21 day of December, A.D. 2001,
Between Henry S Roscom hereinafter called the
Mortgagor, and Jerry David Perry
hereinafter called the Mortgagee,

Witnesseth, That the said Mortgagor, for and in consideration of the sum of One Dollar, to
in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, granted, bargained and sold
to the said Mortgagee, heirs and assigns forever, the following described land, situate,
and being in the County of Escambia State of Florida, to-wit:

Lot 10 and 11 in Block 4, in Wells Sub.,
533, T25, R30W, Plat Book 1, Page 71
Property sold "As Is"

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

Provided Always, That if said Mortgagor, heirs, legal representatives or assigns, shall
pay to the said Mortgagee, legal representatives or assigns, a certain Promissory Note dated the
21 day of December, A.D., 2001 for the sum of 42,000
Dollars, payable 1425.37 monthly,
with interest at 9% percent, from Jan 1, 2001 signed by

and shall pay all sums payable hereunder,
and perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said
Promissory Note and of this mortgage, and shall duly pay all taxes, and also insurance premiums reasonably required
and all costs and expenses including a reasonable attorney's fee, which said Mortgagee may incur in collecting money
secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate
hereby created shall cease and be null and void.

In Witness Whereof, The said Mortgagor hereunto set hand and seal the day
and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to Mortgagor)
Judith Cantrell
Printed Name

Witness Signature (as to Mortgagee)
Jane Knighten
Printed Name

Witness Signature (as to Co-Mortgagor, if any)

Printed Name

Witness Signature (as to Co-Mortgagor, if any)

Printed Name

Mortgagor Signature

Printed Name

Post Office Address

Co-Mortgagor Signature, (if any)

Printed Name

Post Office Address

OR BK 4823 PB1539
Escambia County, Florida
INSTRUMENT 2001-914667

SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF Florida)
COUNTY OF Escambia)
Henry S Roscom

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person _____ described in and who executed the foregoing instrument, who acknowledged before me that _____ executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: FL Drivers License

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County of _____ the State of _____ on this 21st day of December, 2001

ERNIE LEE MAGAHA, Clerk of the Circuit Court

[Signature]
Printed Name

[Signature]
Dated:

[Signature]
From

[Signature]
Mortgage
(SHORT FORM)

RAMCO FORM 601

RCD Dec 21, 2001 01:36 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-914667