FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Aug 28, 2013 / 130743

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4889.0000** , 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:** 08-0434-000

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:
BAIRD EAN
813 MERLIN TER
PENSACOLA , FLORIDA 32506

Legal Description: 50-2S3-050
LT 17 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 SEC 50/51 T 2S R 30 OR 4913 P 406 CA 196

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
2012	4777.0000	06/01/12	$547.51	$0.00	$32.51	$580.02
2011	4889.0000	06/01/11	$569.39	$0.00	$35.23	$604.62

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	4397.0000	06/01/13	$871.41	$6.25	$43.57	$921.23

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$2,105.87
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$2,330.87
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	$2,330.87
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	$12.50
17. Total Amount to Redeem	

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: 7th July 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: 130743

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.**
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, Ohio, 45264
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
4889.0000	08-0434-000	06/01/2011	50-2S3-050 LT 17 BLK 18 2ND ADDN TO AERO VISTA PB 2 P 22 SEC 50/51 T 2S R 30 OR 4913 P 406 CA 196

2012 TAX ROLL
BAIRD EAN
813 MERLIN TER
PENSACOLA , Florida 32506

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) — 08/28/2013

Applicant's Signature — 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.: 10976 October 16, 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 10-16-1993, through 10-16-2013, and said search reveals the following:

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

   Ean Baird

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: _____ October 16, 2013

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 10976

October 16, 2013

Lot 18, Block 18, Second Addition to Aero Vista, as per plat thereof, recorded in Plat Book 2, Page 22, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 10976 October 16, 2013

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

1. That certain mortgage executed by Ean Baird in favor of Suntrust Bank dated 05/30/2002 and recorded 06/03/2002 in Official Records Book 4913, page 409 of the public records of Escambia County, Florida, in the original amount of $57,000.00.

2. Taxes for the year 2010-2012 delinquent. The assessed value is $44,586.00. Tax ID 08-0434-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 08-0434-000

CERTIFICATE NO.: 2011-4889

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.

Ean Baird
813 Merlin Terrace
Pensacola, FL 32506

Unknown Tenants
27 Milton Rd.
Pensacola, FL 32507

Suntrust Bank
1 Park Place N.E.
Atlanta, GA 30303

Certified and delivered to Escambia County Tax Collector,
this 23rd day of October, 2013.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

OR BK 4913 PG0406
Escambia County, Florida
INSTRUMENT 2002-970467

DEED DOC STAMPS PD @ ESC CO $ 420.00
06/03/02 ERNIE LEE MAGAHA, CLERK
By: Sallie Arnold

WARRANTY DEED

FILE NO. 02-22863
DOC. 420.=
REC: 13.=
TOTAL
STATE OF FLORIDA
COUNTY OF Florida

Tax ID # 50-2S-30-5010-017-018

KNOW ALL MEN BY THESE PRESENTS: That

Richard D. McFadden and Thelma L. McFadden, husband and wife
11035 Bridge Creek Drive
Pensacola, Fl. 32506
, Grantor*

for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

Ean Baird, a single man
, Grantee*

Address: 27 Milton Road Pensacola, Fl. 32507

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit: Lot 17, Block 18, Second Addition to Aero Vista, a subdivision of portions of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2 at Page 22 of the public records of said County.

Prepared by and return to:
Judy Thibodeaux
Southland Title
1120 N. 12th Ave.
Pensacola, Fl. 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warranty the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on May 24, 2002

Zeno M. Weir (Seal)
Zeno M. Weir, JR.
Judy Thibodeaux

Richard D. McFadden (Seal)
Richard D. McFadden

(Seal)

Thelma L. McFadden (Seal)
Thelma L. McFadden

(Seal)

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24th day of May 2002,
by Richard D. McFadden and Thelma L. McFadden, husband and wife
who is/are personally known to me or who has/have produced drivers license
as identification and who did take an oath.

My Commission expires:

(Seal)

Notary Public
Serial Number:

Judy A Thibodeaux
My Commission CC943461
Expires June 16, 2004

OR BK 4913 PG0407
Escambia County, Florida
INSTRUMENT 2002-970467

Residential Sales

Abutting Roadway Maintenance Disclosure

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Milton Road

Legal Address of Property: 27 Milton Road Pensacola, Fl. 32507

The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by:
Judy Thibodeaux
Southland Title
Name
1120 N. 12th Ave.
Address
Pensacola, Fl. 32501
City, State, Zip Code

As to Seller(s):

Richard D McFadden
Seller's Name: Richard D. McFadden

Thelma L. McFadden
Seller's Name: Thelma L. McFadden

Witness' Name: Judy Thibodeaux

Witness' Name: Fran Morrissey

As to Buyer(s):

Ean Baird
Buyer's Name Ean Baird

Buyer's Name: _____

Witness' Name: Judy Thibodeaux

Witness' Name: Fran Morrissey

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
Effective: 4/15/95

May 20 02 01:12p Receptionist
MAY-17-2002 08:25 ESC CO ENVIRON HEALTH
850 OR BK 4913 PG0408
Escambia County, Florida
INSTRUMENT 2002-970467

ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
3300 NORTH PACE BOULEVARD #300
PENSACOLA, FLORIDA 32505

May 16, 2002

Richard McFadden
C/O Susan Moore
Century 21 Richardson Agency
909 East Cervantes St., Suite C
Pensacola, FL 32501

RE: Three Bedroom
Single Family Residence
27 Milton Road
Pensacola, FL 32507
Parcel ID No.: 60-2S-30-5010-017-018

Dear Mr. McFadden:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

The premise was vacant at the time of our inspection and no overflows were observed. The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection.

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited. However, with the data available to us at the time of the inspection, the system appeared to be in satisfactory condition.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

Mary M. Beverly, REHS
Environmental Supervisor I

RCD Jun 03, 2002 09:56 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-970467

OR BK 4913 PG0409
Escambia County, Florida
INSTRUMENT 2002-970468

MTG DOC STAMPS PD @ ESC CO $ 199.50
06/03/02 ERNIE LEE MAGAHA, CLERK
By:

INTANGIBLE TAX PD @ ESC CO $ 114.00
06/03/02 ERNIE LEE MAGAHA, CLERK
By:

28
199.50
114

Return To:
SOUTHLAND TITLE
1120 NORTH 12TH AVENUE
PENSACOLA, FL 32501
02-22863

This document was prepared by:

SunTrust Bank
99 Racetrack Road, 2nd Floor
Fort Walton Beach, FL 32547

AP# BAIRD0026001081
LN# 0026001081

[Space Above This Line For Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated May 30, 2002, together with all Riders to this document.
(B) **"Borrower"** is EAN A. BAIRD, A SINGLE MAN

Borrower is the mortgagor under this Security Instrument.
(C) **"Lender"** is SunTrust Bank

Lender is a Georgia Corporation
organized and existing under the laws of State of Georgia

AP# BAIRD0026001081
LN# 0026001081

Lender's address is 1 Park Place, N. E., Atlanta, GA 30303

Lender is the mortgagee under this Security Instrument.
(D) "Note" means the promissory note signed by Borrower and dated May 30, 2002 .
The Note states that Borrower owes Lender Fifty Seven Thousand Dollars and no/100 Dollars
(U.S. $57,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2032 .
(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☐ 1-4 Family Rider
☐ VA Rider	☐ Biweekly Payment Rider	☐ Other(s) [specify]

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(K) "Escrow Items" means those items that are described in Section 3.
(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

Initials: [illegible]

AP# BAIRD0026001081
LN# 0026001081

(O) "**RESPA**" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(P) "**Successor in Interest of Borrower**" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County [Type of Recording Jurisdiction]
of Escambia [Name of Recording Jurisdiction]:

See attached Exhibit "A" for full legal

Parcel ID Number:
27 MILTON ROAD
PENSACOLA
("Property Address"):

which currently has the address of [Street]
[City], Florida 32507 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Initials: TB

AP# BAIRD0026001081
LN# 0026001081

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.
Signed, sealed and delivered in the presence of:

JUDY THIBODEAUX

EAN A. BAIRD (Seal) -Borrower

210 Springdale Circle, Pensacola, FL 32504 (Address)

(Seal) -Borrower

(Address)

SARALYN ENGLERT (Seal) -Borrower

(Seal) -Borrower

(Address)

(Address)

(Seal) -Borrower

(Seal) -Borrower

(Address)

(Address)

(Seal) -Borrower

(Seal) -Borrower

(Address)

(Address)

OR BK 4913 PG0425
Escambia County, Florida
INSTRUMENT 2002-970468

Exhibit "A"

Lot 17, Block 18, Second Addition to Aero Vista, a subdivision of portions of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 2 at Page 22 of the public records of said County.

RCD Jun 03, 2002 09:56 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-970468