FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Dec 19, 2013 / 130945

This is to certify that the holder listed below of Tax Sale Certificate Number 2011 / 5871.0000, 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: 09-1475-000

Certificate Holder:

TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE 50 SOUTH 16TH STREET SUITE 195

PHILADELPHIA, PENNSYLVANIA 19102

Property Owner:MAGEE VERRIS G

6845 PINE FOREST RD

PENSACOLA, FLORIDA 32526-8931

Legal Description: 25-1S3-131

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT

S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO PO ...

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
2011	5871.0000	06/01/11	\$1,695.73	\$0.00	\$84.79	\$1,780.52
CEDTIFICAT	ES DEDEEMED DV ADDLICA	NT OR INCLUDED /	COUNTY IN CONNECT	ION WITH TH	HE ADDI ICATION.	

Cert. Year Certificate Number T/C Fee Total Date of Sale Face Amt Interest 2013 5120.0000 06/01/13 \$1,586.87 \$6.25 \$79.34 \$1,672.46 2012 5639.0000 06/01/12 \$1.656.69 \$6.25 \$82.83 \$1,745.77

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$5,198.75
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$1,541.00
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	\$6,964.75
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	\$6,964.75
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	\$6.25
17. Total Amount to Redeem	45.25
17. Total Amount to Neggeri	

*Done this 19th day of December, 2013

Date of Sale: TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

^{*} 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

12/19/2013

FULL LEGAL DESCRIPTION Parcel ID Number: 09-1475-000

December 27, 2013 Tax Year: 2010

Certificate Number: 5871.0000

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Application Number: 130945

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I.

TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE

50 SOUTH 16TH STREET SUITE 195 PHILADELPHIA, Pennsylvania, 19102

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 5871.0000

Parcel ID Number

09-1475-000

Date

Legal Description

06/01/2011 25-153-131

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR

1400 P 190 OR 4443 P 1192

2013 TAX ROLL

MAGEE VERRIS G 6845 PINE FOREST RD PENSACOLA , Florida 32526-8931

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.

trcspellc (Dan Friedman)

12/19/2013

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.: 11040

January 7, 2014

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 01-07-1994, through 01-07-2014, and said search reveals the following:

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

Verris G. Magee

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

January 7, 2014

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11040

January 7, 2014

251S313101000002 - Full Legal Description

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11040 January 7, 2014

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$101,134.00. Tax ID 09-1475-000.

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: 4-7-2014 09-1475-000 TAX ACCOUNT NO.: 2011-5871 CERTIFICATE NO.: 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. Verris G. Magee 6845 Pine Forest Rd. Pensacola, FL 32526 Unknown Tenants 6839 Pine Forest Rd. Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector, this 8th day of January , 2014 .

SOUTHERN GUARANTY TITLE COMPANY

by: Pichard 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.

OTIVITY ENGLE LET WEINER, DEBY

This Instrument is prepared by:

Denis A. Braslow, Attorney At Law
700 South Palafox Street, Suite 315
Pensacola, FL 32501

10.50

Parcel ID Number: 25-1S-31-3101-000-002

Warranty Deed

Wallanty Dood			
This Indenture, Made this 23rd Marvin W. Howard and Hilma			Between
of the County of Escambia Verris M. Magee	, State of]	Florida	, grantor, so
whose address is: 1380 Lopez Stree	t, Pensacola, FL 3250)6	
of the County of Escambia	, State of 1	Florida	, grantee.
Witnesseth that the GRANTOR, for and in consideration to and other good and valuable consideration to granted, bargained and sold to the said GRANTE	EN DOLLARS (\$10) GRANTOR in hand paid by GRANTEE, E and GRANTEE'S heirs, successors and	, the receipt whereof is he assigns forever, the following	ereby acknowledged, ha
lying and being in the County of Escambia	State of]	Florida	to wit:

A portion of the Southwest Quarter of Section 25, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 25; thence run West 50.0 feet to the West line of the Fountain Field or Pine Forest Road; thence South 0°16' East 531.3 feet to the Point of Beginning; thence continue South 0°16' East 186.1 feet; thence South 86°32' West 360.87 feet; thence North 0°16' West 42.7 feet; thence North 65°19' East 395.65 feet to the Point of Beginning.

THIS DEED IS BEING EXECUTED IN FULFILLMENT OF THAT CERTAIN CONTRACT FOR DEED RECORDED IN O.R. BOOK 1400 AT PAGE 190.

and the grantor does hereby fully warrant the title to said In Witness Whereof, the grantor has hereunte set their	•	of all persons whomsoever
Signed, scaled and delivered in our presence: Printed Name: Denis A. Braslow	Marrin W. Howard	(Sca
Witness	P.O. Address:	
Printed Name: Sheryl Bertsch Witness	Hilma C. Howard P.O. Address:	rard(Sea
STATE OF Florida COUNTY OF Escambia		
The foregoing instrument was acknowledged before me this Marvin W. Howard and Hilma C. H		, 19 99 i
who is personally known to me or who has produced	DRIVERS LICENSE	as identification.
Denis A. Braslow	Printed Name:	
MY COMMISSION # CC571568 EXPIRES September 7, 2000	Notary Public	
SACTOR Superior 7, 2000	My Commission Expires:	

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. 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 by 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: Pine Forest Road

Legal Address of Property: 6839 Pine Forest Road, Pensacola, FL 32526

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

This form completed by: Denis A. Braslow, Attorney at Law 700 S. Palafox Street, Suite 315
Pensacola, FL 32501

AS TO SELLER(S):

WITNESS: DENIS A. BRASLOW

WITNESS: SHERYL BERTSCH

AS TO BUYER(S):

WITNESS: DENIS A. BRASLOW

THIS FORM IS APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Marvin W. Howard

Nilma C. Howard

erris Magee

RCD Jul 27, 1999 11:36 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 99-634667

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05871 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERRIS G MAGEE 6845 PINE FOREST RD PENSACOLA, FL 32526-8931

C/O TENANTS 6839 PINE FOREST RD PENSACOLA FL 32526

VERRIS G MAGEE

WITNESS my official seal this 6th day of March 2014.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TRC-SPE LLC** holder of **Tax Certificate No. 05871**, issued the **1st** day of **June**, **A.D.**, **2011** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091475000 (14-276)

The assessment of the said property under the said certificate issued was in the name of

VERRIS G MAGEE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 7th day of April 2014.

Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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Post Property:

6839 PINE FOREST RD 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBÍA COUNTY, FLORIDA

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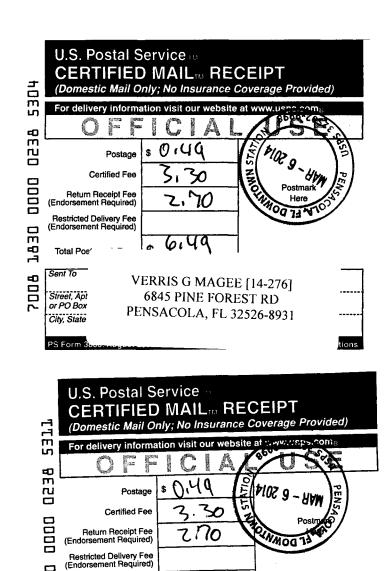
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

VERRIS G MAGEE 6845 PINE FOREST RD PENSACOLA, FL 32526-8931

COMPTROL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



e 6,49

VERRIS G MAGEE [14-276]

C/O TENANTS

6839 PINE FOREST RD

PENSACOLA FL 32526

1830

7008

Total P

Sent To

Street, A

or PO B City, Sta

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-276

Document Number: ECSO14CIV010783NON

Agency Number: 14-005713

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 05871 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: VERRIS G MAGEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/6/2014 at 4:19 PM and served same on VERRIS G MAGEE, at 8:32 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

R. PRESTON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

VERRIS G MAGEE 6845 PINE FOREST RD PENSACOLA, FL 32526-8931



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 14-005666

14-276

Document Number: ECSO14CIV010758NON

Court: TAX DEED **County: ESCAMBIA**

Case Number: CERT NO 05871 2011

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: VERRIS G MAGEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:10 PM and served same at 8:39 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit:, .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF **ESCAMBIA COUNTY, FLORIDA**

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: NDSCHERER

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Post Property:

6839 PINE FOREST RD 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA