

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 21, 2014 / 140078

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 334.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-4208-000**

Certificate Holder:
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447
PO BOX 645040
CINCINNATI, OHIO 45264

Property Owner:
BROWN WILLARD B TRUSTEE FBO DUNN MELINDA JOY
BROWN TRUST
C/O MELINDA JOY BROWN DUNN
8859 BURNING TREE RD
PENSACOLA, FLORIDA 32514

Legal Description:

LT 5 BLK N SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77A OR 5747 P 1268 OR 5982 P 797 SEC 5/6 T 1S R 30

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	334.0000	06/01/12	\$2,742.75	\$0.00	\$137.14	\$2,879.89

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	317.0000	06/01/13	\$2,636.79	\$6.25	\$131.84	\$2,774.88

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 (2013)
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

\$5,654.77
\$0.00
\$2,404.58
\$250.00
\$75.00
\$8,384.35
\$8,384.35
\$91,146.00
\$6.25

*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: October 16, 2014

* 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,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX
LLC-447
PO BOX 645040
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
334.0000	01-4208-000	06/01/2012	LT 5 BLK N SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77A OR 5747 P 1268 OR 5982 P 797 SEC 5/6 T 1S R 30

2013 TAX ROLL

BROWN WILLARD B TRUSTEE FBO DUNN
MELINDA JOY BROWN TRUST
C/O MELINDA JOY BROWN DUNN
8859 BURNING TREE RD
PENSACOLA , Florida 32514

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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

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.: 11347

July 17, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

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 07-17-1994, through 07-17-2014, and said search reveals the following:

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

Shelia F. Henley, Mary C. Ward and Charles E. Brown, Successor Trustees of the Irrevocable Trust FBO Melinda Joy Brown Dunn, a 50% interest, and Melinda Joy Brown Dunn, a 50% interest

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 17, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11347

July 17, 2014

**Lot 5, Block N, Scenic Hills Country Club Subdivision, as per plat thereof, recorded in
Plat Book 4, Page 77, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11347

July 17, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$182,292.00. Tax ID 01-4208-000.

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: 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: 10-6-2014

TAX ACCOUNT NO.: 01-4208-000

CERTIFICATE NO.: 2012-334

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

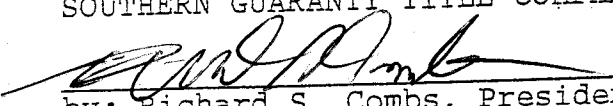
- X Notify City of Pensacola, P.O. Box 12910, 32521
- X Notify Escambia County, 190 Governmental Center, 32502
- X Homestead for 2013 tax year.

Melinda Joy Brown Dunn
8859 Burning Tree Rd.
Pensacola, FL 32514

Shelia F. Henley,
Mary C. Ward and
Charles E. Brown, Successor
Co-Trustees FBO Melinda Joy
Brown Dunn Trust
P.O. Box 15386
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 17th day of July, 2014.

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.

Grantee's SS # [REDACTED]

\$.70 Doc. Stps
10.00 Recording
10.70

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Shelia F. Henley, Mary C. Ward and Charles E. Brown, referred to as Clarence E. Brown, Co-Trustees of the Irrevocable Trust for the Benefit of Melinda Joy Brown dated December 3, 1990, for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration ~~XXXXXX~~ the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Melinda Joy Brown Dunn 8859 Burning Tree Road, Pensacola, FL 32514

her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the said County of Escambia State of Florida to-wit: An undivided fifty (50%) percent interest of Lot Five (5), Block "N", Scenic Hills Country Club Subdivision, being a portion of Section 5 and 6, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 4, Page 77 of the Public Records of said County.

PROPERTY IDENTIFICATION NO: 06-1S-30-1000-005-014

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our ~~successors and assigns~~ successors and assigns, the said grantee, her heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set OUR hands and seal this 8th day of December, 2008

Signed, sealed and delivered in the presence of

Julia Raut Julia Raut
Darlene Chavers
DARLENE CHAVERS

Shelia F. Henley TTEE (SEAL)
MARY C. WARD TTEE (SEAL)
Charles E. Brown TTEE (SEAL)
CHARLES E. BROWN, CO-TRUSTEE (SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared Shelia F. Henley, Mary C. Ward, and Charles E. Brown

~~XXXX~~ known to me, and known to me to be the individual s described by said names in and who executed the foregoing instrument and acknowledged that t he y executed the same for the uses and purposes therein set forth.

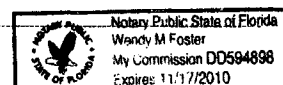
Given under my hand and official seal this 8th day of December, 2008

This instrument was prepared by:

Mary C. Ward

P.O. Box 15386, Pensacola, FL 32514
Address

My commission expires



Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Willard B. Brown, Trustee of the
Willard B. Brown Revocable Trust
dated July 25, 1994

1765 East Nine Mile Road Box 208

Pensacola, Florida 32514

for and in consideration of Ten Dollars (\$ 10.00)

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Willard B. Brown, Trustee
of the Irrevocable Trust for the benefit of Melinda Joy Brown Dunn, dated
December 3, 1990

1765 East Nine Mile Road Box 208 Pensacola, Florida 32514

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the Pensacola County of Escambia State of Florida
to-wit:

Lot 5, Block "N", Scenic Hills Country Club Subdivision, being a
portion of Section 5 and 6, Township 1 South, Range 30 West,
Escambia County, Florida, according to Plat recorded in Plat Book
4, Page 77 of the Public Records of said County.

Parcel # 06-1S-30-1000-005-014

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And covenant that well seized of an indefeasible
estate in fee simple in the said property, and ha a good right to convey the same; that it is free of lien or encum-
brance, and that heirs, executors and administrators, the said grantee heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th
day of June A. D. 19X 2006

Signed, sealed and delivered in the presence of

Shawn Brown
Shawn Brown
Julia Lauter
Julia Lauter

Willard B Brown (SEAL)
Willard B. Brown, Trustee of the Willard B.
Brown Revocable Trust, dated (SEAL)
7/25/1994 (SEAL)
(SEAL)
(SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared Willard B. Brown, Trustee of the Willard B. Brown
Revocable Trust, dated 7/25/1994, and

his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of June 19X 2006

This instrument was prepared by:
Willard B. Brown

9160' Roe Street
Address
Pensacola, Fl 32514



Shelia Fay Henley
Notary Public

This document is being re-recorded
to add Exhibit "A"

CERTIFICATE OF TRUST

BEFORE ME, the undersigned authority appeared:

Shelia F. Henley
Mary C. Ward
Charles E. Brown

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2010041565 06/29/2010 at 10:08 AM
OFF REC BK: 6607 PG: 1444 - 1445 Doc Type: CER
RECORDING: \$18.50

Who certify as follows:

1. All of the undersigned are acting Successor Co-Trustees (hereinafter "Trustee" whether singular or plural) of the Irrevocable Trust For the Benefit of Melinda Joy Brown dated December 3, 1990 and as such were the title holders of the following described real property:

An undivided fifty (50%) percent interest in Lot Five (5), Block "N", Scenic Hills Country Club Subdivision, being a portion of Section 5 and 6, Township 1 South, Range 30 West, Escambia County, Florida according to plat recorded in Plat Book 4, Page 77 of the Public Records of said county.

2. The Trust was executed December 3, 1990 and is currently in existence.
3. The identity of the Settler was Willard B. Brown, now deceased, whose address was 8724 Meadowbrook Drive, Pensacola, Florida 32514.
4. The identity and address of the Trustees are:

<u>Name</u>	<u>Beneficiary</u>	<u>Address</u>
Shelia F. Henley	(no)	Post Office Box 15386 Pensacola, FL 32514
Mary C. Ward	(no)	Post Office Box 15386 Pensacola, FL 32514
Charles E. Brown	(no)	Post Office Box 15386 Pensacola, FL 32514

Attached as Exhibit "A" are excerpts of the trust which designate the above named Trustees. If a Trustee is or is not also a beneficiary of the trust, the parenthesis under the work "beneficiary" are next to the Trustee's name is to be filled in with the word "yes" or "no" as applicable. If the Trustee executing the instrument is other than the Trustee named in the deed as grantee due to the death of the title-holder trustee, a certified copy of the death certificate of the Trustee who held title is being recorded along with this Certificate of Trust.

5. The Trustees have the following powers as set forth in the Trust Agreement:

Full power and authority to sell, convey, lease, exchange and otherwise deal with any real personal property.

The powers are exercisable without the direction or consent of any beneficiary.

6. The Trust is: Sh mcw ceb (initials) Irrevocable

7. This transaction is with a beneficiary of the Trust set forth under Item # 1 above.

8. Title to the property of the Trust was conveyed by Warranty Deed to Melinda Joy Brown Dunn whose address is: 8859 Burning Tree Road, Pensacola, FL 32514.

9. The Trust described in Item # 1 above has not been revoked, modified or amended in any manner that would cause the representation contained in this Certificate of Trust to be incorrect.

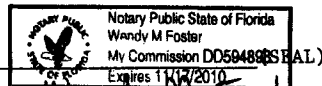
10. SH MCW CEB (initials) The real property described in Item # 1 above is not and has never been the homestead of the settler or previously or currently acting Co-Trustees of the Trust.

Shelia F. Henley
Shelia F. Henley
Mary C. Ward
Mary C. Ward
Charles E. Brown
Charles E. Brown

STATE OF FLORIDA

ESCAMBIA COUNTY

Sworn to, affirmed, acknowledged and subscribed before me this 28th day of June, 2010 by Shelia F. Henley, Mary C. Ward and Charles E. Brown who have each produced his/her Florida driver's licenses as identification.



Print Name: Wendy M. Foster
Notary Public, State of Florida at large
My commission expires: 11-17-10

EXHIBIT "A"

IRREVOCABLE TRUST FOR THE BENEFIT OF
MELINDA JOY BROWN

THIS TRUST AGREEMENT made this 3rd day of December, 1990, by and between MELINDA JOY BROWN, of Escambia County, Florida, ("Grantor"), and WILLARD B. BROWN of Escambia County, Florida ("Trustee"), for the use and benefit of MELINDA JOY BROWN (Beneficiary).

WITNESSETH:

That the Grantor has this day delivered to the Trustee the property described in Schedule "A" attached hereto, and the Trustee agrees to hold, administer, and distribute all such property (together with all additions thereto and all reinvestments thereof) as the corpus of a Trust Estate, in accordance with the terms and provisions hereinafter set out.

ARTICLE I

NAME OF TRUST

The name of this Trust shall be the "IRREVOCABLE TRUST FOR THE BENEFIT OF MELINDA JOY BROWN." It is the Grantor's intention that this agreement shall be interpreted and administered in a manner which results in the Trust Estate being owned by the Beneficiary, MELINDA JOY BROWN, for federal income tax purposes, pursuant to Section 678 of the Internal Revenue Code of 1986, as amended, or any successor statute thereto, and that the Trust created hereunder shall be eligible to own stock in an S corporation, pursuant to Section 1361(c)(2)(A)(i) of the Internal Revenue Code of 1986, as amended, or any successor statute thereto.

ARTICLE II

DISPOSITIVE PROVISIONS

The Trustee shall hold, manage, invest, and control the property comprising the Trust Estate, and shall collect income and disburse the net income and corpus thereof, as follows:

A. Trustee will distribute to MELINDA JOY BROWN ("Beneficiary") annually an amount at least equal to any income or other taxes required to be paid incident to this Trust and the

the exploitation of such rights and interests, and to enter into contracts and agreements for or in respect of the installation or operation of absorption, reprocessing or other processing plant; (10) to carry any and all such interests in the name or names or a nominee or nominees; (11) to delegate, to the extent permitted by law, any or all of the powers set forth herein to the operator of such property; and (12) to employ personnel, rent office space, buy or lease office equipment, contract and pay for geological surveys and studies, procure appraisals, and generally to conduct and engage in any and all activities incident to the foregoing powers, with the full power to borrow and pledge in order to finance such activities.

ARTICLE VII

TRUSTEE'S COMPENSATION

No bond or other security shall be required in any jurisdiction of the Trustee herein named. The Trustee named herein or any substitute or successor trustee, shall be entitled to reasonable compensation for serving as Trustee hereunder and shall be entitled to reimbursement for any reasonable expenses incurred in rendering services pursuant to the terms hereof. Said reimbursement for expenses may be charged currently or deferred, in the discretion of the Trustee. In the case of a corporate trustee, as compensation for its services hereunder, the corporate trustee shall receive fees according to its schedule of fees in existence at the time such services are rendered, provided same are reasonable. Such fees may be charged currently or deferred, in the discretion of the Trustee.

ARTICLE VIII

SUCCESSOR TRUSTEES

If WILLARD B. BROWN dies, cannot continue to act, does not act, or ceases to act, as Trustee, I then name and appoint MARY C. WARD, SHELIA F. HENLEY and CLARENCE E. BROWN as Successor Co-Trustees to act as Co-Trustees. If MARY C. WARD is deceased,

an original, on the day and year first above written.

GRANTOR:

Witnesses:

Wm. C. Cebal
Dan M. Pearson
As to Grantor

Melinda Joy Brown
MELINDA JOY BROWN *W. B. Brown*

TRUSTEE:

Witnesses:

Wm. C. Cebal
Dan M. Pearson
As to Trustee

Willard B. Brown
WILLARD B. BROWN