

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 29, 2014 / 140696

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 849.0000**, 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: 02-1362-000**

**Certificate Holder:**  
KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**  
CRUM EULA MAE  
C/O FELICIA CARTER  
371 E ENSLEY ST  
PENSACOLA, FLORIDA 32514

**Legal Description:**

BEG 1017 FT N AND 209 FT W OF SE COR OF LT 5 W 105 FT S 242 FT E 105 FT N 242 FT TO BEG DB 260 P 91 OR 450 P 679

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	849.0000	06/01/12	\$778.60	\$0.00	\$80.13	\$858.73

**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
2014	648.0000	06/01/14	\$736.20	\$6.25	\$36.81	\$779.26

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

\$1,637.99
\$0.00
\$250.00
\$75.00
\$1,962.99
\$1,962.99
\$6.25

\*Done this 29th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

\* 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,

**KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
849.0000	02-1362-000	06/01/2012	BEG 1017 FT N AND 209 FT W OF SE COR OF LT 5 W 105 FT S 242 FT E 105 FT N 242 FT TO BEG DB 260 P 91 OR 450 P 679

**2013 TAX ROLL**

CRUM EULA MAE  
C/O FELICIA CARTER  
371 E ENSLEY ST  
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.

jsherpa (John Lemkey)  
Applicant's Signature

07/29/2014  
Date

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-346

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11919

February 5, 2015

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 02-05-1995, through 02-05-2015, and said search reveals the following:

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

Eula Mae Crum

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: 

February 5, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11919

February 5, 2015

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4426, page 1581.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$39,876.00. Tax ID 02-1362-000.

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: 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: 5-4-2015

TAX ACCOUNT NO.: 02-1362-000

CERTIFICATE NO.: 2012-849

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  
221 Palafox Place, 4th Floor/  
X    Notify Escambia County, 190 Governmental Center, 32502  
   X Homestead for    tax year.

Eula Mae Crum, if alive  
or her Estate if deceased  
360 E. Barker St.  
Pensacola, FL 32514

Unknown Tenants  
371 Ensley St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 5th day of February, 2015.

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.

203  
3.10

450 PAGE 679

Form 100  
FLORIDA AND FIDELITY  
BANKS AND TRUST CO.  
TAMPA, FLA.

State of Florida  
Escambia County

WARRANTY DEED

405 Barker St. - Panama

Know All Men by These Presents: That EULA MAE GRIM, formerly EULA MAE

for and in consideration of One Dollar and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto D. H. GRIM and

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

In Section 12, Township 1 South, Range 30 West; starting at Southeast corner and running North 1017 feet to a stake then 209 feet West to a stake; thence running 105 feet West, thence 242 feet South; thence parallel 105 feet East, thence parallel North 242 feet all in Section 12, Lot 5.

This deed being given to create an estate by the entireties in property formerly owned by Eula Mae Knight Grim.

037724



FLORIDA

DOCUMENTARY  
SUR TAX

00.55

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

And I covenant that I am the owner of the above described property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee, his 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 18th day of August A.D. 1964

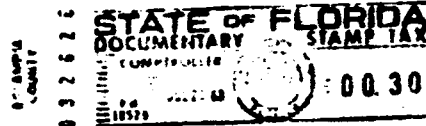
Signed, sealed and delivered in the presence of

Charles J. [Signature]  
James [Signature]

Eula Mae Knight Grim (SEAL)

(SEAL)

(L)



L)

L)

State of Florida

Escambia County

Before the subscriber personally appeared EULA MAE GRIM, formerly EULA MAE KNIGHT,

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 she executed the same for the uses and purposes therein set forth.

Witness my hand and office and this 18th day of August 1964



Charles J. [Signature]  
Notary Public

My commission expires 1-19-65

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11919

February 5, 2015

**Beginning 1017 feet North and 209 feet West of Southeast corner of Lot 5; West 105 feet; South 242 feet; East 105 feet; North 242 feet to Beginning, Deed Book 260, page 91, O.R. Book 450, page 679, Section 12, Township 1 South, Range 30 West, Escambia County, Florida.**