

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 15, 2014 / 140307

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 1763.0000** , 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: 03-1726-000**

Certificate Holder:
ARONI-G LLC
8902 N DALE MABRY HWY SUITE 20
TAMPA, FLORIDA 33614

Property Owner:
GODWIN THOMAS C JR
191 TRAVIS ST
PENSACOLA , FLORIDA 32503

Legal Description:

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SE ...

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
2012	1763.0000	06/01/12	\$876.10	\$0.00	\$140.18	\$1,016.28

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	1589.0000	06/01/13	\$894.33	\$6.25	\$44.72	\$945.30

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

\$1,961.58
\$0.00
\$796.77
\$250.00
\$75.00
\$3,083.35
\$3,083.35
\$6.25

*Done this 15th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: January 5, 2015

* 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

5/15/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 03-1726-000

May 21, 2014
Tax Year: 2011
Certificate Number: 1763.0000

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D
OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T1S R30 OR 1855 P 822

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**ARONI-G LLC
8902 N DALE MABRY HWY SUITE 20
TAMPA, Florida, 33614**

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
1763.0000	03-1726-000	06/01/2012	BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T1S R30 OR 1855 P 822

2013 TAX ROLL

GODWIN THOMAS C JR
191 TRAVIS ST
PENSACOLA , Florida 32503

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.

SLRICE1 (Bobby Eggleston)

Applicant's Signature

05/15/2014

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.: 11594

October 8, 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 10-08-1994, through 10-08-2014, and said search reveals the following:

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

Thomas C. Godwin, Jr.

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 8, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11594

October 8, 2014

271S303101022050 - Full Legal Description

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D
OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T1S R30 OR 1855 P 822

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11594

October 8, 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 \$42,608.00. Tax ID 03-1726-000.

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: 1-5-2015

TAX ACCOUNT NO.: 03-1726-000

CERTIFICATE NO.: 2012-1763

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

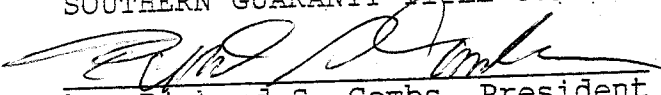
 X Homestead for tax year.

Thomas C. Godwin, Jr.
191 Travis St.
Pensacola, FL 32503

Unknown Tenants
6241 Jalyn Rd.
Pensacola, FL 32503

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

State of Florida }
Escambia County

92 1855 822

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

WARRANTY DEED

Know All Men by These Presents: That WILLIE MAE GODWIN & THOMAS C. GODWIN, SR.

for and in consideration of TWENTY THOUSAND AND 00/100-----

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto THOMAS C. GODWIN, JR.

191 Travis Street, Pensacola Fl.

HIS 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:

Commence at the Northwest corner of Lot 50, Section 27, Township 1 South, Range 30 West, Escambia County, FL, thence run South along the West line of Lot 50 for 225.0 feet to the P.O.B., thence run East parallel to the North line of Lot 50 for 135.0 feet, thence run South parallel to the West line of Lot 50 for 180.0 feet, thence run West parallel to the North line of Lot 50 for 135.0 feet, thence run North along the West line of Lot 50 for 180.0 feet to the P.O.B.

TITLE TO PROPERTY CONVEYED NEITHER EXAMINED NOR APPROVED BY THE PREPARER HEREOF.



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 they covenant that they are well seized of an indefeasible estate in fee simple in the said property, and ha YE a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantees, their 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 seals this 15th day of December A.D. 1983

Signed, sealed and delivered in the presence of

Willie Mae Godwin (SEAL)
Thomas C. Godwin, Sr. (SEAL)
THOMAS C. GODWIN, SR. (SEAL)
(SEAL)
(SEAL)

State of Florida }
Escambia County

JAN 3 2 25 PM '84

Before the subscriber personally appeared WILLIE MAE GODWIN & THOMAS C. GODWIN, SR.

his wife, 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 they executed the same for the uses and purposes therein set forth

Given under my hand and official seal this 15th day of December

This instrument was prepared by:

GEORGE G. PHILLIPS

112 West Gregory Street

Pensacola, Florida 32501

Address

My commission expires

95.00