

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 1908.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
03-2659-100

Cert US BANK AS CUST FOR CAZ CREEK
Holder PO BOX 645132
LOCKBOX # 005132
CINCINNATI OH 45264

Property WOODSON SUSAN P
Owner 7130 BAHAMA RD
PENSACOLA FL 32504

S 86 FT OF N 344 FT OF E
124 62/100 FT OF LT E BLK 1
ABB S/D PB 1 P 82
OR 2689 P 776
OR 6554 P 1631

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 1908.000	06/01/2012	662.79	0.00	33.14	695.93

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 1730.000	06/01/2013	674.91	6.25	33.75	714.91

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 1,410.84
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 622.21
4. Ownership and Encumbrance Report Fee 250.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 2,358.05
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. 29,241.50
15. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 06th day of May, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: December 1, 2014

By Deane Mahuron

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I, US BANK AS CUST FOR CAZ CREEK
PO BOX 645132
LOCKBOX # 005132
CINCINNATI OH 45264

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

Certificate No.	Property No.	Date	Legal Description
2012/ 1908.000	03-2659-100	06/01/2012	S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.

April 25, 2014

Applicant's Signature

Date

DR-512
R.05/88

Application Number: 140205

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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
1908.0000	03-2659-100	06/01/2012	S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

2013 TAX ROLL

WOODSON SUSAN P
7130 BAHAMA RD
PENSACOLA, Florida 32504

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.

MTAGCaz (Flor Anne Militar)
Applicant's Signature

04/25/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14868

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11471

September 3, 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 09-03-1994, through 09-03-2014, and said search reveals the following:

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

Susan P. Woodson

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: 

September 3, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11471

September 3, 2014

311S301901056001 - Full Legal Description

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11471

September 3, 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 \$59,360.00. Tax ID 03-2659-100.

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: 12-1-2014

TAX ACCOUNT NO.: 03-2659-100

CERTIFICATE NO.: 2012-1908

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.

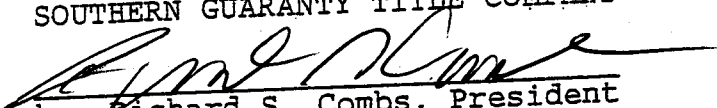
YES NO

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

Susan P. Woodson
7130 Bahama Rd.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 10th day of September, 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.

Prepared by:
MICHAEL L. GUTTMANN
314 S. Baylen Street
Suite 201
Pensacola, FL 32502

Return to address shown above.

QUITCLAIM DEED

This Quitclaim Deed made this 18 day of December, 2009, by THOMAS R. WOODSON, a single man, as Grantor, to SUSAN P. WOODSON, of 7130 Bahama Road, Pensacola, Florida 32504, as Grantee.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in Escambia County, Florida, and more particularly described as follows:


See attached exhibit.

Parcel Identification Number: 31-1S-30-1901-056-001

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

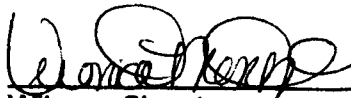
THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.



Grantor, THOMAS R. WOODSON
Address: 3227 Creighton Road
Pensacola, Florida 32504

WITNESSES:



Witness Signature

Print Name: Veronica Montoya



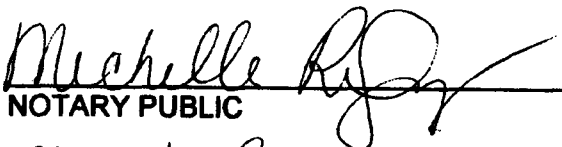
Witness Signature

Print Name: Calyn Wissick

STATE OF New York)
COUNTY OF Albany)

The foregoing instrument was acknowledged before me, this 18 day of December, 2009, by THOMAS R. WOODSON, who is personally known to me or who has produced FL Drivers License as identification.

Michelle Rigney
Notary Public State of NY
No. 01RI6171805
Qualified in Schenectady County
My Commission Expires 7/23/2011


NOTARY PUBLIC

Michelle Rigney
[Print, type or stamp commissioned name of
notary or deputy clerk.]

W-2089 778

WARRANTY DEED

This Indenture made this 14th day of April, 19 89 BETWEEN
SPYROS GEEKER and MAHI GEEKER, HUSBAND AND WIFE,

of 7151 N. TIPPEN AVENUE, PENSACOLA, FLORIDA 32504
and

GRANTOR*

THELMA R. WOODSON and SUSAN P. WOODSON, HUSBAND AND WIFE,

of 7130 BAHAMA ROAD, PENSACOLA, FLORIDA

GRANTEE*

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND 00/100th (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of ESCAMBIA, State of FLORIDA, to-wit:

BEING AT THE SOUTHEAST CORNER OF LOT "E" OF BLOCK 1, LBA SUBDIVISION, BEGINNING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS IN ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 358 FEET TO POINT OF BEGINNING; THENCE WEST 124.62 FEET; THENCE NORTH 86 FEET; THENCE EAST 124.62 FEET; THENCE SOUTH 86 FEET TO THE POINT OF BEGINNING, BEING LOT 12 OF UNRECORDED PLAT BY J. W. COOK, SURVEYOR #458, DATED NOVEMBER 12, 1957.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

[Signature]
[Signature]

[Signature]
SPYROS GEEKER
[Signature]
MAHI GEEKER

D.S. NO. 30745
DATE 4-14-89
FOR A. GEEKER, CONTROLLER
BY [Signature]
COUNTY OF
STATE OF

708544
THIS IS TO BE RECORDED IN
THE PUBLIC RECORDS IN
ESCAMBIA COUNTY, FLORIDA
ON
APRIL 14, 1989
AT 10:00 AM
BY THE CLERK OF THE COURT

I HEREBY CERTIFY that on this 14th day of April, 19 89, before me, an officer duly qualified to take acknowledgements, personally appeared:
SPYROS GEEKER and MAHI GEEKER

to me known to be the persons designated in the foregoing instrument, and acknowledged before me that they executed the same.

Prepared by:
SUSIE COFFEY
TITLE SERVICES OF WEST FLORIDA
1602 NORTH NINTH AVENUE
PENSACOLA, FLORIDA 32503
PH: (904)-432-8415
TS-9-387



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 8, 1992
UNDER THIS GENERAL USE. LAW.

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNEST LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By [Signature]
Date 12/16/89

