FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Jul 7, 2014 / 140620

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4131.0000** , 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:** 06-3646-000

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
ROZIER JACKIE R
670 BOCAGE RD
CANTONMENT , FLORIDA 32533

Legal Description:
LT 12 BLK 8 WEST HIGHLANDS PB 1 P 74 OR 5231 P 1996 OR 5553 P 96 CA 148

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	4131.0000	06/01/12	$503.00	$0.00	$190.72	$693.72

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	3438.0000	06/01/14	$471.90	$6.25	$23.60	$501.75
2013	3755.0000	06/01/13	$476.72	$6.25	$23.84	$506.81

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,702.28
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$250.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$2,027.28
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	$2,027.28
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	

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: _____

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

DR-512
R.05/88

Application Number: 140620

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **CAP ONE AS COLL ASSN RMCTL2013**
PO BOX 54426
NEW ORLEANS, Louisiana, 70154
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
4131.0000	06-3646-000	06/01/2012	LT 12 BLK 8 WEST HIGHLANDS PB 1 P 74 OR 5231 P 1996 OR 5553 P 96 CA 148

2013 TAX ROLL
ROZIER JACKIE R
670 BOCAGE RD
CANTONMENT , Florida 32533

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.

rmctl2013 (Matt Sheehan) — 07/07/2014

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.: 11857 January 16, 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 01-16-1995, through 01-16-2015, and said search reveals the following:

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

   Jackie R. Rozier

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: _____ January 16, 2015

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 11857

January 16, 2015

Lot 12, Block 8, West Highlands Subdivision, as per plat thereof, recorded in Plat Book 1, Page 74, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 11857 January 16, 2015

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 $23,504.00. Tax ID 06-3646-000.

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: 4-6-2015

TAX ACCOUNT NO.: 06-3646-000

CERTIFICATE NO.: 2012-4131

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.

Jackie R. Rozier
670 Bocage Rd.
Cantonment, FL 32533

Unknown Tenants
3803 W. Blount St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 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.

PREPARED B:
LINDA A. BROWN
7136 WHIRLYBIRD AVE.
PENSACOLA, FL. 32504

OR BK 5553 PG0096
Escambia County, Florida
INSTRUMENT 2004-319011

DEED DOC STAMPS PD @ ESC CO $ 84.00
12/31/04 ERNIE LEE MAGAHA, CLERK

QUIT CLAIM DEED

RCD Dec 31, 2004 10:24 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-319011

10.50
84.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that LINDA A. BROWN
whose mailing address is: 7136 WHIRLYBIRD AVE. PENSACOLA FL.
for and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release and quitclaim unto
JACKIE A. ROZIER
(Social Security Numbers: [redacted]), whose mailing address is:
6614 OAKCLIFF RD. PENSACOLA, FL. 32526
the following described real property situate in ESCAMBIA County, in the State of Florida, to-wit:

(Tax ID #_____)

Lot 19 Block 8 West Highlands Subdivision as shown on plat of said Subdivision appearing of record in Plat Book 2 at Page 74 of the public records of Esc. Co. FL. the said West Highlands being a subdivision of Lots 3 & 4 of the Brainard's McIntyre Subdivision of the North Half (N½) of Section 33, Township 2 South, Range 30 West.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 31st day of December A.D. 2004

WITNESSES:

WITNESS SIGNATURE: Judith Cantrell
(Witness Name Printed) Judith Cantrell
Linda A Brown

WITNESS SIGNATURE: Jane Knighten
(Witness Name Printed) Jane Knighten

STATE OF Florida
COUNTY OF Escambia

SWORN TO and subscribed before me this 31st day of December A.D. 2004 by Linda A Brown
** FL Drivers License, who are personally known to me
or who has produced **, as identification.

Ernie Lee Magaha, Clerk of Circuit Court
Judith Cantrell
NOTARY PUBLIC Deputy Clerk
(Name Printed)
My Commission Expires:
Commission Number:

CIRCUIT COURT * ESCAMBIA COUNTY, FLORIDA *

1950
168.00

OR BK 5231 PG1996
Escambia County, Florida
INSTRUMENT 2003-142782

DEED DOC STAMPS PD & ESC CO $ 168.00
09/04/03 ERNIE LEE MAGAHA, CLERK
By:

RECORD & RETURN TO:

Prepared by: Patricia A. Snellgrove

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32501

File No: PNS-03-02627

This Warranty Deed

Made this 25th day of August, 2003

by **Billie B. Williams**

hereinafter called the grantor, to

Linda A. Brown and Jackie Rozier, as joint tenants with rights of survivorship

whose post office address is: ., .

hereinafter called the grantee:

(Whenever used herein the term "grantor and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

- **see attached Schedule "A" for legal description –**

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-2S-30-1300-012-008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2002**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign: _____
Print Name: DAVID H. DINGER

2nd Witness Sign: Karlie E Rouzer
Print Name: Karlie Rouzer

Billie B. Williams
Billie B. Williams

1811 Weeks Ave.
Orlando, Fl 32806

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me this 22ND day of August ,2003, by Billie B. Williams who is personally known to me or who has produced ✓ drivers license___ as identification

DAVID H. DINGER
Commission # DD0100881
Expires 4/6/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Notary Signature: _____
Print Name: DAVID H. DINGER
My Commission Expires: 4/6/06

(SEAL)

Exhibit "A"

Lot 12, Block 8, West Highlands Subdivision, as shown on plat of said Subdivision appearing of record in Plat Book 1 at Page 74 of the public records of Escambia County, Florida, the said West Highlands being a subdivision of Lots 3 and 4 of the Brainerd and McIntyre Subdivision of the North Half (N ½) of Section 33, Township 2 South, Range 30 West.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

PNS-03-02627

OR BK 5231 PG1998
Escambia County, Florida
INSTRUMENT 2003-142782

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: 3803 W. Blount

Legal Address of Property: 3803 W. Blount

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

This form completed by: Billie B. Williams

WITNESSES AS TO SELLER(S):

Sign Name: _____ Billie B. Williams

Print Name: DAN DIT-DINGER

Sign Name: Karlie E. Rouner

Print Name: Karlie E. Rouner

WITNESSES AS TO BUYER(S):

Sign Name: _____ Linda A. Brown

Print Name: Ted Langone

Sign Name: _____

Print Name:

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95