

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140623

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4720.0000**, 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: 07-4184-000**

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

Property Owner:
REID MALCOM L & LINDA L AVERY
204 TIFTON AVE
PENSACOLA, FLORIDA 32507

Legal Description:
LT 20 BLK 3 CORRY HTS PB 1 P 93 OR 2603 P 870 CA 182

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	4720.0000	06/01/12	\$403.67	\$0.00	\$142.13	\$545.80

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	3999.0000	06/01/14	\$397.23	\$6.25	\$19.86	\$423.34
2013	4330.0000	06/01/13	\$402.14	\$6.25	\$20.11	\$428.50

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

\$1,397.64
\$0.00
\$250.00
\$75.00
\$1,722.64
\$1,722.64
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: April 2012

* 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: 140623

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
4720.0000	07-4184-000	06/01/2012	LT 20 BLK 3 CORRY HTS PB 1 P 93 OR 2603 P 870 CA 182

2013 TAX ROLL

REID MALCOM L & LINDA L AVERY
204 TIFTON AVE
PENSACOLA , Florida 32507

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)

Applicant's Signature

07/07/2014

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.: 11827

January 15, 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 01-15-1995, through 01-15-2015, and said search reveals the following:

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

Malcom L. Reid and Linda L. Avery Reid

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

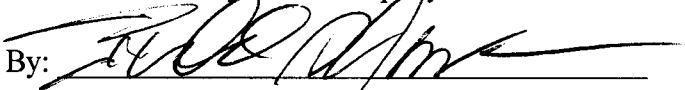
4. Taxes:

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 15, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11827

January 15, 2015

**Lot 20, Block 3, Corry Heights, as per plat thereof, recorded in Plat Book 1, Page 93, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11827

January 15, 2015

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

1. That certain mortgage executed by Malcom L. Reid and Linda L. Avery Reid in favor of Kathleen M. Russo dated 09/15/1988 and recorded 09/16/1988 in Official Records Book 2603, page 871 of the public records of Escambia County, Florida, in the original amount of \$90,000.00.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4317, page 195, and O.R. Book 4452, page 1363.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$22,230.00. Tax ID 07-4184-000.

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: 4-6-2015

TAX ACCOUNT NO.: 07-4184-000

CERTIFICATE NO.: 2012-4720

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

Malcom L. Reid
Linda L. Avery Reid
204 Tifton Ave.
Pensacola, FL 32507

Kathleen M. Russo
Address unknown

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.

State of Florida
Escambia County

WARRANTY DEED

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

OR 5006 2603M 870

Know All Men by These Presents: That Kathleen M. Russo also known as
Kathaleen M. Russo, an unmarried widow

for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations .
..... DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Malcom L. Reid and Linda
L. Avery Reid, husband and wife,

105 S. WARRINGTON RD. PENSACOLA, FLA 32507

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:

Lots 19 and 20, Block 3, in Corry Heights, a subdivision of a portion of Lot 3, Section
37, Township 2 south, Range 30 West, according to survey and plat by C.H. Overman,
recorded in Plat Book 1, at Page 93, Public Records of Escambia County, Florida.

THERE IS EXPRESSLY EXCEPTED FROM THE WARRANTIES HEREIN CONTAINED ALL EASEMENTS AND
RESTRICTIONS OF RECORD, IF ANY, AND ANY MINERAL LEASES AND/OR RESERVATIONS OF RECORD,
INCLUDING ANY RESERVATIONS OF A ROYALTY INTEREST IN MINERALS AND AD VALOREM REAL PROPERTY
TAXES FOR THE YEAR 1988 AND SUBSEQUENT YEARS.

D.S. PD. \$ 50.00
DATE 9-16-88
JOE A. FLOWERS, COMPTROLLER
BY [Signature] D.C.
CERT. REG. #59-2043328-27-01

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLORIDA
SEP 16 1 17 PM '88
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

6626

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

And I covenant that I am 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 encum-
brance, and that I, my heirs, executors and administrators, the said grantee, 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, I have hereunto set my hand and seal this 15th
day of September A. D. 19 88

Signed, stated and delivered in the presence of

[Signature]
[Signature]

Kathleen M. Russo (SEAL)
Kathleen M. Russo (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

State of Florida
Escambia County

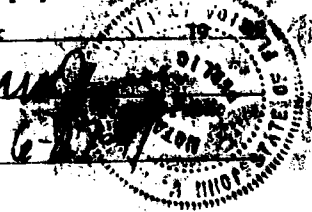
Before the subscriber personally appeared Kathleen M. Russo, also known as Kathleen M.
Russo, an unmarried widow, and xxx
acknowledged to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

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

This instrument was prepared by:

W. W. MORRIS, JR., of LEVIN, WARFIELD, et al.
226 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32501
Address

My commission expires _____



State of Florida

MORTGAGE DEED

Eucambia

County

Know all Men by these Presents, That Malcom L. Reid and Linda L. Avery Reid, husband and wife,

for and in consideration of the sum of Ninety Thousand and 00/100
(\$90,000.00)-- DOLLARS, to us in hand paid by

Kathleen M. Russo, a single woman,

the receipt whereof is hereby acknowledged, have granted bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said Kathleen M. Russo, her heirs, and assigns, forever, the following described real estate, situate, lying and being in the _____ County of Eucambia, State of Florida, to-wit:

Lots 19 and 20, Block 3, in Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, according to survey and plat by C.H. Overman, recorded in Plat Book 1, at Page 93, Public Records of Eucambia County, Florida.

If all or any part of the premises hereby encumbered is sold or transferred by the Mortgagors herein, in any manner whatsoever, without the Mortgagee's prior written consent, then the Mortgagee may, at her option, declare all sums secured by this mortgage to be immediately due and payable upon written notice to that effect to Mortgagors. The Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, mortgage and the person to whom the premises are to be sold or transferred, reach agreement in writing that the transfer charges and the interest payable on the sums secured by this mortgage shall be in such amount and at such a rate as the Mortgagee shall determine. A sale or transfer as contemplated by this paragraph shall specifically not include the creation of a lien or encumbrance subordinate to this mortgage or the creation of a purchase money security interest for household purposes or a transfer by devise, descent or by operation of law upon the death of a joint tenant or the grant of any leasehold interest of one year or less not containing an option to purchase.

The mortgagors warrant and represent to mortgagee that the premises hereby encumbered do not constitute their legal homestead for any purpose whatsoever under Florida law.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

And we the said mortgagor s, for ourselves and our heirs, do as hereby covenant with the said mortgagee her heirs and assigns, that we are well seized of said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said mortgagor s shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee, her heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is, a mortgage to secure the payment of 1 promissory note of date even herewith

for the sum of Ninety Thousand and 00/100 Dollars
made by the said Malcom L. Reid and Linda L. Avery Reid
payable to the order of the said Kathleen M. Russo the said
mortgagee.

Payable according to the terms and provisions of said note
Admitted with interest from date until paid, at the rate of 10.00% per cent
per annum, the said interest payable monthly at the office of Kathleen M. Russo, 536 South
2nd St., Pensacola, Fla. 32507.

This instrument was prepared by:
JOHN W. MONROE, JR., of
Levin, Warfield, et al.
226 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32501
Address

The mortgagor s _____ covenant _____ that he y will keep perfect and unimpaired the security hereby given; that he y will keep the improvements upon said mortgaged property insured for a sum not less than Full replacement value

_____ dollars, in an insurance company, or insurance companies, to be approved by the mortgagee _____, loss, if any, payable to the mortgagee _____ as her interest may appear, until such note _____ be fully paid; that he y will pay all taxes, assessments and charges which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagee _____ may procure and maintain such insurance, and pay such taxes, assessments and charges; and the lien hereby created shall extend to all such sums expended, with interest at the rate of 10.00 per cent, per annum.

The mortgagor s _____ agree _____ that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately forecloseable, for all sums secured hereby, if the said indebtedness, or any part thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note _____, or if the mortgagor s _____ shall omit the doing of anything herein required to be done for the protection of the mortgagee _____, and all costs and expenses, including attorney's fee incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same rightfully begun, he y will pay all cost and expenses of the said suit, including an attorney's fee, to the attorney of the complainant foreclosing, which costs and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF we _____ have hereunto set our hand s and seal s this 15th day of September A.D. 19 88.

Signed, sealed and delivered in the presence of

Wanda G. Floyd Pitts
JWJ

Malcom L. Reid SEAL
Linda L. Avery Reid SEAL

SEAL
SEAL

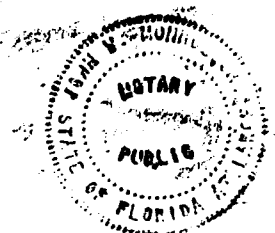
State of Florida

Escambia County

Before the subscriber personally appeared Malcom L. Reid and Linda L. Avery Reid, husband and wife, and xxx

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

Given under my hand and official seal, this 15th day of September A.D. 19 88



John A. Flowers Jr
Notary Public.
My Commission expires 6-27-91

Date: 9-16-88

Received \$ 135.00 in payment of Documentary Stamps
Cort. # 59-204338-27-01 and
\$ 180.00 in payment of
Class "C" Intangible Personal
Property Tax.

Joe A. Flowers, Comptroller
Escambia County, Florida

Centennial D.C.

FILED AND RECORDED
THE PUBLIC RECORDS
OF ESCAMBIA COUNTY, FLA. ON
SEP 16 1 17 PM '88
JOHN A. FLOWERS, JR.
NOTARY PUBLIC
ESCAMBIA COUNTY

662684