

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140626

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4844.0000**, 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: 08-0960-320**

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

Property Owner:
BAKER BENNIE & BAKER BRETT
PO BOX 6259
PENSACOLA, FLORIDA 32503

Legal Description:
LOT 32 BLK 7 BEL AIR PB 2 P 27 OR 4576 P 343 CA 218

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 | 4844.0000 | 06/01/12 | \$857.19 | \$0.00 | \$92.86 | \$950.05 |

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 | 4117.0000 | 06/01/14 | \$810.69 | \$6.25 | \$40.53 | \$857.47 |
| 2013 | 4461.0000 | 06/01/13 | \$828.14 | \$6.25 | \$41.41 | \$875.80 |

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- _____
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

| |
|------------|
| \$2,683.32 |
| \$0.00 |
| |
| \$250.00 |
| \$75.00 |
| \$3,008.32 |
| |
| |
| |
| |
| \$3,008.32 |
| |
| |
| |
| \$6.25 |
| |

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: July 6, 2014

* 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,

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 |
|------------------------|-------------------------|-------------|--|
| 4844.0000 | 08-0960-320 | 06/01/2012 | LOT 32 BLK 7 BEL AIR PB 2 P 27 OR 4576 P 343 CA 218 |

2013 TAX ROLL

BAKER BENNIE & BAKER BRETT
PO BOX 6259
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.

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.: 11859

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:

Bennie Baker and Brett Baker

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.: 11859

January 16, 2015

**Lot 32, Block 7, Bel-Air, as per plat thereof, recorded in Plat Book 2, Page 27, of the Public
Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11859

January 16, 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 4317, page 129, and O.R. Book 4452, page 1825.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$45,882.00. Tax ID 08-0960-320.

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.: 08-0960-320

CERTIFICATE NO.: 2012-4844

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

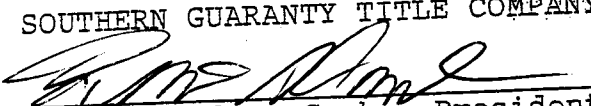
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, ^{221 Palafox Place, 4th Floor/} 190 Governmental Center, 32502
 X Homestead for tax year.

Bennie Baker
Brett Baker
P.O. Box 6259
Pensacola, FL 32503

Unknown Tenants
1151 Hawthorn Dr.
Pensacola, FL 32507

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.

This Warranty Deed

Made this 21st day of February A.D. 1994
by

George Washington Wright and
Kathleen P. Wright, his wife

hereinafter called the grantor, to

Bennie Baker and Brett Baker

whose post office address is: P.O. Box 6259
Pensacola, FL. 32503

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 \$TEN AND NO/100's 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:

Lot 32, Block 7, BEL-AIR, a subdivision of a part of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof recorded in Plat Book 2, page 27 of the Public records of said County.

RCD Jun 30, 2000 04:31 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-748130

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, 19 94

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:

Dorothy M. Harris
Name: Dorothy M. Harris, witnessed
Lon A. Tuck
Name: (Lon A. Tuck, witnessed)

George W. Wright LS
Name & Address: George W. Wright
222 Blairmore Blvd.
Orange Park, FL 32073
Kathleen P. Wright LS
Name & Address: Kathleen P. Wright
222 Blairmore Blvd.
Orange Park, FL 32073

Name: _____
Name & Address: _____

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 21st day of February, 19 94, by George Washington Wright and Kathleen P. Wright, his wife

who is personally known to me or who has produced Florida Drivers License as identification.

Lon A. Tuck
Print Name: Lon A. Tuck
Notary Public
My Commission Expires

