

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140630

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 5304.0000**, 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: 09-0365-118**

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

Property Owner:
LOWERY NORMA
PO BOX 11008
PENSACOLA, FLORIDA 32524

Legal Description:

LT 36 BLK Q NATURE TRAIL S/D PB 18 P 60/60A-R OR 6479 P 1141 SEC 8/9/16 T1S R31

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	5304.0000	06/01/12	\$486.18	\$0.00	\$76.37	\$562.55

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	4492.0000	06/01/14	\$524.77	\$6.25	\$26.24	\$557.26
2013	4837.0000	06/01/13	\$483.05	\$6.25	\$24.15	\$513.45

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

\$1,633.26
\$0.00
\$250.00
\$75.00
\$1,958.26
\$1,958.26
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: April 6, 2015

* 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: 140630

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
5304.0000	09-0365-118	06/01/2012	LT 36 BLK Q NATURE TRAIL S/D PB 18 P 60/60A-R OR 6479 P 1141 SEC 8/9/16 T1S R31

2013 TAX ROLL

LOWERY NORMA
PO BOX 11008
PENSACOLA , Florida 32524

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.: 11863

January 20, 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:

Norma Lowery

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 20, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11863

January 20, 2015

**Lot 36, Block Q, Nature Trail Subdivision, as per plat thereof, recorded in Plat Book 18,
Page 60-60R, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11863

January 20, 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 \$32,670.00. Tax ID 09-0365-118.

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.: 09-0365-118

CERTIFICATE NO.: 2012-5304

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.

Norma Lowery
P.O. Box 11008
Pensacola, FL 32524

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 Instrument was Prepared By:
RICHARD M. COLBERT, ESQUIRE
Beach Title Services, LLC
4 Laguna St, Ste 101
Fort Walton Bch, FL 32548
File: 09-0232
PARCEL I.D.# 091S31-4200-360-017

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS INDENTURE, made effective the 29th day of June, 2009, by **College Investments, LLC, a Florida limited liability company**, whose address is 4205 Tronjo Rd., Pensacola, FL 32503 (the "Grantor"), in favor of **Norma Lowery, a married woman**, whose address is P.O. Box 11008, Pensacola, FL 32524 (the "Grantee").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), 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 said Grantee, and Grantee's heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described as follows (the "Property"):

Lot 36, Block Q, Nature Trail Subdivision, lying and being in Sections 8, 9, and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Pages 60-60R, of the Public Records of said County.

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

SUBJECT TO taxes for the year 2009 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.

GRANTOR COVENANTS that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed as of the day and year first above written.

WITNESSES:

Bonnie M. Smith
Bonnie M. Smith
(Type or print name)
Lynn McLane
Lynn McLane
(Type or print name)

College Investments, LLC
a Florida limited liability company

By: Richard M. Colbert
Richard M. Colbert, Manager

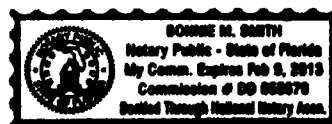
STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 29th day of June, 2009, by Richard M. Colbert, Manager of College Investments, LLC, a Florida limited liability company, who ☒ is personally known to me, or ☐ has shown me _____ as identification, and did *not* take an oath.

Bonnie M. Smith
NOTARY PUBLIC

(NOTORIAL SEAL)

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Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County 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, and if not what person or entity will be responsible for maintenance. 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 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Salt Grass Drive

Legal Address of Property: Lot 36, Block Q, Nature Trail Subdivision

The County () Has Accepted (X) Has NOT Accepted the abutting roadway for maintenance.

This form completed by : Richard M. Colbert, PA
4 Laguna St., Suite 101
Fort Walton Beach, FL 32548

Seller:

College Investments, LLC, a Florida
limited liability company

By: 

Richard M. Colbert, Manager

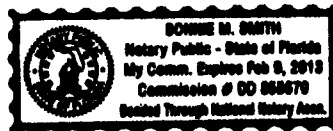
Buyer:


Norma Lowery

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of June, 2009, by Richard M. Colbert, Manager of College Investments, LLC, a Florida limited liability company, who (X) are personally known to me, or () have shown me as identification, and did not take an oath.

(NOTORIAL SEAL)




NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 29th day of June, 2009, by Norma Lowery, who (X) is personally known to me, or () has shown me as identification, and did not take an oath.

(NOTORIAL SEAL)




NOTARY PUBLIC