FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
May 21, 2014 / 140420

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10961.0000** , 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:** 15-2765-000

Certificate Holder:
TC 12, LLC BUYTHISTAXLIEN.COM
PO BOX 3385
TAMPA, FLORIDA 33601

Property Owner:
GREEK ORTHODOX CHURCH OF THE ANNUNCIATION
1720 W GARDEN ST
PENSACOLA , FLORIDA 32501

Legal Description:
LTS 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT TRACT OR 376 P 445 DB 561 P 720 CA 117

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	10961.0000	06/01/12	$862.96	$0.00	$142.39	$1,005.35

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
2013	10025.0000	06/01/13	$862.96	$6.25	$43.15	$912.36

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,917.71
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	$810.87
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	$3,053.58
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	$3,053.58
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 21st day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda Madison

Date of Sale: January 5, 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: 140420

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **TC 12, LLC BUYTHISTAXLIEN.COM**
PO BOX 3385
TAMPA, Florida, 33601
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
10961.0000	15-2765-000	06/01/2012	LTS 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT TRACT OR 376 P 445 DB 561 P 720 CA 117

2013 TAX ROLL
GREEK ORTHODOX CHURCH OF THE
ANNUNCIATION
1720 W GARDEN ST
PENSACOLA , Florida 32501

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.

tc12llc (Jon Franz) — 05/21/2014

Applicant's Signature — Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

15.073

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11581 October 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 10-03-1994, through 10-03-2014, and said search reveals the following:

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

   Greek Orthodox Church of the Annunciation of Pensacola, Florida, Inc.

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: _____ October 3, 2014

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 11581

October 3, 2014

Lots 14 to 25 and South 1/2 of Lot 13, Block 45, Maxent Tract, O.R. Book 376, page 445, Deed Book 571, page 720.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 11581 October 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 $438,389.00. Tax ID 15-2765-000.

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: 1-5-2015

TAX ACCOUNT NO.: 15-2765-000

CERTIFICATE NO.: 2012-10961

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.

Greek Orthodox Church of the
Annunciation of Pensacola, Florida, Inc.
1720 W. Garden St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 6th day of October, 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.

4

Form 100
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

OR 378 PAGE 445

WARRANTY DEED

Know All Men by These Presents: That WILLIAM RILEY SMITH and THELMA E. SMITH, husband and wife

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

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto GREEK ORTHODOX CHURCH OF THE ANNUNCIATION, OF PENSACOLA, FLORIDA, INC., a corporation not for profit

its successors ~~heirs~~, administrators and assigns forever, the following described real property, situate, lying and being in the City of Pensacola County of Escambia State of Florida to-wit:

Lots Fourteen (14) and Fifteen (15) and the South one-half (S½) of Lot Thirteen (13), Block 45, Maxent Tract as per map of the City of Pensacola copyrighted by Thomas Cl Watson in 1906.

This conveyance is made subject to that certain Mortgage in favor The Pensacola Home and Savings Association, Incorporated, dated March 20, 1959 and recorded in Mortgage Book 534, Page 334 of the public records of Escambia County, Florida, in the original principal sum of $6,000.00 and that certain additional advance agreement pursuant to said Mortgage dated November 15, 1963, and recorded in Official Record Book 129, Page 573 of the public records of Escambia County, Florida in the sum of $3,100.00, totaling $5,999.97, which Mortgage and additional advance agreement the Grantees by acceptance of this Deed do hereby assume and agree to pay pursuant to the terms thereof.

STATE OF FLORIDA DOC. STAMP TAX $3.50
STATE OF FLORIDA INTANGIBLE TAX $1.10
STATE OF FLORIDA FEE $.35

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and ha VE a good right to convey the same; that it is free of lien or encumbrance, and that we OUT heirs, executors and administrators, the said grantee s its successors ~~heirs~~, 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, we have hereunto set OUT hand s and seal s this 1st day of February A.D. 19 68.

Signed, sealed and delivered in the presence of

Gwendolyn Massare

June Thomas

William Riley Smith (SEAL)
WILLIAM RILEY SMITH

(SEAL)

Thelma E. Smith (SEAL)
THELMA E. SMITH

(SEAL)

(SEAL)

STATE OF FLORIDA
DOC. STAMP TAX
FEB 1968
$3.50

FILED AND RECORDED
FEB 1 4 09 PM 68
RECORDED IN OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLA.

42765

State of Florida
Escambia County

Before the subscriber personally appeared WILLIAM RILEY SMITH and THELMA E. SMITH his wife, known to me, and known to me to be the individual s described in and who executed the foregoing instrument and acknowledged that s he y executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of February 1968

Notary Public

My commission expires ... 19 70

This Deed prepared by
Gerald L. Brown
210 Brent Annex
Pensacola, Florida

2.75 Mtg
2.6
3.75

STATE OF FLORIDA }
COUNTY OF ESCAMBIA } DEED 561 PAGE 720

WHEREAS, the Anagennisis Greek Association, a corporation not for profit, by virtue of a Charter approved by the Circuit Judge in Escambia County, Florida, November 18, 1909, and of Amendments of the original Charter approved by the Circuit Judge in said county and state November 1, 1949, has complied with the terms and provisions of Florida Statutes Chapter 617 as amended by the Florida Legislature in 1959 under Chapter 59-427, for the purpose of reincorporation as a corporation not for profit under the name of the Greek Orthodox Church of The Annuntiation of Pensacola, Florida, Inc., and such reincorporation has been filed with and has been approved by the Honorable Tom Adams, Secretary of State of Florida on September 22, 1961; and

WHEREAS, the President and Secretary of the said Anagennisis Greek Association, a corporation not for profit, were authorized by a resolution adopted by the members of the said corporation at a meeting thereof duly and regularly called with written notice to all members, a quorum being present, held at the Greek Orthodox Church of The Annunciation, Pensacola, Florida, on August 21, 1961, to do every act and deed necessary to the said reincorporation of the Anagennisis Greek Association, a corporation not for profit, as the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., a corporation not for profit; and

WHEREAS, it is therefor necessary that all assets of the said Anagennisis Greek Association be transferred and conveyed for purposes of record to the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., the latter being the reincorporated entity of the former.

NOW, THEREFORE, this Indenture, made this 22nd day of September, 1961, between the Anagennisis Greek Association, a corporation not for profit, existing under the laws of the State

of Florida, having its principal place of business in the County of Escambia and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and the Greek Orthodox Church of The Annunciation of Pensacola, Florida, Inc., a corporation not for profit, existing under the laws of the State of Florida, having its principal place of business in the County of Escambia and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the premises hereinabove set forth, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim to the said party of the second part, its successors and assigns forever, all the estate right, title, equity, interest claim and demand in all lots, pieces or parcels of lands and all other property of whatsoever kind and description and wherever located.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

THE ANAGENNISIS GREEK ASSOCIATION

By William Stamatoles
President

Attest:

George Ypsilli
Secretary

Signed, sealed and delivered in the presence of us:

Lafayette L. Thuesen

Grace Tillman

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

DEED 561 PAGE 722

I hereby certify that on this 29th day of September, 1961, before me personally appeared WILLIAM STAMITOLES and GEORGE APOSTLE, President and Secretary, respectively, of the ANAGENNISIS GREEK ASSOCIATION, a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Pensacola, in the County of Escambia, and State of Florida, the day and year last aforesaid.

Grace Tillman (SEAL)
Notary Public, State of Florida at Large.

My commission expires: 5-18-64

OCT 4 2 30 PM '61

128227

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 10961 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC
1720 W GARDEN ST
PENSACOLA, FL 32501

WITNESS my official seal this 4th day of December 2014.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 5, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TC 12 LLC BUYTHISTAXLIEN.COM** holder of **Tax Certificate No. 10961**, issued the **1st** day of **June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 14 TO 25 & S 1/2 OF LT 13 BLK 45 MAXENT TRACT OR 376 P 445 DB 561 P 720 CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152765000 (15-073)

The assessment of the said property under the said certificate issued was in the name of

GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **5th day of January 2015.**

Dated this 4th day of December 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
1720 W GARDEN ST 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

GREEK ORTHODOX CHURCH OF THE ANNUNCIATION OF PENSACOLA FL INC
1720 W GARDEN ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk