

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 22, 2015 / 150067

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 4737.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 08-4144-264**

**Certificate Holder:**

KEYS FUNDING LLC - 689 US BANK % KEYS FUNDING LLC-  
PO BOX 645040  
CINCINNATI, OHIO 45264

**Property Owner:**

LOWRIMORE SYLVIA A  
129 BAYSHORE DR  
PENSACOLA, FLORIDA 32507

**Legal Description:**

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF LT 11 ELY  
EXTENSION THEREOF 722 FT S 12 DEG 1 MIN W 67 70/10 ...

**See attachment for full legal description.**

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      |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2013       | 4737.0000          | 06/01/13     | \$2,691.41 | \$0.00  | \$134.57 | \$2,825.98 |

**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       | 4410.0000          | 06/01/14     | \$2,630.18 | \$6.25  | \$131.51 | \$2,767.94 |

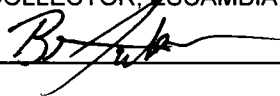
- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2014)
- Ownership and Encumbrance Report Fee
- Tax Deed Application 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

|             |
|-------------|
| \$5,593.92  |
| \$0.00      |
| \$2,460.92  |
| \$200.00    |
| \$125.00    |
| \$8,379.84  |
|             |
|             |
|             |
|             |
|             |
| \$8,379.84  |
|             |
| \$95,855.00 |
|             |
| \$6.25      |
|             |

\*Done this 22nd day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 7/6/15

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

4/22/2015

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 08-4144-264**

April 28, 2015

Tax Year: 2012

Certificate Number: 4737.0000

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF LT 11  
ELY EXTENSION THEREOF 722 FT S 12 DEG 1 MIN W 67 70/100 FT S 75 DEG 28 MIN E 25 95/100 FT S 19 DEG  
11 MIN W 27 37/100 FT S 22 DEG 2 MIN W 125 FT S 28 DEG 12 MIN W 8 FT TO PT KNOWN AS PT A CONT S 28  
DEG 12 MIN W 116 98/100 FT S 32 DEG 45 MIN 35 SEC W 124 78/100 FT S 37 DEG 34 MIN 59 SEC W 18 50/100  
FT S 62 DEG 38 MIN 49 SEC E 79 19/100 FT S 76 DEG 30 MIN 0 SEC E 54 6/100 FT N 19 DEG 42 MIN 7 SEC E 8  
7/100 FT S 70 DEG 17 MIN 53 SEC E 88 8/100 FT TO PT KNOWN AS PT E S 41 DEG 48 MIN 0 SEC E 30 FT TO  
WATER EDGE OF PENSACOLA BAY FOR POB CONT ALG LI LAST TRAVERSED N 41 DEG 48 MIN 0 SEC W 30  
FT TO PT E N 70 DEG 17 MIN 53 SEC W 88 8/100 FT N 19 DEG 42 MIN 7 SEC E 45 90/100 FT S 83 DEG 0 MIN 0  
SEC E 50 83/100 FT S 41 DEG 48 MIN 0 SEC E 95 FT TO WATERS EDGE MEANDER SWLY ALG SD WATERS  
EDGE 33 FT TO POB OR 5229 P 1531 CA 193

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**KEYS FUNDING LLC - 689 US BANK % KEYS  
FUNDING LLC-  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|-------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4737.0000              | 08-4144-264             | 06/01/2013  | BEG AT NW COR OF LT 11 FISHERS<br>EXECUTOR S/D PLAT DB 89 P 52 N 60<br>DEG 48 MIN E ALG N LI OF LT 11 ELY<br>EXTENSION THEREOF 722 FT S 12 DEG 1<br>MIN W 67 70/100 FT S 75 DEG 28 MIN E<br>25 95/100 FT S 19 DEG 11 MIN W 27<br>37/100 FT S 22 DEG 2 MIN W 125 FT S 28<br>DEG 12 MIN W 8 FT TO PT KNOWN AS PT<br>A CONT S 28 DEG 12 ...<br><b>See attachment for full legal description.</b> |

**2014 TAX ROLL**

LOWRIMORE SYLVIA A  
129 BAYSHORE DR  
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.

towercap (Donna Ernwein)

Applicant's Signature

04/22/2015

Date

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 08-4144-264**

April 28, 2015  
Tax Year: 2012  
Certificate Number: 4737.0000

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF LT 11  
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11 MIN W 27 37/100 FT S 22 DEG 2 MIN W 125 FT S 28 DEG 12 MIN W 8 FT TO PT KNOWN AS PT A CONT S 28  
DEG 12 MIN W 116 98/100 FT S 32 DEG 45 MIN 35 SEC W 124 78/100 FT S 37 DEG 34 MIN 59 SEC W 18 50/100  
FT S 62 DEG 38 MIN 49 SEC E 79 19/100 FT S 76 DEG 30 MIN 0 SEC E 54 6/100 FT N 19 DEG 42 MIN 7 SEC E 8  
7/100 FT S 70 DEG 17 MIN 53 SEC E 88 8/100 FT TO PT KNOWN AS PT E S 41 DEG 48 MIN 0 SEC E 30 FT TO  
WATER EDGE OF PENSACOLA BAY FOR POB CONT ALG LI LAST TRAVERSED N 41 DEG 48 MIN 0 SEC W 30  
FT TO PT E N 70 DEG 17 MIN 53 SEC W 88 8/100 FT N 19 DEG 42 MIN 7 SEC E 45 90/100 FT S 83 DEG 0 MIN 0  
SEC E 50 83/100 FT S 41 DEG 48 MIN 0 SEC E 95 FT TO WATERS EDGE MEANDER SWLY ALG SD WATERS  
EDGE 33 FT TO POB OR 5229 P 1531 CA 193

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.

towercap (Donna Ernwein)

Applicant's Signature

04/22/2015

Date



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

★ Navigate Mode Account Reference ★

[Printer Friendly Version](#)

## General Information

**Reference:** 592S302100127001  
**Account:** 084144264  
**Owners:** LOWRIMORE SYLVIA A  
**Mail:** 129 BAYSHORE DR  
 PENSACOLA, FL 32507  
**Situs:** 129 BAYSHORE DR 32507  
**Use Code:** SINGLE FAMILY - TOWNHOME   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

## 2014 Certified Roll Assessment

**Improvements:** \$118,818  
**Land:** \$76,000  
**Total:** \$194,818  
*Save Our Homes:* \$191,710

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

| Sale Date | Book | Page | Value     | Type | Official Records (New Window) |
|-----------|------|------|-----------|------|-------------------------------|
| 10/2003   | 5295 | 250  | \$100     | SM   | <a href="#">View Instr</a>    |
| 08/2003   | 5229 | 1531 | \$254,500 | SM   | <a href="#">View Instr</a>    |
| 08/2003   | 5229 | 1523 | \$100     | SM   | <a href="#">View Instr</a>    |
| 05/1989   | 2707 | 378  | \$168,000 | WD   | <a href="#">View Instr</a>    |

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and  
 Comptroller

## 2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION, WIDOW

## Legal Description

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D  
 PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF  
 LT 11 ELY EXTENSION THEREOF 72...

## Extra Features

None

## Parcel Information

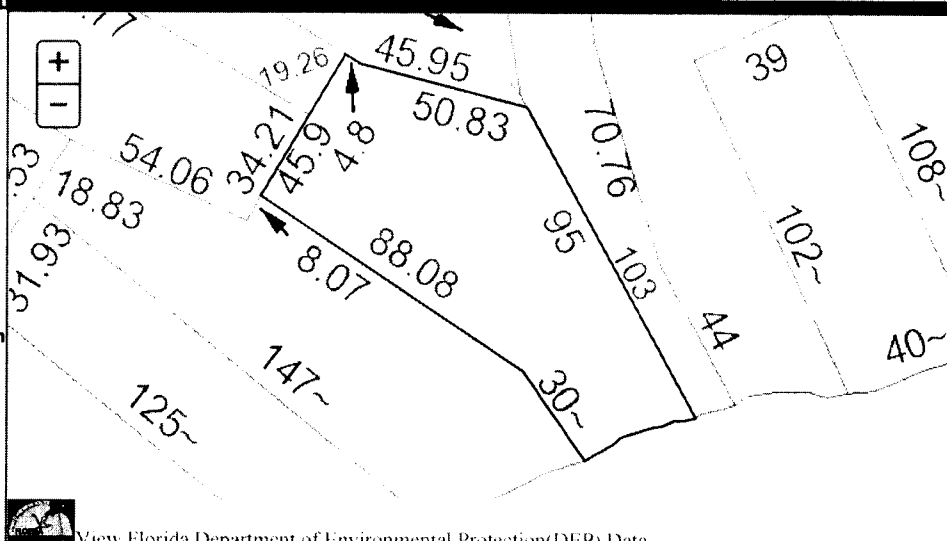
[Launch Interactive Map](#)

**Section Map Id:**  
 CA193

**Approx. Acreage:**  
 0.1400

**Zoned:**   
 R-4

**Evacuation & Flood Information**  
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

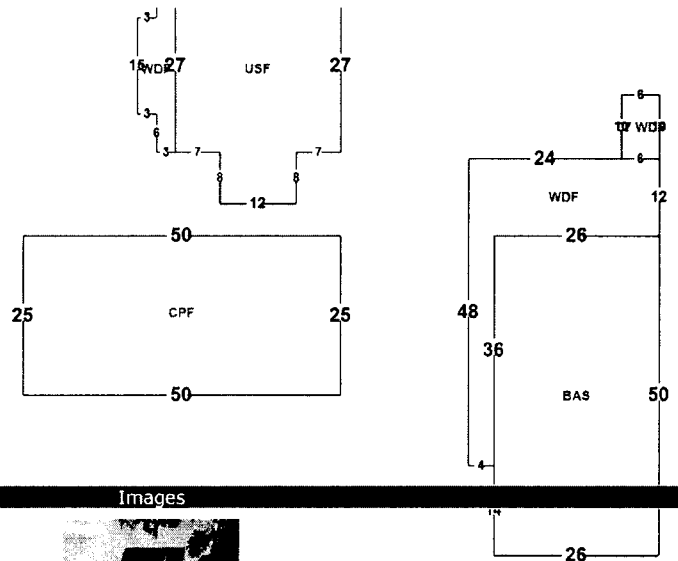
## Buildings

Address: 129 BAYSHORE DR, Year Built: 1984, Effective Year: 1984

### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-SIDING-LAP.AAVG  
 FLOOR COVER-CARPET  
 FOUNDATION-WOOD/SUB FLOOR  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER

**BASE AREA - 1300**  
**CARPORT FIN - 1250**  
**UPPER STORY FIN - 894**  
**WOOD DECK FIN - 690**



## Images



6/3/10

**Last Updated: 04/29/2015 (tc.12404)**

# **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.: 12066

April 30, 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 04-30-1995, through 04-30-2015, and said search reveals the following:

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

Sylvia A. Lowrimore

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

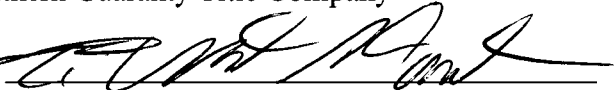
4. Taxes:

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: 

April 30, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12066

April 30, 2015

**592S302100127001 - Full Legal Description**

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF LT 11  
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70 DEG 17 MIN 53 SEC E 88 8/100 FT TO PT KNOWN AS PT E S 41 DEG 48 MIN 0 SEC E 30 FT TO WATER EDGE  
OF PENSACOLA BAY FOR POB CONT ALG LI LAST TRAVERSED N 41 DEG 48 MIN 0 SEC W 30 FT TO PT E N  
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POB OR 5229 P 1531 CA 193



**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12066

April 30, 2015

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

1. That certain mortgage executed by Sylvia A. Lowrimore in favor of Regions Bank dated 02/05/2007 and recorded 02/23/2007 in Official Records Book 6092, page 1026 of the public records of Escambia County, Florida, in the original amount of \$268,740.00.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$191,710.00. Tax ID 08-4144-264.

**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: 7-6-2015

TAX ACCOUNT NO.: 08-4144-264

CERTIFICATE NO.: 2013-4737

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

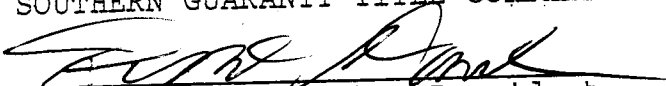
X     Homestead for 2014 tax year.

Sylvia A. Lowrimore  
129 Bayshore Dr.  
Pensacola, FL 32507

Regions Bank  
P.O. Box 830721  
Birmingham, AL 35283

Certified and delivered to Escambia County Tax Collector,  
this 30th day of April, 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.

1980-2  
1281.50  
Prepared by and return to:  
Stephen B. Shell  
Shell, Fleming, Davis & Menge, P.A.  
Post Office Box 1831  
Pensacola, FL 32591-1831  
File Number: B2163.00003

DR BK 5229 PG1531  
Escambia County, Florida  
INSTRUMENT 2003-141850

DEED DOC STAMPS PD # EBC CO \$1781.50  
09/03/03 EDDIE LEE MERRILL CLERK  
By: [Signature]

[Space Above This Line For Recording Data]

## Trustee's Deed

THIS INDENTURE, made this 13<sup>th</sup> day of August, 2003 between Wachovia Bank, N.A., as Trustee of the Mary Firestone Baars Irrevocable Trust under the Trust Agreement for the benefit of Theo D. Baars, Jr. dated November 8, 1988, and Wachovia Bank, N.A., as Trustee of the Mary Firestone Baars Irrevocable Trust under the Trust Agreement for the benefit of Mary E. Baars Johnston dated November 11, 1988, and Wachovia Bank, N.A., as Trustee of the Mary F. Baars Generation Skipping Trust under the Trust Agreement dated November 8, 1988, hereinafter collectively referred to as "Grantor," whose address is 214 N. Hogan Street FL0135, Jacksonville, Florida 32202, and Sylvia A. Lowrimore, a single woman, hereinafter called "Grantee," whose address is 129 Bayshore Drive, Pensacola, FL 32507.

### WITNESSETH:

Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, and the heirs, personal representatives, successors and assigns of the Grantee, forever, the real property in Escambia County, Florida, described as:

**See Attached Exhibit A.**

**Together** with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

**To Have and to Hold**, the same to the Grantee and the heirs, personal representatives, successors and assigns of the Grantee in fee simple forever.

**And** the Grantor does covenant to and with the Grantee and the successors and assigns of the Grantee that:

1. Grantor is the duly appointed and acting Trustee of the aforementioned Trusts. Grantor is the successor by merger to First Union National Bank and Florida National Bank.
2. The real property conveyed hereby is held in trust by the Trustee under the aforementioned trust agreements.
3. As Trustee under the aforementioned trusts, Grantor has full power and authority to hold title to the above-described property and to convey said property.
4. The aforementioned trusts have been in full force and effect during the period of the ownership of the above-described real property by the Trustee thereof.

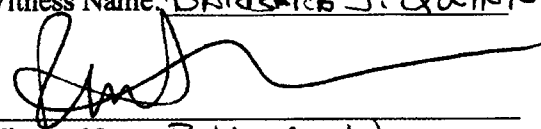
In Witness Whereof, this instrument has been executed by the Grantor as Trustee of the  
aforementioned trusts, on the day and year first above written.

Signed, sealed and delivered in our presence:

Wachovia Bank, N.A., as Trustee

  
Witness Name: BARBARA J. QUINN

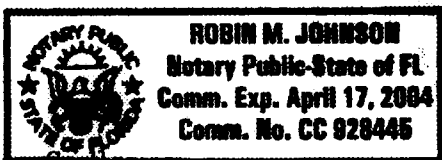
By:   
Steven D. Bower, Vice President

  
Witness Name: Robin M. Johnson

STATE OF FLORIDA

COUNTY OF ESCAMBIA

~~July~~ <sup>August</sup> The foregoing instrument was sworn to, subscribed and acknowledged before me this 13<sup>th</sup> day of ~~July~~, 2003 by Steven D. Bower, Vice President of Wachovia Bank, N.A., as Trustee of the Mary Firestone Baars Irrevocable Trust under the Trust Agreement for the benefit of Theo D. Baars, Jr. dated November 8, 1988, and as Trustee of the Mary Firestone Baars Irrevocable Trust under the Trust Agreement for the benefit of Mary E. Baars Johnston dated November 11, 1988, and as Trustee of the Mary F. Baars Generation Skipping Trust under the Trust Agreement dated November 8, 1988, on behalf of said corporation. He [X] is personally known or [ ] has produced a driver's license as identification.



[Notary Seal]

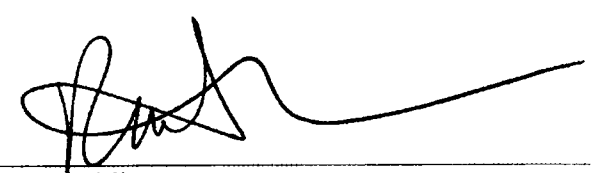
  
Notary Public

EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, FISHER'S EXECUTOR SUBDIVISION, ACCORDING TO PLAT FILED IN DEED BOOK 89, AT PAGE 52 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 60°48' EAST ALONG THE NORTH LINE OF SAID LOT 11, AND THE EASTERLY EXTENSION THEREOF FOR 722.00; THENCE SOUTH 12°01' WEST FOR 67.70 FEET; THENCE SOUTH 75°28' EAST FOR 25.95 FEET; THENCE SOUTH 19°11' WEST FOR 27.37 FEET; THENCE SOUTH 22°02' WEST FOR 125 FEET; THENCE SOUTH 28°12' WEST FOR 8.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A'; THENCE CONTINUS SOUTH 28°12' WEST FOR 116.98 FEET; THENCE SOUTH 32°45'35" WEST FOR 124.78 FEET; THENCE SOUTH 37°34'58" WEST FOR 18.50 FEET; THENCE SOUTH 62°38'49" EAST FOR 79.19 FEET; THENCE SOUTH 76° 30'00" EAST FOR 54.06 FEET; THENCE NORTH 19°42'07" EAST FOR 8.07 FEET; THENCE SOUTH 70°17'53" EAST FOR 88.08 FEET TO A POINT HEREINAFTER KNOWN AS POINT "E"; THENCE SOUTH 41°48'00" EAST FOR 30 FEET MORE OR LESS TO THE EDGE OF WATER OF PENSACOLA BAY AND THE POINT OF BEGINNING; THENCE ALONG LINE LAST TRAVERSED NORTH 41°48'00" WEST FOR 30 FEET MORE OR LESS TO SAID POINT "E"; THENCE NORTH 70° 17'53" WEST FOR 88.08 FEET; THENCE NORTH 19°42'07" EAST FOR 45.90 FEET; THENCE SOUTH 83°00'00" EAST FOR 50.83 FEET; THENCE SOUTH 41°48'00" EAST FOR 95 FEET MORE OR LESS TO THE SAID EDGE OF WATER OF PENSACOLA BAY; THENCE MEANDER SOUTHWESTERLY ALONG SAID EDGE OF WATER FOR 33 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EXGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

EASEMENT #1

BEGIN AT THE NORTHWEST CORNER OF LOT ELEVEN (11) OF FISHER'S EXECUTOR SUBDIVISION, ACCORDING TO THE PLAT IN DEED BOOK 89, AT PAGE 52 OF THE PUBLIC RECORD OF ESCAMBIA COUNTY, FLORIDA, THENCE NORTH 60° EAST FOR 722 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 75° EAST FOR 31.0 FEET THENCE SOUTH 6°01' WEST 71.5 FEET; THENCE SOUTH 26°19' WEST FOR 100.5 FEET; THENCE SOUTH 25° 27' WEST FOR 100.3 FEET; THENCE SOUTH 26° 56' WEST FOR 100.2 FEET; THENCE SOUTH 33° 21' WEST FOR 100.2 FEET; THENCE SOUTH 37°51' WEST FOR 101.0 FEET; THENCE SOUTH 39°55' WEST FOR 101.0 FEET; THENCE SOUTH 43°42' WEST FOR 102.0 FEET; THENCE SOUTH 49°56' WEST FOR 108.0 FEET; THENCE SOUTH 52°19' WEST FOR 122 FEET THENCE SOUTH 58°16' WEST FOR 118 FEET; THENCE NORTH 64° 12' WEST TO THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO RAILROAD, AS SAME EXISTS THIS DATE; THENCE EASTERLY ALONG SOUTH RIGHT-OF-WAY LINE OF FRISCO RAILROAD TO THE POINT OF BEGINNING; SAID STRIP ABUTTING AND LYING GENERALLY PARALLEL TO THE SAID SOUTH RIGHT-OF-WAY LINE OF THE FRISCO RAILROAD, LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY BEING ALSO MORE SPECIFICALLY DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11, FISHER'S EXECUTOR SUBDIVISION, ACCORDING TO PLAT FILED IN DEED BOOK 89, AT PAGE 52 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 60°48' EAST ALONG THE NORTH LINE OF SAID LOT 11, AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 722.00 FEET; THENCE SOUTH 12°01' WEST FOR 67.70 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 75°28' EAST FOR 25.95 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 19°11' WEST FOR 27.37 FEET TO AN IRON ROD; THENCE SOUTH 22°02' WEST FOR 125 FEET TO AN IRON ROD; THENCE SOUTH 28°12' WEST 125 FEET TO A AN IRON ROD; THENCE SOUTH 32°42' WEST 125 FEET TO A AN IRON ROD; THENCE SOUTH 36°30' WEST FOR 112.69 FEET TO AN IRON ROD; THENCE SOUTH 39°53' WEST 102.88 FEET TO AN IRON ROD; THENCE SOUTH 44°08' WEST 105.09 FEET TO AN IRON ROD; THENCE SOUTH 47°46' WEST 107.46 FEET TO AN IRON ROD; THENCE SOUTH 51° 56' WEST 110.91 FEET TO AN IRON ROD; THENCE SOUTH 53°31' WEST 114.64 FEET TO AN IRON ROD; THENCE NORTH 63°44' WEST TO A POINT IN THE EAST RIGHT-OF -WAY OF THE ST. LOUIS & SAN FRANCISCO RAILWAY SPUR; THENCE NORTHEASTERLY ALONG RIGHT-OF-WAY LINE TO A POINT ON A LINE DRAWN NORTH 75°28' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 75°28' EAST TO THE POINT OF BEGINNING.

AND TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EXGRESS OVER A 30 FOOT WIDE PIECE OF PROPERTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

EASEMENT #2

COMMENCE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W.A. HEAD BY WARRANTY DEED FROM FILO H. TURNER, JR., AND DIANE D. TURNER, HUSBAND AND WIFE, DATED APRIL 25, 1962 AND RECORDED IN OFFICAL RECORD BOOK 25 AT PAGE 687 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND RUN NORTH 75°28' WEST 15 FEET TO A POINT 45 FEET DISTANT MEASURED PERPENDICULARLY FROM THE CENTERLINE OF ST. LOUIS AND SAN FRANCISCO RAILROAD TRACKS, THENCE NORTHERLY PARALLELING SAID RAILWAY CENTERLINE AND 45 FEET DISTANCE THEREFROM A DISTANCE OF 500 FEET, MORE OR LESS TO THE CENTERLINE OF THE 50' R/W DESCRIBED IN DEED BOOK 80 AT PAGE 508 AND DEED BOOK 371 AT PAGE 80 THENCE WESTERLY ALONG CENTERLINE OF SAID 50'R/W TO BARRANCAS AVENUE: ALL LYING AND BEING IN SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

AND TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EXGRESS OVER A 30 FOOT WIDE PIECE OF PROPERTY, THE OWNERSHIP OF WHICH IS NOT WARRANTED BY THE GRANTOR AND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

EASEMENT #3

THAT PORTION OF SECTION 59, TOWNSHIP 2 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11, FISHER'S EXECUTOR SUBDIVISION, ACCORDING TO PLAT RECORDED IN DEED BOOK 89, AT PAGE 52 OF THE RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 60°48' EAST ALONG THE NORTHERLY LINE OF SAID LOT AND THE EXTENSION THEREOF 722.00 FEET TO A POINT 60 FEET EAST OF AND PERPENDICULARLY DISTANCE FROM CENTERLINE OF THE ST. LOUIS AND SAN FRANCISCO RAILWAY TRACK; THENCE NORTH 12°01' EAST PARALLELING SAID CENTERLINE 59.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 43°50' WEST 43.11 FEET; THENCE NORTH 58°27' WEST FOR 69.39 FEET; TO A POINT IN BARRANCAS AVENUE FOR THE END OF THE DESCRIPITON.

[This Rider is intended for use in conjunction with Paragraph XIII of the Florida Association of REALTORS® and The Florida Bar (FAR/BAR) Contract for Sale and Purchase (2001 ed.)]

Buyer's initials - Seller's initials: If to be made a part of the Contract.

(JAK) ( ) -- ( ) ( )

OR BK 5229 PG1534  
Escambia County, Florida  
INSTRUMENT 2003-141850

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 689.26, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For SAVANNAHS  
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU ☒ WILL ☐ WILL NOT BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU ☒ WILL ☐ WILL NOT BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. YOU ☒ WILL ☐ WILL NOT BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
4. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
5. THERE ☒ IS ☐ IS NOT AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. (If such obligation exists, then the amount of the current obligation is \$ 70.00.)
6. THE COVENANTS ☐ CAN ☒ CANNOT BE AMENDED WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR, IF NO MANDATORY ASSOCIATION EXISTS, PARCEL OWNERS.
7. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
8. THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

8-12-03  
DATE

JAK - A. Lawrence  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

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RCD Sep 03, 2003 01:49 pm  
Escambia County, Florida

ERNIE LEE MABAH  
Clerk of the Circuit Court  
INSTRUMENT 2003-141850

**WHEN RECORDED MAIL TO:**



LOWRIMORE, SYLVIA A

Record and Return To:  
Fiserv Lending Solutions  
600A N. John Rodes Blvd  
MELBOURNE, FL 32934

This Mortgage prepared by:

Name: Wendy Doss  
Company: Regions Bank, doing business as AmSouth Bank  
Address: P.O. BOX 830721, BIRMINGHAM, AL 35283

20070180942590  
136000272057

**MORTGAGE**

**FOR USE WITH SECURED REVOLVING CREDIT AGREEMENT**

**MAXIMUM LIEN.** The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$268,740.00., plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

**THIS MORTGAGE** dated February 5, 2007, is made and executed between SYLVIA A LOWRIMORE, whose address is 54 PERRY RD, HATTIESBURG, MS 394028201; unmarried (referred to below as "Grantor") and Regions Bank, doing business as AmSouth Bank, whose address is P.O. Box 830721, Birmingham, AL 35283 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

See EXHIBIT A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 129 BAYSHORE DR, PENSACOLA, FL 325070000.

**REVOLVING LINE OF CREDIT.** This Mortgage secures the indebtedness including, without limitation, a revolving line of credit under which, upon request by Grantor, Lender, within twenty (20) years from the date of this Mortgage, may make future advances to Grantor. Such future advances, together with interest thereon, are secured by this Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT WITH THE CREDIT LIMIT OF \$268,740.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and

**MORTGAGE  
(Continued)**

Page 7

**Mortgage.** The word "Mortgage" means this Mortgage between Grantor and Lender.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all acccessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.**

**GRANTOR:**

X

*Sylvia A. Lowrimore*  
SYLVIA A LOWRIMORE

**WITNESSES:**

X

X

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF

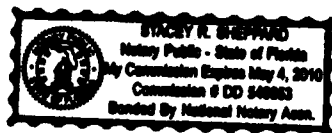
*Florida*

COUNTY OF

*Escambia*

SS

The foregoing instrument was acknowledged before me this 5th day of February, 2007 by SYLVIA A LOWRIMORE, unmarried, who is personally known to me or who has produced identification and did / did not take an oath.



(Signature of Person Taking Acknowledgment)

*Stacey R. Shepard*  
(Name of Acknowledger Typed, Printed or Stamped)

*SS*  
(Title or Rank)

(Serial Number, if any)



H040F849

## **SCHEDULE A**

KNOWN AS: 129 BAYSHORE DR

ALL THAT CERTAIN LAND IN ESCAMBIA COUNTY, FLORIDA, TO-WIT:

LOT(S) 11, OF FISHER'S EXECUTOR SUBDIVISION AS RECORDED IN PLAT BOOK 89, PAGE 52, ET SEQ., OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

THE ESCAMBIA SUN-PRESS, LLC  
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

07/06/2015 - TAX CERTIFICATE # 04737

in the CIRCUIT Court  
was published in said newspaper in the issues of  
JUNE 4, 11, 18, & 25 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

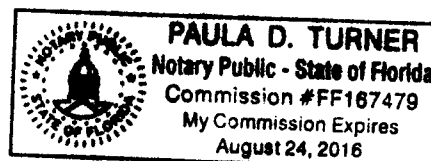
PUBLISHER

Sworn to and subscribed before me this 25TH  
JUNE A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC



# 341

NOTICE OF APPLICATION FOR  
TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC - 689 US BANK holder of Tax Certificate No. 04737, issued the 1st day of June, A.D., 2013 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:

BEG AT NW COR OF LT 11 FISHERS EXECUTOR S/D PLAT DB 89 P 52 N 60 DEG 48 MIN E ALG N LI OF LT 11 ELY EXTENSION THEREOF 722 FT S 12 DEG 1 MIN W 67 70/100 FT S 75 DEG 28 MIN E 25 95/100 FT S 19 DEG 11 MIN W 27 37/100 FT S 22 DEG 2

MIN W 125 FT S 28 DEG 12 MIN W 8 FT TO PT KNOWN AS PT A CONT S 28 DEG 12 MIN W 116 98/100 FT S 32 DEG 45 MIN 55 SEC W 124 78/100 FT S 37 DEG 34 MIN 59 SEC W 18 50/100 FT S 62 DEG 38 MIN 49 SEC E 79 19/100 FT S 76 DEG 30 MIN 0 SEC E 54 6/100 FT N 19 DEG 42 MIN 7 SEC E 6 7/100 FT S 70 DEG 17 MIN 53 SEC E 33 9/100 FT TO PT KNOWN AS PT B 341 DEG 48 MIN 0 SEC E 30 FT TO WATER EDGE OF PENSACOLA BAY FOR POB CONT ALG LI LAST TRAVERSED N 41 DEG 48 MIN 0 SEC W 30 FT TO PT E N 70 DEG 17 MIN 53 SEC W 88 8/100 FT N 19 DEG 42 MIN 7 SEC E 45 90/100 FT S 83 DEG 0 MIN 0 SEC E 50 83/100 FT S 41 DEG 48 MIN 0 SEC E 95 FT TO WATERS EDGE MEANDER SWLY ALG SD WATERS EDGE 33 FT TO POB OR 5229 P 1531 CA 193

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 084144264 (15-468)

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

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 July, which is the 6th day of July 2015.

Dated this 4th day of June 2015.

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.