

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 22, 2015 / 150069

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5116.0000**, 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: 09-1472-150**

Certificate Holder:

GARNET ROCK LLC - 953 US BANK % GARNET ROCK LLC-95
PO BOX 645040
CINCINNATI, OHIO 45264

Property Owner:

MAGEE VERRIS
6845 PINE FOREST RD
PENSACOLA, FLORIDA 32526-8931

Legal Description:

BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST ROAD S 0 DEG 16 MIN E ALG RD 231 7/10 FT N 89 ...

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	5116.0000	06/01/13	\$4,973.38	\$0.00	\$248.67	\$5,222.05

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	4770.0000	06/01/14	\$4,893.14	\$6.25	\$244.66	\$5,144.05

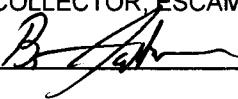
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application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

\$10,366.10
\$0.00
\$4,249.59
\$200.00
\$125.00
\$14,940.69
\$14,940.69
\$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: 09-1472-150

April 28, 2015

Tax Year: 2012

Certificate Number: 5116.0000

BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST ROAD S 0 DEG 16 MIN E ALG RD 231 7/10 FT N 89 DEG 44 MIN W 210 FT S 0 DEG 16 MIN E 99 4/10 FT FOR POB S 89 DEG 44 MIN E 210 FT TO RD S 0 DEG 16 MIN E ALG RD 101 FT N 88 DEG 41 SEC W 112 15/100 FT S 3 DEG 55 MIN E 149 51/100 FT S 65 DEG 19 MIN W 546 15/100 FT N 0 DEG 16 MIN W 472 58/100 FT S 89 DEG 44 MIN E 390 FT TO POB OR 658 P 510 OR 789 P 502 OR 1193 P 627/629 OR 1760 P 566

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GARNET ROCK LLC - 953 US BANK % GARNET
ROCK LLC-95
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:

Certificate No.	Parcel ID Number	Date	Legal Description
5116.0000	09-1472-150	06/01/2013	BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST ROAD S 0 DEG 16 MIN E ALG RD 231 7/10 FT N 89 DEG 44 MIN W 210 FT S 0 DEG 16 MIN E 99 4/10 FT FOR POB S 89 DEG 44 MIN E 210 FT TO RD S 0 DEG 16 MIN E ALG RD 101 FT N 88 DEG 41 SEC W 112 15/100 FT ... See attachment for full legal description.

2014 TAX ROLL

MAGEE VERRIS
6845 PINE FOREST RD
PENSACOLA , Florida 32526-8931

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: 09-1472-150

April 28, 2015
Tax Year: 2012
Certificate Number: 5116.0000

BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST ROAD S 0 DEG 16 MIN E ALG RD 231 7/10 FT N 89 DEG 44 MIN W 210 FT S 0 DEG 16 MIN E 99 4/10 FT FOR POB S 89 DEG 44 MIN E 210 FT TO RD S 0 DEG 16 MIN E ALG RD 101 FT N 88 DEG 41 SEC W 112 15/100 FT S 3 DEG 55 MIN E 149 51/100 FT S 65 DEG 19 MIN W 546 15/100 FT N 0 DEG 16 MIN W 472 58/100 FT S 89 DEG 44 MIN E 390 FT TO POB OR 658 P 510 OR 789 P 502 OR 1193 P 627/629 OR 1760 P 566

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

Amendment 1/Portability Calculations

Navigate Mode ● Account Reference

Printer Friendly Version

General Information

Reference:	251S313100001001
Account:	091472150
Owners:	MAGEE VERRIS
Mail:	6845 PINE FOREST RD PENSACOLA, FL 325268931
Situs:	6845 PINE FOREST RD 32526
Use Code:	REPAIR SERVICE 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

2014 Certified Roll Assessment

Improvements:	\$55,614
Land:	\$205,200
Total:	\$260,814
<i>Non-Homestead Cap:</i>	\$260,814

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1978	1760	566	\$100	QC	View Instr
01/1978	1193	629	\$100	QC	View Instr
01/1978	1193	627	\$100	WD	View Instr
01/1974	789	502	\$5,000	SC	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW
ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI
O F PINE FOREST ROAD S 0 DEG 16...

Extra Features

MOBILE HOME

Parcel Information

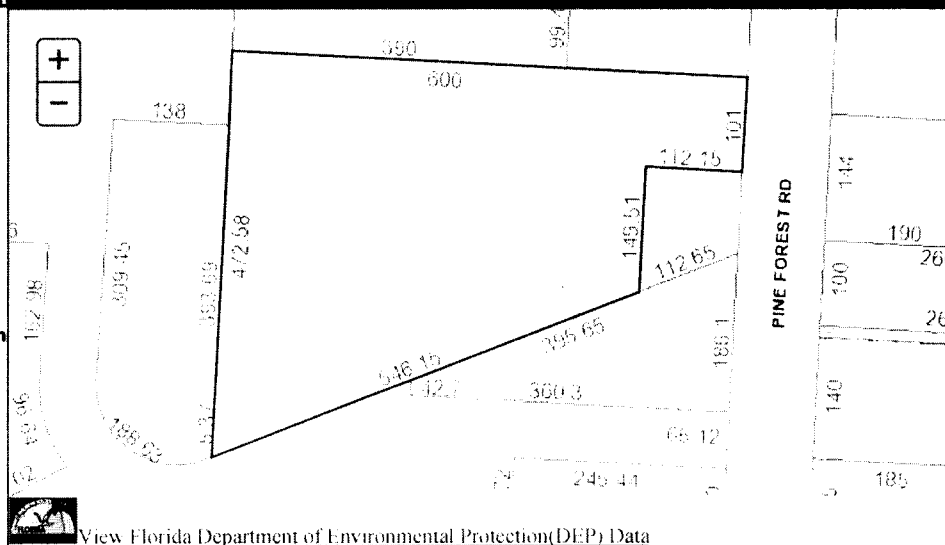
Launch Interactive Map

Section
Map Id:
25-1S-31

**Approx.
Acreage:**
4.3200

Zon
C-1

**Evacuation
& Flood
Information**
Open Report



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


Buildings

Address:6845 PINE FOREST RD, Year Built: 1978, Effective Year: 1978

Structural Elements

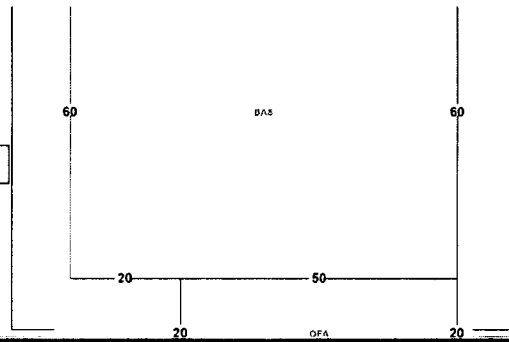
**DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED**

NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-14
STRUCTURAL FRAME-RIGID FRAME

 Areas - 5200 Total SF

BASE AREA - 4200

OFFICE AVG - 1000



Images



6/10/14



10/21/08



10/21/08

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/29/2015 (tc.12424)

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.: 12067

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:

Verris Magee

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.: 12067

April 30, 2015

251S313100001001 - Full Legal Description

BEG AT NE COR OF NE 1/4 OF SW 1/4 OF SECW ALG N LI OF NE 1/4 OF SW 1/4 50 FT TO W R/W LI OF PINE FOREST ROAD S 0 DEG 16 MIN E ALG RD 231 7/10 FT N 89 DEG 44 MIN W 210 FT S 0 DEG 16 MIN E 99 4/10 FT FOR POB S 89 DEG 44 MIN E 210 FT TO RD S 0 DEG 16 MIN E ALG RD 101 FT N 88 DEG 41 SEC W 112 15/100 FT S 3 DEG 55 MIN E 149 51/100 FT S 65 DEG 19 MIN W 546 15/100 FT N 0 DEG 16 MIN W 472 58/100 FT S 89 DEG 44 MIN E 390 FT TO POB OR 658 P 510 OR 789 P 502 OR 1193 P 627/629 OR 1760 P 566

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12067

April 30, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$260,814.00. Tax ID 09-1472-150.

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.: 09-1472-150

CERTIFICATE NO.: 2013-5116

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.

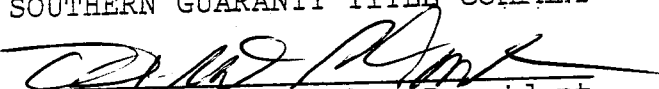
YES NO

- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for tax year.

Verris Magee
6845 Pine Forest Rd.
Pensacola, FL 32526

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.

10/4/78
10/4/78
10/4/78

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this September day of August 13, A. D. 1978, by

MERRILL L. MAGEE
first party, to / VERRIS G. MAGEE

whose postoffice address is Rt 7, Box 287 A1
12507

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of Florida to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 1 South, Range 31 West, thence run West along the North line of said Northeast 1/4 of Southwest 1/4 a distance of 50 feet to the West right-of-way line of Pine Forrest Road; thence run South 0 degrees 16 minutes East along said Road for 231.7 feet; thence run North 89 degrees 44 minutes West for 210 feet and including fence along this boundary; thence run South 0 degrees 16 minutes East 99.4 feet and including fence along this boundary, for a point of beginning; thence run South 89 degrees 44 minutes East 210 feet and including fence along this boundary, to said Road; thence run South 0 degrees 16 minutes East along said road for 101.0 feet; thence run North 88 degrees 41 minutes West for 112.15 feet and including fence along this boundary; thence run South 3 degrees 55 minutes East for 149.51 feet and including fence along this boundary; thence run South 65 degrees 19 minutes West for 546.15 feet; thence run North 0 degrees 16 minutes West for 472.58 feet; thence run South 89 degrees 44 minutes East a distance of 390 feet, more or less, to the point of beginning.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, claim, equity, demand, benefit and advantage of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Ordie H. Cook Merrill L. Magee
Glenn Harrison
MERRILL L. MAGEE

STATE OF ~~FLORIDA~~ MISSISSIPPI
COUNTY OF FORREST

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

MERRILL L. MAGEE
to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of September A. D. 1978

MY COMMISSION EXPIRES SEPTEMBER 9, 1981

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 9, 1981

This instrument prepared by George J. Roark, Jr.
Address 215 Professional Bldg., Pensacola, Florida 32501

SS .30
Sur Tax .55
TOTAL \$7.85
QUIT CLAIM DEED

RECORDED 1193 PAGE 627

PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.

THIS INSTRUMENT PREPARED BY:
GEORGE J. ROARK, JR.
ROARK AND ROARK
215 Professional Bldg.
Pensacola, FL 32501

State of Florida.

ESCAMBIA

County

KNOW ALL MEN BY THESE PRESENTS, That J. L. Fitzmorris

for and in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good
and valuable considerations -----DOLLARS-

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto
Verris MaGee

his heirs, executors, administrators and assigns, forever, the following described property, situated
in the County of Escambia State of Florida to-wit:
Commencing at the Northeast corner of the Northeast 1/4 of the
Southwest 1/4 of Section 25, Township 1 South, Range 31 West, thence
run West along the North line of said Northeast 1/4 of the Southwest 1/4
a distance of 50 feet to the West right-of-way line of Pine Forrest
Road; thence run South 0 degrees 16 minutes East along said Road
for 231.7 feet; thence run North 89 degrees 44 minutes West for 210
feet and including fence along this boundary; thence run South 0
degrees 16 minutes East 99.4 feet and including fence along this
boundary, for a point of beginning; thence run South 89 degrees 44
minutes East 210 feet and including fence along this boundary, to
said Road; thence run South 0 degrees 16 minutes East along said
road for 101.0 feet; thence run North 88 degrees 41 minutes West for
112.15 feet and including fence along this boundary; thence run South
3 degrees 55 minutes East for 149.51 feet and including fence along
this boundary; thence run South 65 degrees 19 minutes West for 546.15
feet; thence run North 0 degrees 16 minutes West for 472.58 feet;
thence run South 89 degrees 44 minutes East a distance of 390 feet,
more or less to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining, free from all except taxes and light of homestead

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
day of February A.D. 1978

J. L. Fitzmorris
J. L. Fitzmorris

(SEAL)

SEAL

Sealed, signed and delivered in the presence of

George J. Roark, Jr.
Victor J. Roark

State of LOUISIANA

County of St. Tammy

This day, before the undersigned, personally appeared J. L. Fitzmorris

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and acknowledged that _____ executed the same for the uses and purposes therein expressed, and the said

_____ wife of the said

_____ upon a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said property

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this

day of February

A. D., 19 78

Victor J. Brantham
Notary Public

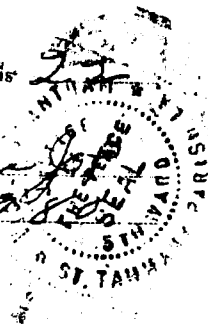
My Commission Expires: 1978

962490

RECORDED IN
THE OFFICE OF
ESCAMPIA COUNTY

MAR 3 4 32 PM '78

ESCAMPIA COUNTY



State of Florida,

County

TO

Quit Claim Deed

RECEIVED this _____ day

of _____ A. D. 19 _____

at _____ o'clock _____ M.,

and Recorded in Volume _____ Page _____

the _____ day of _____ 19 _____

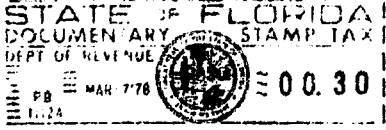
Clerk Circuit Court.

By _____ D. C.

WATSON PRINTING CO. PENSACOLA, FLORIDA

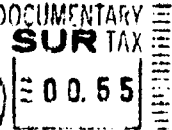
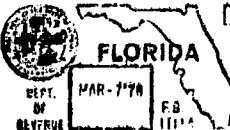
ESCAMPIA COUNTY

0513



ESCAMPIA COUNTY

045437



RECORDED IN
THE OFFICE OF
ESCAMPIA COUNTY
MAR 7 1978

Rec. 4.00
SS 67.50
Sur Tax 24.75
TOTAL \$96.25

REC'D 1193 PAGE 629

State of Florida

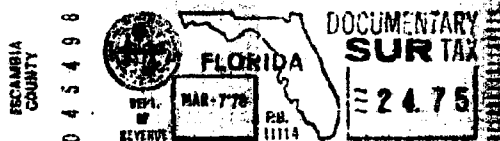
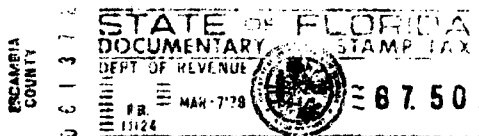
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, DAVID L. CROWDER and EDNA L. CROWDER, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto VERRIS G. MAGEE and MERRILL L. MAGEE, husband and wife, of Penacola, Florida, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the State of Florida, and County of Escambia to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 1 South, Range 31 West, thence run West along the North line of said Northeast 1/4 of Southwest 1/4 a distance of 50 feet to the West right of way line of Pine Forrest Road; thence run South 0 degrees 16 minutes East along said road for 231.7 feet; thence run North 89 degrees 44 minutes West for 210 feet; thence run South 0 degrees 16 minutes East 99.4 feet; for the Point of Beginning; thence run South 89 degrees 44 minutes East 210 feet to said road; thence run South 0 degrees 16 minutes East along said road for 161.0 feet; thence run North 88 degrees 41 minutes West for 112.15 feet; thence run South 3 degrees 55 minutes East for 149.51 feet; thence run South 65 degrees 19 minutes West for 546.15 feet; thence run North 0 degrees 16 minutes West for 472.58 feet; thence run South 89 degrees 44 minutes East a distance of 390 feet, more or less, to the Point of Beginning.

THIS DEED IS GIVEN IN COMPLETE SATISFACTION OF CONTRACT RECORDED IN OFFICIAL RECORDS BOOK 658, PAGE 510, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.



Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, 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 have a good right to convey the same, that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, 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 fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of March, 19 78

Signed, sealed and delivered in the presence of

DAVID L. CROWDER

(SEAL)

EDNA L. CROWDER

(SEAL)

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared DAVID L. CROWDER

and EDNA L. CROWDER

known to me and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth

Given under my hand and official seal this 3rd day of March, 19 78

Notary Public

Notary Public

My commission expires

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05116 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 4, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERRIS MAGEE
6845 PINE FOREST RD
PENSACOLA, FL 325268931

WITNESS my official seal this 4th day of June 2015.



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 July 6, 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

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SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091472150 (15-471)

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

VERRIS MAGEE

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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.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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Post Property:

6845 PINE FOREST RD 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

VERRIS MAGEE
6845 PINE FOREST RD
PENSACOLA, FL 325268931

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

13/5116

7007 0710 0001 2342 0633

U.S. Postal Service [®]	
CERTIFIED MAIL [™] RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.74

PENSACOLA, FL DOWNTOWN STA

JUN 2015

Postmark Here

USPS 32502-9998

Sent To	
Street, Apt. or PO Box	VERRIS MAGEE [15-471]
City, State	6845 PINE FOREST RD PENSACOLA, FL 325268931

PS Form 3840, April 2010

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15- 471

Document Number: ECSO15CIV024965NON

Agency Number: 15-008671

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05116 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VERRIS MAGEE

Defendant:

Type of Process: NOTICE OF APPLICATION OF TAX DEED

Received this Writ on 6/4/2015 at 9:43 AM and served same at 1:45 PM on 6/9/2015 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

R Preston 927

R. PRESTON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

15-471

Document Number: ECSO15CIV025003NON

Agency Number: 15-008614

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05116 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VERRIS MAGEE

Defendant:

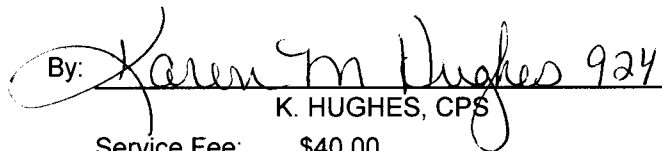
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/4/2015 at 9:49 AM and served same on VERRIS MAGEE , at 9:27 AM on 6/12/2015 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 924

K. HUGHES, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Personal Services:

VERRIS MAGEE
6845 PINE FOREST RD
PENSACOLA, FL 325268931

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 

By:
Emily Hogg
Deputy Clerk

6740 A
6740 A

TRANSFER OF PROCESS

SERVE: Verris Magee AGENCY # 15 - 8614

CRIM / CIVIL

OLD ADDRESS: 4845 Pine Forest

NEW ADDRESS: Same

ASSIGNED TO: Hughes

DATE: 6/11/15 CLERK'S INITIALS LM

SIGNATURE: LM 914

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & C
OFFICIAL RECORDS DIVIS
221 Palatof Place
P.O. Box 333
pensacola, FL 32591-0333



7007 0710 0001 2342 0633

neopost.

08/04/2015

US POSTAGE

\$06.73



ZIP 32502
04111221084

VERRIS MAGEE [15-471]
6845 PINE FOREST RD
PENSACOLA, FL 325268931

373	04	1009	0006/24/15
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2

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

RC: 3259103333 *2187-10780-04-40

SECRET

13/5/16
Redeemed

THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-2w-06-04-11-18-25-2015

(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 # 05116

in the CIRCUIT Court
was published in said newspaper in the issues of

JUNE 4, 11, 18, & 25 2015

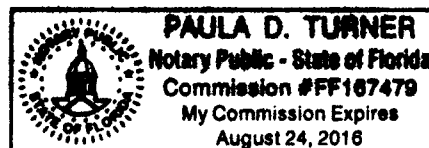
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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

NOTARY PUBLIC



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