

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number**  
Apr 10, 2015 / 150028

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6840.0000** , 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: 10-4552-778**

**Certificate Holder:**

CCTS CAP FL 81471 US BANK CUST FOR PFS2  
7990 IH-10 WEST  
SAN ANTONIO, TEXAS 78230

**Property Owner:**

PURPLE PARROT CONDO LLC  
4502 OLD PASS RD  
GULFPORT , MISSISSIPPI 39501

**Legal Description:**

UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO 1152/100480 INT IN COMMON ELEMENTS OR 6662 P 1236

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	6840.0000	06/01/13	\$1,821.56	\$0.00	\$91.08	\$1,912.64

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

\$1,912.64
\$0.00
\$200.00
\$125.00
\$2,237.64
\$2,237.64
\$6.25

\*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: July 6, 2015

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

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**CCTS CAP FL 81471 US BANK CUST FOR PFS2  
7990 IH-10 WEST  
SAN ANTONIO, Texas, 78230**

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>
6840.0000	10-4552-778	06/01/2013	UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO 1152/100480 INT IN COMMON ELEMENTS OR 6662 P 1236

**2013 TAX ROLL**

PURPLE PARROT CONDO LLC  
4502 OLD PASS RD  
GULFPORT , Mississippi 39501

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.

propel1 (Misty Dante)

Applicant's Signature

04/10/2015

Date



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
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Sale  
List

Amendment 1/Portability  
Calculations

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☒ Navigate Mode
 ☐ Account
 ☐ Reference

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## General Information

**Reference:** 263S321002064001  
**Account:** 104552778  
**Owners:** PURPLE PARROT CONDO LLC  
**Mail:** 4502 OLD PASS RD  
 GULFPORT, MS 39501  
**Situs:** 13555 PERDIDO KEY DR C-9 32507  
**Use Code:** CONDO-RES UNIT   
**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:** \$107,378  
**Land:** \$0  
**Total:** \$107,378  
Non-Homestead Cap: \$100,884

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/27/2012	6945	1100	\$100	WD	<a href="#">View Instr</a>
09/20/2012	6913	1925	\$125,000	WD	<a href="#">View Instr</a>
09/30/2010	6662	1236	\$103,000	WD	<a href="#">View Instr</a>
07/16/2010	6615	785	\$100	CT	<a href="#">View Instr</a>
02/2006	5841	796	\$300,000	WD	<a href="#">View Instr</a>
07/2003	5204	1333	\$59,500	WD	<a href="#">View Instr</a>
10/2001	4784	1913	\$154,900	WD	<a href="#">View Instr</a>
07/1999	4439	1111	\$395,000	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

None

## Legal Description

UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO  
1152/100480 INT IN COMMON ELEMENTS OR 6945 P  
1100

## Extra Features

None

## Parcel Information

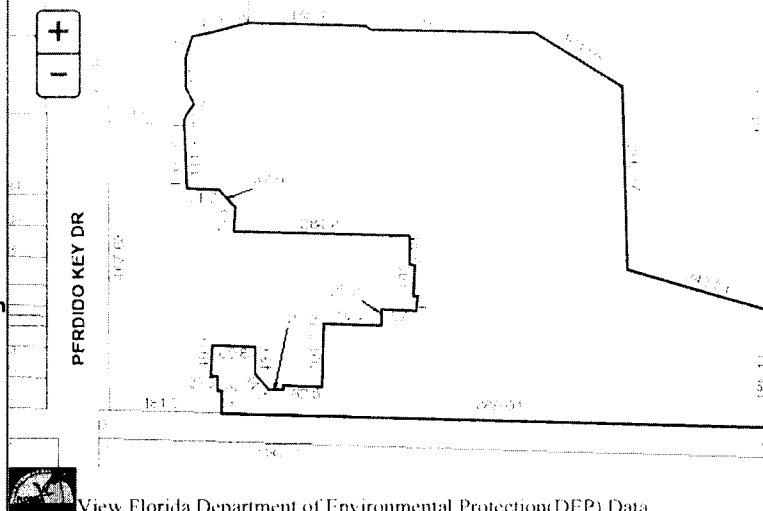
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 26-35-32

**Approx. Acreage:**  
 9.4600

**Zoned:**   
 CCPK

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



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


## Buildings

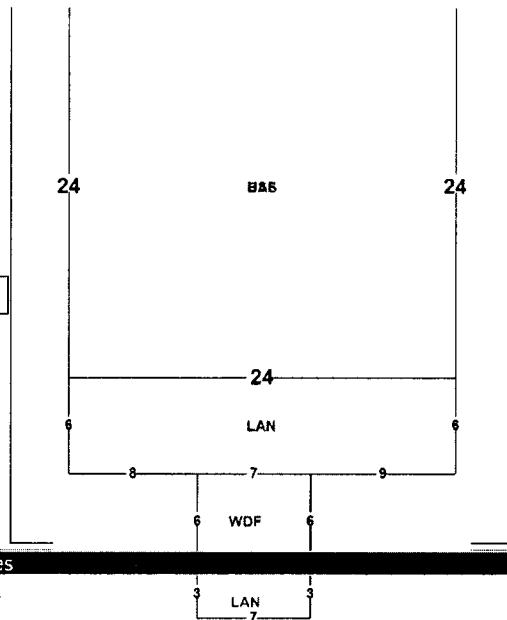
Address: 13555 PERDIDO KEY DR C-9, Year Built: 2001, Effective Year: 2001

## Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-CARPET  
FOUNDATION-PILINGS  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-8  
NO. STORIES-2  
ROOF COVER-ENAMEL METAL  
ROOF FRAMING-HIP-HI PITCH  
STORY HEIGHT-9  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1527 Total SF  
BASE AREA - 576  
LANAI - 309  
UPPER STORY FIN - 576  
WOOD DECK FIN - 42  
WOOD DECK UNF - 24



Images

None

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.10223)

# **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.: 12047

April 28, 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 04-28-1995, through 04-28-2015, and said search reveals the following:

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

Purple Parrot Condo, LLC

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 28, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12047

April 28, 2015

**Unit C-9, Purple Parrot Village Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 4533, page 1257, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12047

April 28, 2015

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

1. Subject to interest of Purple Parrot Village Condominium Association.
2. Taxes for the year 2012 and 2014 delinquent. The assessed value is \$100,884.00. Tax ID 10-4552-778.

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.: 10-4552-778

CERTIFICATE NO.: 2013-6840

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.

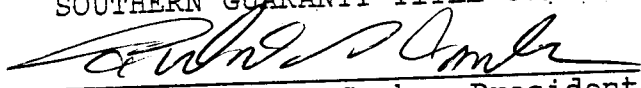
Purple Parrot Condo, LLC  
Attn: James Hurd Gaddy, Jr.  
4502 Old Pass Rd.  
Gulfport, MS 39501

Unknown Tenants  
13555 Perdido Key Dr. #C-9  
Pensacola, FL 32507

Purple Parrot Village Condo Assoc.  
P.O. Box 34312  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 28th 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.



Prepared by:

Wilson, Hamrell, Farrington, Ford, et al., P.A.  
307 South Palafox Street  
Pensacola, Florida 32502

File Number: 1-47254

### General Warranty Deed

Made this September 24, 2012 A.D. By James Hurd Gaddy, Jr., hereinafter called the grantor, to Purple Parrot Condo, LLC, a Mississippi Limited Liability Company, whose post office address is: 4502 Old Pass Road, Gulfport, MS 39501, hereinafter called the grantee:

(Whoever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Unit C-9, Purple Parrot Village, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4533, Page 1257, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The above described property is not the Constitutional Homestead of the Grantor.

Parcel ID Number: 263S321002064001

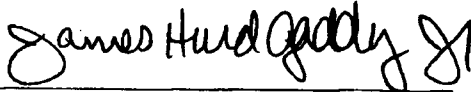
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

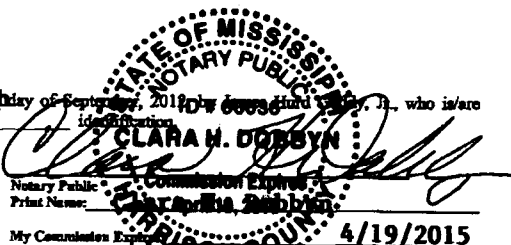
  
James Hurd Gaddy, Jr.

Witness Printed Name Kathrine Hicks

Witness Printed Name Donald K. Gaddy MD

State of MISSISSIPPI  
County of HARRISON

The foregoing instrument was acknowledged before me this 27th day of September, 2012, by James Hurd Gaddy, Jr., who is/are personally known to me or who has produced \_\_\_\_\_ identification.

  
Notary Public: CLARA H. DOBYN  
Print Name: CLARA H. DOBYN  
My Commission Expires: 4/19/2015