FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Jun 29, 2015 / 150306

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6926.0000** , 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:** 10-4710-035

Certificate Holder:
GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:
MCBEE RICHARD
272 VALLEY VIEW LN
INDIAN SPRINGS , ALABAMA 35124

Legal Description:
UNIT 7 OF OLD RIVER LANDING CONDOMINIUM ALSO 1/10 INT IN COMMON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6847 P 1883

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	6926.0000	06/01/13	$2,411.10	$0.00	$120.56	$2,531.66

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$2,531.66
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$200.00
5. Tax Deed Application Fee	$125.00
6. Total Certified by Tax Collector to Clerk of Court	$2,856.66
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	$2,856.66
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 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: 11/2/15

* 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: 150306

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS**
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121
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
6926.0000	10-4710-035	06/01/2013	UNIT 7 OF OLD RIVER LANDING CONDOMINIUM ALSO 1/10 INT IN COMMON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6847 P 1883

2013 TAX ROLL
MCBEE RICHARD
272 VALLEY VIEW LN
INDIAN SPRINGS , Alabama 35124

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.

jsherpa (John Lemkey) — 06/29/2015

Applicant's Signature — Date

Chris Jones
Escambia CountyProperty Appraiser

General Information

Reference:	014S331025000007
Account:	104710035
Owners:	MCBEE RICHARD
Mail:	272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124
Situs:	16784 PERDIDO KEY DR 7 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

Assessments

Year	Land	Imprv	Total	Cap Val
2014	$0	$123,779	$123,779	$123,779
2013	$0	$124,253	$124,253	$124,253
2012	$0	$135,883	$135,883	$135,883

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/03/2013	6970	157	$140,700	WD	View Instr
04/17/2012	6847	1883	$107,100	CT	View Instr
11/14/2007	6248	728	$50,000	WD	View Instr
03/2007	6114	553	$53,300	CT	View Instr
03/1998	4236	1236	$145,000	WD	View Instr
06/1995	3793	755	$149,000	WD	View Instr
12/1992	3287	36	$95,000	WD	View Instr
05/1982	1649	885	$125,500	WD	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

UNIT 7 OF OLD RIVER LANDING CO NDOMINIUM ALSO 1/10 INT IN COM MON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6970 P 157

Extra Features

None

Parcel Information

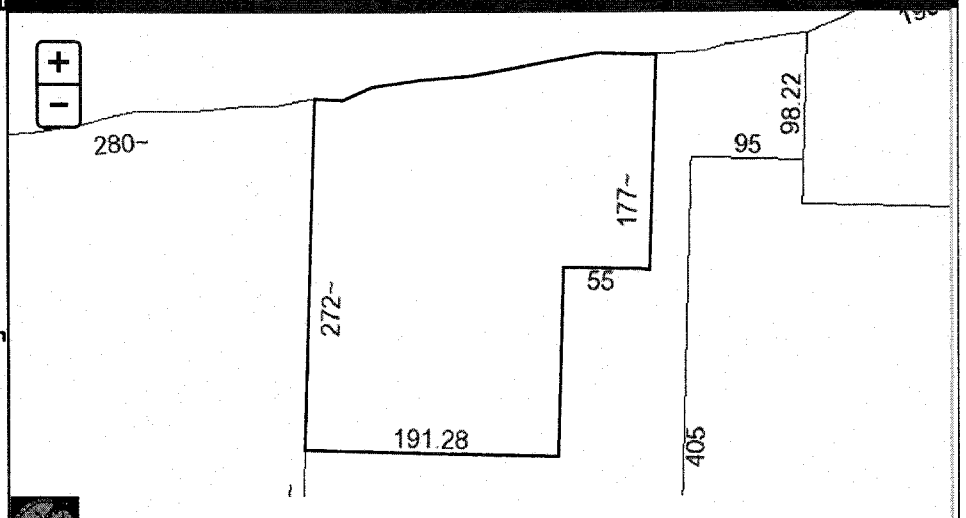
Launch Interactive Map

Section Map Id:
01-4S-33

Approx. Acreage:
1.5800

Zoned:
MDR-PK

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:16784 PERDIDO KEY DR 7, Year Built: 1982, Effective Year: 1982

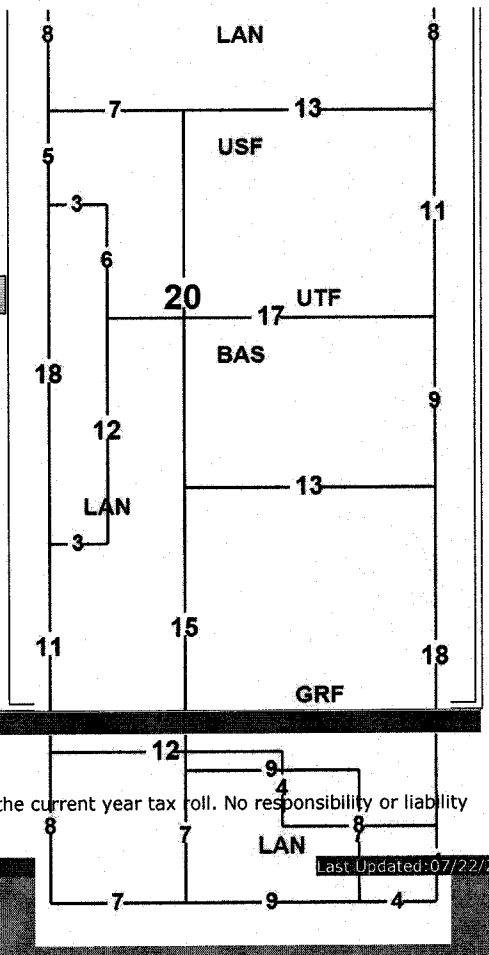
Structural Elements

DECOR/MILLWORK-*ABOVE AVERAGE*

DWELLING UNITS-*1*
EXTERIOR WALL-*SIDING-LAP.AAVG*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*2*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*WOOD FRAME/TRUS*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 2419 Total SF

BASE AREA - *818*
GARAGE FIN - *286*
LANAI - *693*
UPPER STORY FIN - *362*
UTILITY FIN - *260*



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: 07/22/2015 (tc.4875)

15-709

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.: 12334

August 21, 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 08-21-1995, through 08-21-2015, and said search reveals the following:

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

   Richard McBee

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: _____

August 21, 2015

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12334 August 21, 2015

That certain Condominium Parcel Composed of Unit No. 7, of OLD RIVER LANDING, a Condominium according to the Declaration of Condominium dated May 17, 1982 and recorded in Official Records Book 1645, at Pages 10 through 82, of the Public Records of Escambia County, Florida on May 19, 1982, together with an undivided one tenth interest in and to the common elements, as described in said Declaration appurtenant thereto all in accordance with and subject, however, to all of the provisions of said Declaration of Condominium.

Together with exclusive right of use of the following limited common elements: Parking Space #7 and Boat Slip #7.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12334 August 21, 2015

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

1. Subject to interest of Old River Landing Owners Association.

2. Taxes for the year 2012 delinquent. The assessed value is $125,50000. Tax ID 10-4710-035.

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: 11-2-2015

TAX ACCOUNT NO.: 10-4710-035

CERTIFICATE NO.: 2013-6926

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.

Richard McBee
272 Valley View Lane
Indian Springs, AL 35124

Old River Landing Owners Assoc.
P.O. Box 34265
Pensacola, FL 32507

Unknown Tenants
16784 Perdido Key Dr. Unit 7
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 24th day of August, 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.

2

Recorded in Public Records 02/04/2013 at 08:49 AM OR Book 6970 Page 157, Instrument #2013007960, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $984.90

Prepared by and Return to:
Brittni Nosal
Bay National Title Company
13577 Feather Sound Dr. Suite 250
Clearwater, Florida 33762

File Number: FNMA-15758

Consideration Amount: $140,700.00

Space Above This Line is For Recording Data

Special Warranty Deed

This Special Warranty Deed made this 3 day of January, ~~2012~~ 2013 between **Fannie Mae, a/k/a Federal National Mortgage Association** whose post office address is: 14221 Dallas Parkway Suite #1000, Dallas, TX 75254, ("grantor"), and **Richard McBee** , whose post office address is: 272 Valley View Lane, Indian Springs, AL 35124, ("grantee"):

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pensacola (city), Escambia (county), to-wit:

That certain Condominium Parcel Composed of Unit No. 7, of OLD RIVER LANDING, a Condominium according to the Declaration of Condominium dated May 17, 1982 and recorded in Official Records Book 1645, at Pages 10 through 82, of the Public Records of Escambia County, Florida on May 19, 1982, together with an undivided one tenth interest in and to the common elements, as described in said Declaration appurtenant thereto all in accordance with and subject, however, to all of the provisions of said Declaration of Condominium.

Together with exclusive right of use of the following limited common elements: Parking Space #7 and Boat Slip #7.

Parcel ID Number: 01-4S-33-1025-000-007

More commonly known as: 16784 Perdido Key Drive, Unit 7, Pensacola, FL 32507

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.
Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1723 ac (2) for conveyance of subject property.
Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $168,840.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of $168,840.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.
This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 claiming by, through or under grantors, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Fannie Mae, a/k/a Federal National Mortgage Association

By: _____
Printed Name: Charlotte Elliott
Title: _____
Authorized Signer of First American National Default Title Services, a division of First American Title Insurance Company as Attorney in fact and/or agent

Witness Name: Marlon Brown

(Corporate Seal)

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me, a notary public this 3 day of Jan, 2012, by Charlotte Elliott as Authorized Signer of First American National Default Title Services, a division of First American Title Insurance Company as Attorney in fact and/or agent of Fannie Mae, a/k/a Federal National Mortgage Association who is personally known to me.

Notary Public, State of Texas
Printed Name: Cynthia Partida Valtierra
My commission expires: 6-4-15
(Seal or Stamp)

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 104710035 Certificate Number: 006926 of 2013

Payor: RICHARD MCBEE 272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124 **Date**
09/22/2015

Clerk's Check #	1	Clerk's Total	$506.83
Tax Collector Check #	1	Tax Collector's Total	$3,077.16
		~~Postage~~	$20.19
		Researcher Copies	$2.00
		Total Received	~~$3,605.68~~ $3144.66

$3142.66

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

Case # 2013 TD 006926
Redeemed Date 09/22/2015
Name RICHARD MCBEE 272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124

Clerk's Total = TAXDEED	$506.33
Due Tax Collector = TAXDEED	$3,077.16
Postage = TD2	$20.19
ResearcherCopies = TD6	$2.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104710035 Certificate Number: 006926 of 2013

Redemption No ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/02/2015	Redemption Date 09/22/2015
Months	5	3
Tax Collector	$2,856.66	$2,856.66
Tax Collector Interest	$214.25	$128.55
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$3,077.16	$2,991.46
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$221.00	$221.00
App. Fee Interest	$35.33	$21.20
Total Clerk	$506.33	$492.20
Postage	$20.19	$20.19
Researcher Copies	$2.00	$2.00
Total Redemption Amount	$3,605.68	$3,505.85 - 120 - 221 - 2019 = $ 3144.66
	Repayment Overpayment Refund Amount	$99.83

ACTUAL SHERIFF $40.00
9/22/15 RICHARD MCBEE CALLED FOR A QUOTE. EBH

Notes

Submit Reset Print Preview

credit card
110.06
$ 3254.72

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 28, 2015

GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 006926	$471.00	$21.20	$492.20
2013 TD 002417	$471.00	$21.20	$492.20
2013 TD 004749	$511.00	$23.00	$534.00
		TOTAL	**$1,518.40**

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com