

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 18, 2015 / 150130

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 8386.0000**, 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: 12-0543-044**

Certificate Holder:

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, FLORIDA 32547

Property Owner:

WILSON STEPHEN H & WILSON TERESA L
3535 APPLEWOOD LN
CANTONMENT, FLORIDA 32533

Legal Description:

BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37 MIN 31 SEC W ALG N LI OF SD 1/4 1320 FT S 0 DEG 20 MIN 49 SEC W 236 55/100 FT S 81 DEG 59 MIN 00 SEC E 5 ...

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	8386.0000	06/01/13	\$308.71	\$0.00	\$57.11	\$365.82

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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- 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
- 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

\$365.82
\$0.00
\$200.00
\$125.00
\$690.82
\$690.82
\$6.25

*Done this 18th day of May, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: August 3, 2015

* 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

5/18/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-0543-044

May 28, 2015

Tax Year: 2012

Certificate Number: 8386.0000

BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37 MIN 31 SEC W ALG N LI OF SD 1/4 1320 FT S 0 DEG 20 MIN 49 SEC W 236 55/100 FT S 81 DEG 59 MIN 00 SEC E 580 FT TO POB CONT S 81 DEG 59 MIN 00 SEC E 145 FT S 0 DEG 00 MIN 00 SEC W 460 15/100 FT N 81 DEG 59 MIN 00 SEC W 145 FT N 0 DEG 00 MIN 00 SEC E 460 15/100 FT TO POB OR 6499 P 1935

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE TTEE/BLACKWELL LIVING
TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, Florida, 32547**

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
8386.0000	12-0543-044	06/01/2013	BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37 MIN 31 SEC W ALG N LI OF SD 1/4 1320 FT S 0 DEG 20 MIN 49 SEC W 236 55/100 FT S 81 DEG 59 MIN 00 SEC E 580 FT TO POB CONT S 81 DEG 59 MIN 00 SEC E 145 FT S 0 DEG 00 MIN 00 SEC W 460 15/100 FT N 81 DEG 59 MIN 00 SEC W 145 FT N 0 DEG 00 MIN 00 SEC E 460 15 ... See attachment for full legal description.

2014 TAX ROLL

**WILSON STEPHEN H & WILSON TERESA L
3535 APPLEWOOD LN
CANTONMENT , Florida 32533**

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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

05/18/2015

Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-0543-044

May 28, 2015
Tax Year: 2012
Certificate Number: 8386.0000

BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37 MIN 31 SEC W ALG N LI OF SD 1/4 1320 FT S 0 DEG 20 MIN 49 SEC W 236 55/100 FT S 81 DEG 59 MIN 00 SEC E 580 FT TO POB CONT S 81 DEG 59 MIN 00 SEC E 145 FT S 0 DEG 00 MIN 00 SEC W 460 15/100 FT N 81 DEG 59 MIN 00 SEC W 145 FT N 0 DEG 00 MIN 00 SEC E 460 15/100 FT TO POB OR 6499 P 1935

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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

05/18/2015

Date

Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Printer Friendly Version:

← **Navigate Mode** • **Account** **Reference**

General Information

Reference:	302N312100000014
Account:	120543044
Owners:	WILSON STEPHEN H & WILSON TERESA L
Mail:	3535 APPLEWOOD LN CANTONMENT, FL 32533
Situs:	3551 APPLEWOOD LN 32533
Use Code:	VACANT RESIDENTIAL 
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:	\$0
Land:	\$16,720
Total:	\$16,720
<u>Non-Homestead Cap:</u>	\$16,720

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/20/2012	6909	4	\$34,000	WD	View Instr
08/21/2009	6499	1935	\$34,500	WD	View Instr
11/2004	5528	1107	\$24,500	WD	View Instr
05/1987	2406	572	\$100	WD	View Instr
06/1985	2076	823	\$3,300	QC	View Instr
09/1983	2406	571	\$6,200	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

BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37
MIN 31 SEC W A LG N LI OF SD 1/4 1320 FT S 0
DEG 20 MIN 49 SEC W 236 55/100...

Extra Features

None

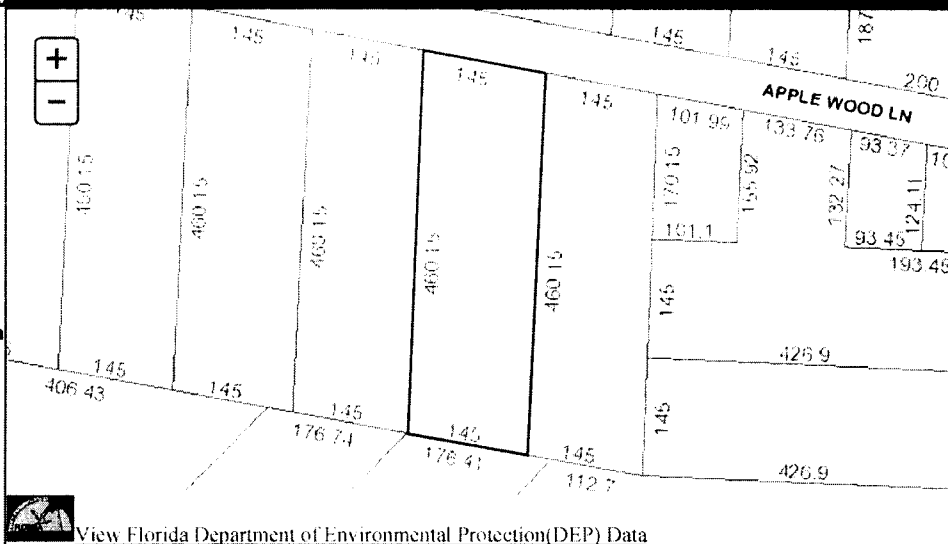
Parcel Information

**Section
Map Id:**
30-2N-31

**Approx.
Acreage:**
1.6000

Zoned: RMU

**Evacuation
& Flood
Information**
Open Report



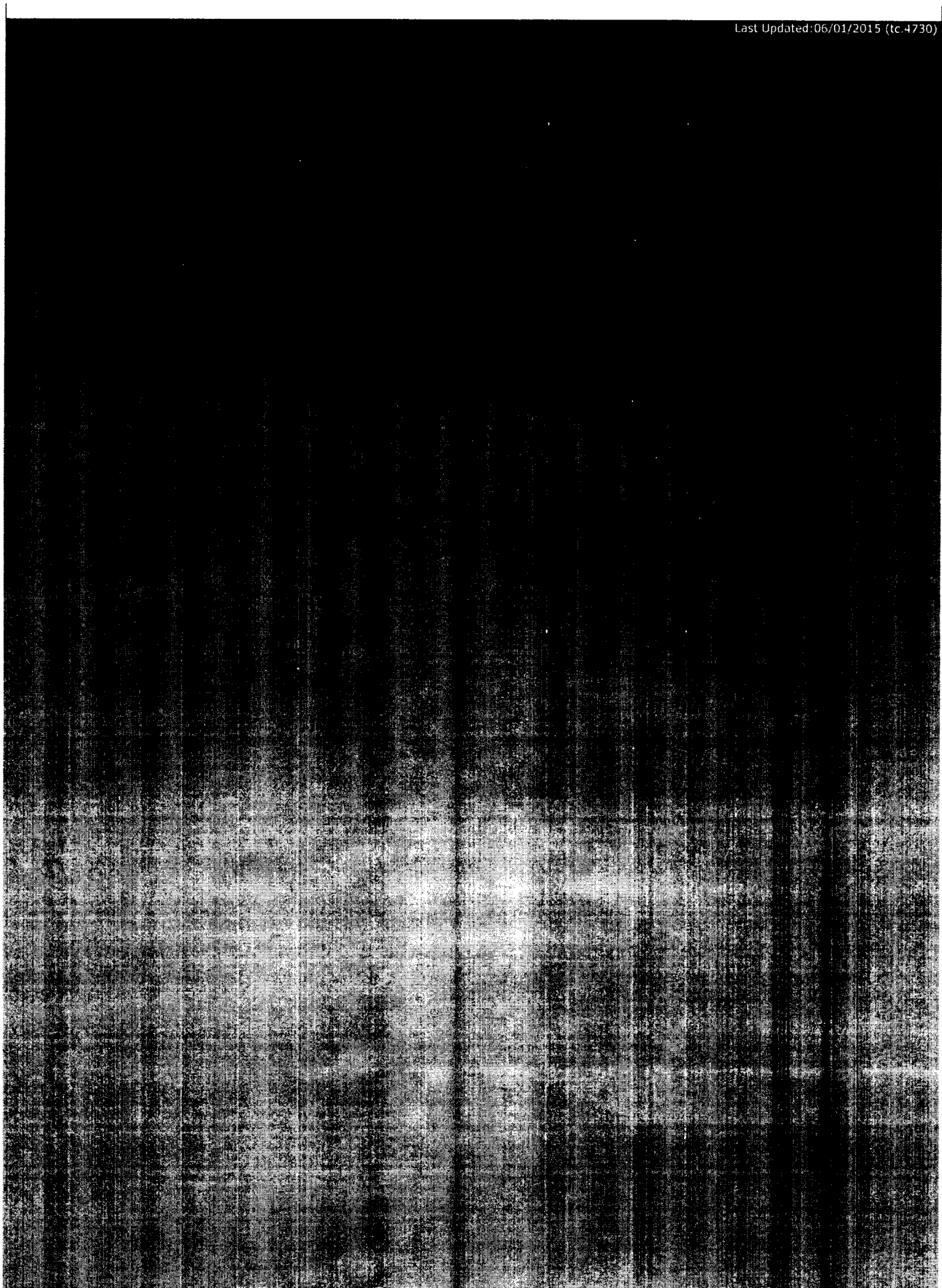
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

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.



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.: 12129

May 29, 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 05-29-1995, through 05-29-2015, and said search reveals the following:

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

Stephen H. Wilson and Teresa L. Wilson

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

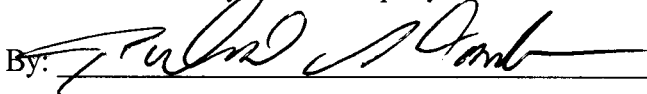
4. Taxes:

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: 

May 29, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12129

May 29, 2015

302N312100000014 - Full Legal Description

BEG AT NE COR OF NW 1/4 OF SEC TH N 89 DEG 37 MIN 31 SEC W ALG N LI OF SD 1/4 1320 FT S 0 DEG 20 MIN 49 SEC W 236 55/100 FT S 81 DEG 59 MIN 00 SEC E 580 FT TO POB CONT S 81 DEG 59 MIN 00 SEC E 145 FT S 0 DEG 00 MIN 00 SEC W 460 15/100 FT N 81 DEG 59 MIN 00 SEC W 145 FT N 0 DEG 00 MIN 00 SEC E 460 15/100 FT TO POB OR 6909 P 4

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12129

May 29, 2015

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

1. Taxes for the year 2012 and 2014 delinquent. The assessed value is \$16,720.00. Tax ID 12-0543-044.

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: 8-3-2015

TAX ACCOUNT NO.: 12-0543-044

CERTIFICATE NO.: 2013-8386

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.

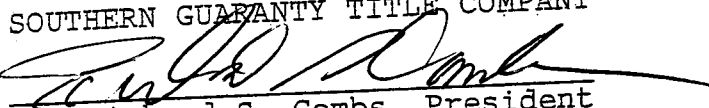
YES NO

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

Stephen H. Wilson
Teresa L. Wilson
3535 Applewood Lane
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 29th day of May, 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.

1850
038.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY TITLES OF FLORIDA, LLC

2600 NORTH 12TH AVE.

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number: 302N31-2100-000-014

Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of August, 2012 by Eddie L. Craig and Christina M. Craig, Husband and Wife, whose post office address is 3261 Schiffko Road, Cantonment, FL 32533 herein called the grantors, to Stephen H. Wilson and Teresa L. Wilson, Husband and Wife, whose post office address is 3535 Applewood Lane Cantonment FL 32533, hereinafter called the Grantees:
(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 2 North, Range 31 West, Escambia County, Florida; thence run North 89 degrees 37 minutes 31 seconds West along the North line of said 1/4 for 1320.00 feet; thence run South 00 degrees 20 minutes 49 seconds West for 236.55 feet; thence run South 81 degrees 59 minutes 00 seconds East for 580.00 feet to Point of Beginning; thence continue the last course run South 81 degrees 59 minutes 00 seconds East for 145.00 feet; thence run South 00 degrees 00 minutes 00 seconds West for 460.15 feet; thence run North 81 degrees 59 minutes 00 seconds West for 145.00 feet; thence run North 00 degrees 00 minutes 00 seconds East for 460.15 feet to Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kathy Wilson
Witness #1 Signature

Kathy Wilson
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Teresa L. Wilson
Witness #2 Printed Name

[Signature]
Eddie L. Craig

Christina M. Craig
Christina M. Craig

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of August, 2012 by Eddie L. Craig and Christina M. Craig and who are personally known to me or have produced a current driver license as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

STATE OF FLORIDA

JOANNE GUNN
NOTARY PUBLIC
COMMISSION # EE 58539
EXPIRES 1-25-15
STATE OF FLORIDA

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Applewood Trail.

Legal Address of Property: 3551 Applewood Trail, Cantonment, FL 32533

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

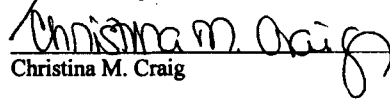
This form completed by:

Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534

AS-TO SELLER (S):

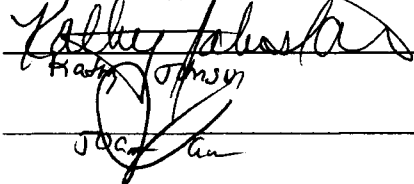


Eddie L. Craig



Christina M. Craig

Witness to Seller(s):



Kelly Johnson



Joe

AS TO BUYER (S):

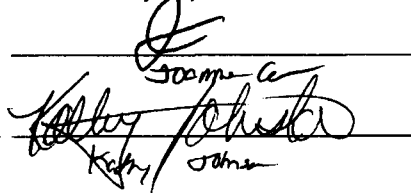


Stephen H. Wilson



Teresa L. Wilson

Witness to Buyer(s):



Kelly Johnson



Kelly Johnson

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95