



Chris Jones

Escambia County Property Appraiser

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General Information

Reference: 282S261202003003
Account: 170254095
Owners: GRAZIANO THOMAS F
Mail: 1065 MARION AVE
 MAINEVILLE, OH 45039
Situs: 1650 VIA DELUNA DR C-3 32561
Use Code: CONDO-RES UNIT
Taxing Authority: PENSACOLA BEACH
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	\$112,455	\$112,455	\$95,362
2013	\$0	\$86,693	\$86,693	\$86,693
2012	\$0	\$95,362	\$95,362	\$95,362

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Sales Data

Sale Date Book Page Value Type Official Records (New Window)
 04/1980 1509 633 \$39,900 LI [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 C-3 VILLAS ON THE GULF CO NDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 1509 P 6 33 SHEET 14

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 PB014



Approx. Acreage:
 4.9000

Zoned:
 HDR-PB

Evacuation & Flood Information
[Open Report](#)



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


Buildings

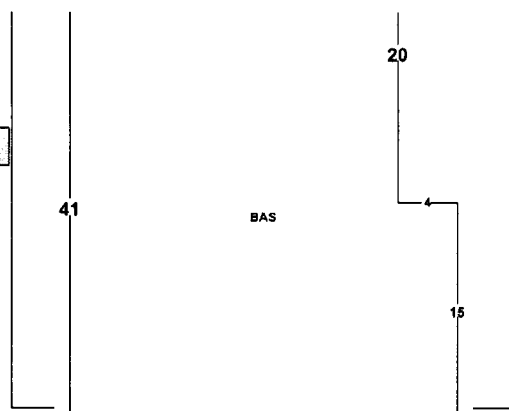
Address:1650 VIA DELUNA DR C-3, Year Built: 1973, Effective Year: 1973

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5

NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 986 Total SF
BASE AREA - 914
LANAI - 72



Images

None

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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: 07/08/2015 (tc.15142)

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Jun 29, 2015 / 150304

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 10286.0000**, 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: 17-0254-095**

Certificate Holder:

CBBTL LLC AND B LOW LLC PARTNE CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

GRAZIANO THOMAS F
1065 MARION AVE
MAINEVILLE, OHIO 45039

Legal Description:

UNIT C-3 VILLAS ON THE GULF CONDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 1509 P 633 SHEET 14

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	10286.0000	06/01/13	\$2,012.54	\$0.00	\$100.63	\$2,113.17

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
2015	9966.0000	06/01/15	\$2,104.15	\$6.25	\$105.21	\$2,215.61
2014	9476.0000	06/01/14	\$1,852.90	\$6.25	\$92.65	\$1,951.80

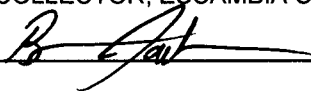
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application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

\$6,280.58
\$0.00
\$200.00
\$125.00
\$6,605.58
\$6,605.58
\$6.25

*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.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CBBTL LLC AND B LOW LLC PARTNE 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
10286.0000	17-0254-095	06/01/2013	UNIT C-3 VILLAS ON THE GULF CONDOMINIUM ALSO A .888640% INT IN COMMON ELEMENTS OR 1509 P 633 SHEET 14

2014 TAX ROLL

GRAZIANO THOMAS F
1065 MARION AVE
MAINEVILLE , Ohio 45039

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)
Applicant's Signature

06/29/2015
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

15-660

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12332

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:

Breier 401K PSP

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

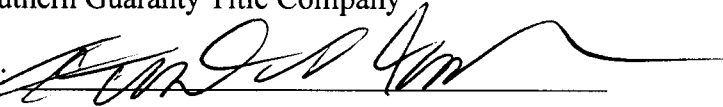
4. Taxes:

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.: 12332

August 21, 2015

**Unit C-3 Villas on the Gulf Condominium, also a .888640% interest in common elements,
Escambia County, Florida.**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12332

August 21, 2015

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

1. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to the parcel.
2. Taxes for the year 2014 paid 07-01-2015. The assessed value is \$123,500.00. Tax ID 17-0254-095.

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: 11-2-2015

TAX ACCOUNT NO.: 17-0254-095

CERTIFICATE NO.: 2013-10286

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

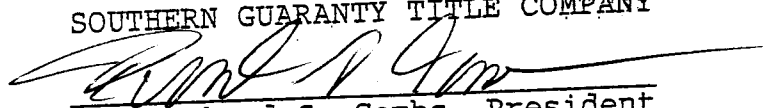
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Breier 401K PSP
3335 Rollingbrook Way
Duluth, GA 30096

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.

Prepared By:
Ashley Lentini, an employee of
Clear Title of Northwest Florida, LLC
2115 W. Nine Mile Road, Ste. 15
Pensacola, FL 32534
PEN-15-9353

ASSIGNMENT OF SUBLEASE

THIS ASSIGNMENT OF SUBLEASE BY: Thomas F. Graziano, an unmarried man,
whose address is 1065 Marion Avenue, Maineville, Ohio 45039 ("Assignors") to
Breier 401K PSP, whose address is 3335 Rollingbrook Way, Duluth, GA 30096 ("Assignees").

WITNESSETH:

Assignors, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00)
cash in hand paid by Assignees to Assignors, does hereby grant, bargain, sell, convey, transfer,
deliver, assign and set over unto the Assignees, their heirs, successors and assigns, and
Assignees do hereby assume, acquire and accept the following described property:

Dwelling Apartment C-3 and Garage Unit C-13 of VILLAS ON THE GULF CONDOMINIUM,
according to the Declaration of Condominium, recorded in Official Records Book 1370, Page
462, of the public records of Escambia County, Florida ("Declaration"), including as an
appurtenance thereto, an undivided percentage interest in the common elements and the
same undivided percentage interest in the leasehold estate of Assignor under the Master
Lease and in the sub leasehold estate of Assignor under Sublease hereinafter mentioned, as
set forth in the Declaration.

Parcel # 282S26-1202-003-003 and Parcel # 282S26-1202-027-013

TO HAVE AND TO HOLD the same unto the Assignees for the full unexpired term of
the original lease agreement and all modifications and revisions thereto as recorded in the
Public Records of Escambia County, Florida.

SUBJECT to the following:

1) All of the terms, provisions, conditions, rights, privileges and obligations contained in
the lease agreement, together with any modifications and revisions thereto are referred to as
Ground Lease".