

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 22, 2015 / 150066

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 10306.0000**, 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: 17-0664-000**

Certificate Holder:

GARNET ROCK LLC - 782 US BANK % GARNET ROCK LLC-78
PO BOX 645040
CINCINNATI, OHIO 45264

Property Owner:

ANTOUN GEORGES ANTOUN MARTHA
18 VIA DE LUNA DR UNIT 705
PENSACOLA BEACH, FLORIDA 32561

Legal Description:

LT 25 BLK C VILLA SABINE PB 5 P 63 OR 6375 P 1182 SHEET 3

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	10306.0000	06/01/13	\$5,124.45	\$0.00	\$256.22	\$5,380.67

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	9487.0000	06/01/14	\$4,988.94	\$6.25	\$249.45	\$5,244.64

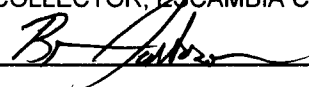
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application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

\$10,625.31
\$0.00
\$4,458.82
\$200.00
\$125.00
\$15,409.13
\$15,409.13
\$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.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GARNET ROCK LLC - 782 US BANK % GARNET
ROCK LLC-78
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
10306.0000	17-0664-000	06/01/2013	LT 25 BLK C VILLA SABINE PB 5 P 63 OR 6375 P 1182 SHEET 3

2014 TAX ROLL

ANTOUN GEORGES ANTOUN MARTHA
18 VIA DE LUNA DR UNIT 705
PENSACOLA BEACH , Florida 32561

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

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

★ Navigate Mode ★ Account ★ Reference ★

[Printer Friendly Version](#)

General Information

Reference: 282S261900025003
Account: 170664000
Owners: ANTOUN GEORGES
 ANTOUN MARTHA
Mail: 18 VIA DE LUNA DR UNIT 705
 PENSACOLA BEACH, FL 32561
Situs: 106 MATAMOROS DR 32561
Use Code: VACANT RESIDENTIAL
Taxing Authority: PENSACOLA BEACH
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$0
Land: \$297,500
Total: \$297,500
Non-Homestead Cap: \$297,500

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/25/2013	7150	1188	\$100	QC	View Instr
12/27/2012	6960	1984	\$100	QC	View Instr
10/17/2012	6923	436	\$340,000	LI	View Instr
09/08/2008	6375	1182	\$450,000	LI	View Instr
12/1998	4354	544	\$100	LI	View Instr
11/1993	3472	367	\$100	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

LT 25 BLK C VILLA SABINE PB 5 P 63 OR 7150 P 1188
 SHEET 3

Extra Features

BOAT DOCK
 ELEVATOR

Parcel Information

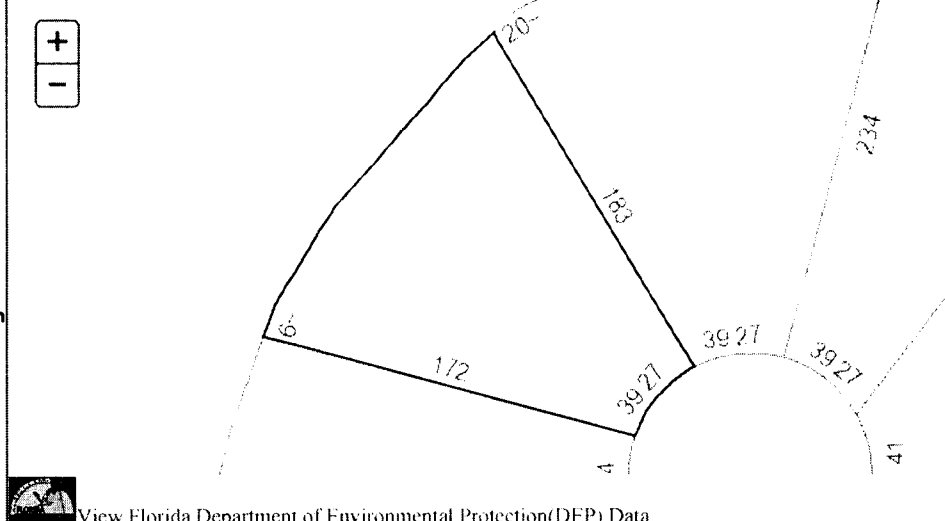
[Launch Interactive Map](#)

Section Map Id:
 PB003

Approx. Acreage:
 0.4500

Zoned:
 LDR-PB

Evacuation & Flood Information
[Open Report](#)



Buildings

Images



2/19/15

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.12388)

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.: 12065

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:

Georges Antoun and Martha Antoun, husband and wife

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.: 12065

April 30, 2015

Lot 25, Block C, Villa Sabine, as per plat thereof, recorded in Plat Book 5, Page 63, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12065

April 30, 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 this parcel.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$297,500.00. Tax ID 17-0664-000.

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.: 17-0664-000

CERTIFICATE NO.: 2013-10306

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.

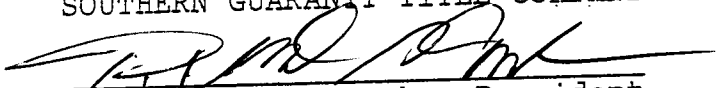
Georges Antoun
Martha Antoun
18 Via de Luna Dr. Unit 705
Pensacola Beach, FL 32561

Unknown Tenants
106 Matamoros Dr.
Pensacola Beach, FL 32561

SRIA
P.O. Box 1208
Pensacola Beach, FL 32562

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.

Prepared by and return to:
Michael D. Tidwell
811 N. Spring Street
Pensacola, FL 32501
(without benefit of title search)

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Quit Claim Assignment of Lease

THIS AGREEMENT, made this March 25, 2014, between Majgek Partners, LLC, a Texas Limited Liability Company ("ASSIGNOR"), whose mailing address is: 2635 Round Table Blvd., Lewisville, Texas 75056 and Georges Antoun and Martha Antoun, husband and wife ("ASSIGNEE"), whose mailing address is: 18 Via De Luna Dr. Unit 705 ^{or} ^{each} Pensacola, FL 32561.

NOW THEREFORE, in consideration of the premises and the sum of TEN Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee all of their rights, title and interest in and to a leasehold interest recorded at O.R. Book 6960, Page 1984, Public Records of Escambia County, Florida, in the following described land located in Escambia County, Florida to-wit:

Lot 25, Block C, Villa Sabine, according to the map or plat thereof as recorded in Plat Book 5, Page 63, Public Records of Escambia County, Florida.

Subject, however, to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof. Subject also to all dedications, easements or restrictions of record, the mention of which shall not serve to reimpose same and subject to all terms and conditions of the Lease Agreements previously recorded in the Public Records of Escambia County, Florida.

ASSIGNOR warrants that he has good right to assign same that the property has not been previously assigned, encumbered nor has he alienated his rights, except as stated herein.

IN WITNESS WHEREOF, Assignor has set his hand and seal on the day and year above written.

Signed, sealed and delivered in our presence:

Tiffany Ahlquist
Witness Name: TIFFANY AHLQUIST
Christa Leigh Bracewell
Witness Name: Christa Leigh Bracewell

Georges J. Antoun (Seal)
Georges J. Antoun
Managing Member of Majgek Partners, LLC
A Texas Limited Liability Company

Tiffany Ahlquist
Witness Name: TIFFANY AHLQUIST
Christa Leigh Bracewell
Witness Name: Christa Leigh Bracewell
State of Florida
County of Escambia

Martha W. Antoun (Seal)
Martha W. Antoun
Managing Member of Majgek Partners, LLC
A Texas Limited Liability Company

The foregoing instrument was acknowledged before me this 25th day of March, 2013 by Georges J. Antoun and Martha W. Antoun, Managing Members of Majgek who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Christa Leigh Bracewell
Notary Public

Printed Name: Christa Leigh Bracewell

My Commission Expires: 3/8/16

AMENDMENT TO SINGLE FAMILY RESIDENTIAL LEASE AGREEMENT
CONSTRUCTION BELOW THE BASE FLOOD ELEVATION

This amendment is hereby incorporated into and made part of that certain Lease Agreement previously entered into between the Santa Rosa Island Authority, as an agency of Escambia County, Florida (hereinafter "Lessor" or the "SRIA"), and Philip A. & Ona C. Butler, Whose Lease Agreement is dated April 3, 1963, and recorded in Official Record Book 3472 at page 367 of the public records of Escambia County, Florida, in herein the "Lease Agreement".

George & Martha Antoun are the Assignee of the Lease as evidenced by that certain Lease Assignment of Leasehold dated March 25, 2013 and recorded in Official Records Book 7150 Page 1180 of the Public Records of Escambia County, Florida.

In consideration of the Santa Rosa Island Authority's approval of the construction of a new single family, conforming, pile supported residential structure, located at Lot 25, Block C, Villa Sabine, 106 Matamoras, Pensacola Beach, Florida, the undersigned lessee hereby covenants, warrants, and agrees as follows:

(1) In this amendment, the use of the singular shall include the plural, the use of the masculine shall include the feminine, and the use of the masculine shall also include an owner that is a corporation or partnership.

(2) The undersigned Lessee covenants and warrants that he is the present owner of the lease agreement and the leasehold estate created by the lease agreement.

(3) The purpose of this document is to draw attention to certain rules, regulations, and requirements regarding construction on Pensacola Beach. This document is not intended to and does not create or impair any rights or obligation that either party may have under existing laws, codes or regulations.

(4) Said lease is hereby amended to include the following wording:

As a condition of obtaining SRIA approval, Lessee understands and agrees as follows:

- a. All new and substantial improvement construction at Pensacola Beach is subject to the regulations, which from time to time may be amended, promulgated by the SRIA, Escambia County, and state and federal agencies.
- b. The lease and subdivision plat for the subject leasehold restricts use of the structure thereon to a single family dwelling unit. Conversion to allow for more than one dwelling unit is expressly prohibited under the terms of the lease with the SRIA.
- c. SRIA, Escambia County and Federal Emergency Management Agency ("FEMA") regulations specifically require that none of the area below the Base Flood Elevation (BFE) be designed or used for the purpose of human habitation. Human habitation includes, but is not limited to, working, sleeping, eating, cooking, recreation or a combination thereof.
- d. Periodic inspections may be conducted by the Santa Rosa Island Authority during the progress of construction projects to insure that prescribed construction methods and

materials are utilized in order to comply with the objective of eliminating or minimizing flood damage. Santa Rosa Island Authority reserve the right to make future inspections of the leasehold upon reasonable notice to the Lessee.

- e. Lessee accepts the obligation to abide by current and future regulations regarding flood insurance and building code requirements at Pensacola Beach, and to insure that no additional construction will take place on the leasehold property without first obtaining written approval from the SRIA and issuance of all required permits for said construction.

(5) It is expressly declared to be the intent of the parties that the responsibilities of the undersigned Lessee under this Amendment shall bind Lessee's heirs, administrators, successors and assigns.

(6) It is expressly agreed that upon execution, this Amendment shall be promptly recorded by Lessee in the public records of Escambia County, Florida, and shall encumber the leasehold estate created by the Lease Agreement. Lessee agrees to provide a copy of the recorded amendment to the SRIA upon receipt thereof.

Dated this 8 day of October, 2014.

ATTEST:

Thomas Campanella
Board Member
Thomas Campanella

SANTA ROSA ISLAND AUTHORITY

Tammy Bohannon
Chairman,
Tammy Bohannon

WITNESSES AS TO SANTA ROSA ISLAND AUTHORITY:

AJ Powell
AJ Powell
(Print Name of Witness)

COURTNEY FELL
(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared Tammy Bohannon and Tom Campanella who are personally known to me and known to be the Chairman and Board Member, respectively, of the Santa Rosa Island Authority, and acknowledged that they executed the foregoing instrument for an in the name of said Authority, as its Chairman and Secretary, and caused its seal to be thereto affixed pursuant to due and legal action of said Authority authorizing them to do so. They did (did not) take an oath.

GIVEN under my hand and official seal this the 8 day of October, 2014.



Jamee M. Thompson
NOTARY PUBLIC
My Commissioner Expires:
2/14/16

LESSEE SECTION BELOW

WITNESS AS TO LESSEE(S):

Catherine Bell
(Signature of 1st Witness)
CATHERINE BELL
(Type/Print Name of 1st Witness)

LESSEE SIGNATURE:

Martha W. Antoun
Martha W. Antoun

WITNESS AS TO LESSEE(S):

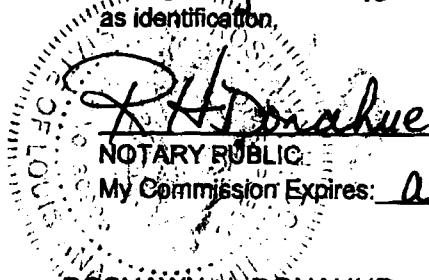
Catherine Bell
(Signature of 1st Witness)
CATHERINE BELL
(Type/Print Name of 1st Witness)

LESSEE SIGNATURE:

George Antoun
GEORGE ANTOUN

STATE OF Louisiana
COUNTY OF Orleans

The foregoing instrument was acknowledged before me this 19th day of
September, 20 14 by Martha Antoun
and George Antoun who produced Driver's License
as identification.



My Commission Expires: at death

ROSHAWN H. DONAHUE
LSBA # 30905
NOTARY PUBLIC
MY COMMISSION IS ISSUED FOR LIFE

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(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 #10306

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

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That GARNET ROCK LLC - 782 US BANK holder of Tax Certificate No. 10306, issued the 1st day of June, A.D., 2013 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 25 BLK C VILLA SABINE PB 5 P
63-OR 6375 P 1182 SHEET 3

SECTION 28, TOWNSHIP 2 S,
RANGE 26 W

TAX ACCOUNT NUMBER 170664000
(15-492)

The assessment of the said property under the said certificate issued was in the name of GEORGES ANTOUN and MARTHA ANTOUN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of July, which is the 6th day of July 2015.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

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

Sworn to and subscribed before me this 25TH
JUNE A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC

