

16-101

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600086

Date of Tax Deed Application

Apr 19, 2016

This is to certify that **TUDOR TAX LIEN CO LLC - SER 66 US BANK % TUDOR TAX LIEN CO LL**, holder of **Tax Sale Certificate Number 2014 / 1326**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **03-1633-775**

Cert Holder:

TUDOR TAX LIEN CO LLC - SER 66 US BANK % TUDOR TAX LIEN CO LL
P.O. BOX 645040
CINCINNATI, OH 45264

Property Owner:

YJS INVESTMENTS LLC
6861 N PALAFOX STREET
PENSACOLA, FL 32503

BEG AT NW COR LT 31 NATIONAL LAND SALES CO S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT DEFLECT 89 Full legal attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/1326	03-1633-775	06-01-2014	1,723.95	86.20	1,810.15

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/1458	03-1633-775	06-01-2015	1,724.69	6.25	86.23	1,817.17

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

3,627.32

0.00

1595.97

200.00

175.00

5,598.29

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 25th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 03-1633-775 2014

BEG AT NW COR LT 31 NATIONAL LAND SALES CO S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT DEFLECT 89 DEG 49 MIN 0 SEC LEFT

310 FT DEFLECT 90 DEG 0 MIN 0 SEC LEFT 126 70/100 FT DEFLECT 90 DEG 0 MIN 0 SEC RT 985 53/100 FT TO W R/W OF OLD PALAFOX
HWY DEFLECT 122 DEG 2 MIN 45 SEC LEFT ALG R/W 122 46/100 FT FOR POB CONT 117 13/100 FT TO S R/W LI OF TRENT ST DEFLECT 90
DEG 0 MIN 0 SEC LEFT ALG R/W 29 14/100 FT TO PC OF CURVE CONC TO N RADIUS 378 21/100 FT DEFLECT 7 DEG 51 MIN 32 SEC RT
ALG CH OF CURVE 103 43/100 FT DEFLECT 82 DEG 57 MIN 42 SEC LEFT 97 66/100 FT DEFLECT 91 DEG 38 MIN 50 SEC LEFT 160 99/100
FT TO POB OR 5160 P 719

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, TUDOR TAX LIEN CO LLC - SER 66 US BANK % TUDOR TAX LIEN CO LL
P.O. BOX 645040
CINCINNATI, OH 45264

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 1326	06-01-2014	BEG AT NW COR LT 31 NATIONAL LAND SALES CO S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT DEFLECT 89 DEG 49 MIN 0 SEC LEFT 310 FT DEFLECT 90 DEG 0 MIN 0 SEC LEFT 126 70/100 FT DEFLECT 90 DEG 0 MIN 0 SEC RT 985 53/100 FT TO W R/W OF OLD PALAFOX HWY DEFLECT 122 DEG 2 MIN 45 SEC LEFT ALG R/W 122 46/100 FT FOR POB CONT 117 13/100 FT TO S R/W LI OF TRENT ST DEFLECT 90 DEG 0 MIN 0 SEC LEFT ALG R/W 29 14/100 FT TO PC OF CURVE CONC TO N RADIUS 378 21/100 FT DEFLECT 7 DEG 51 MIN 32 SEC RT ALG CH OF CURVE 103 43/100 FT DEFLECT 82 DEG 57 MIN 42 SEC LEFT 97 66/100 FT DEFLECT 91 DEG 38 MIN 50 SEC LEFT 160 99/100 FT TO POB OR 5160 P 719

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

04-19-2016

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: 271S303101010028
Account: 031633775
Owners: YJS INVESTMENTS LLC
Mail: 6861 N PALAFOX STREET
 PENSACOLA, FL 32503
Situs: 6861 N OLD PALAFOX ST 32503
Use Code: STORE, 1 STORY
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
2015	\$14,963	\$82,361	\$97,324	\$97,324
2014	\$14,962	\$82,497	\$97,459	\$97,459
2013	\$16,245	\$79,662	\$95,907	\$95,907

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/15/2013	7101	1056	\$250,000	WD	View Instr
01/18/2013	6966	1080	\$120,000	WD	View Instr
06/2003	5160	719	\$90,000	WD	View Instr
01/1996	3902	703	\$103,000	WD	View Instr
10/1994	3663	239	\$100,000	WD	View Instr
04/1992	3161	144	\$85,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2015 Certified Roll Exemptions

Legal Description

BEG AT NW COR LT 31 NATIONAL LAND SALES CO
 S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT
 DEFLECT 89 DEG 49 MIN 0...

Extra Features

ASPHALT PAVEMENT

Parcel Information

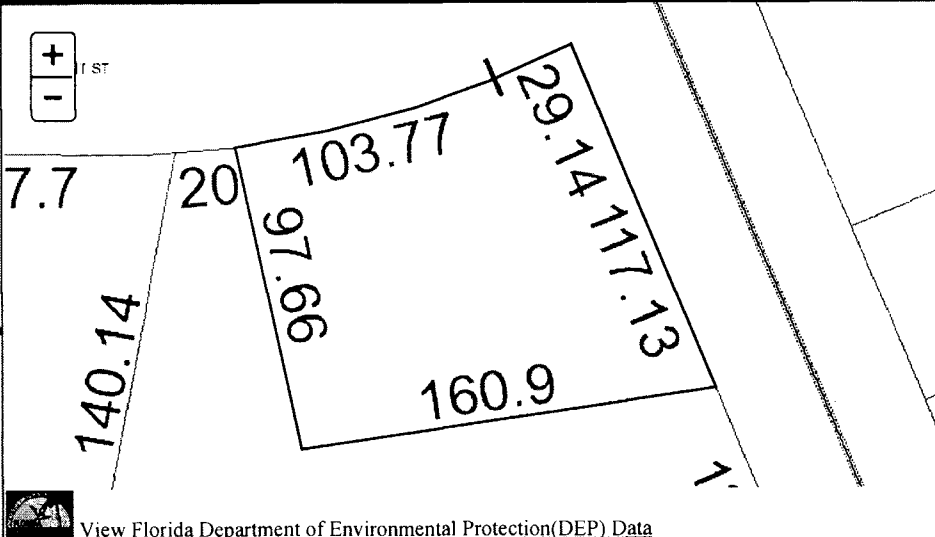
[Launch Interactive Map](#)

Section Map Id:
 27-1S-30-2

Approx. Acreage:
 0.3500

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



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

Buildings

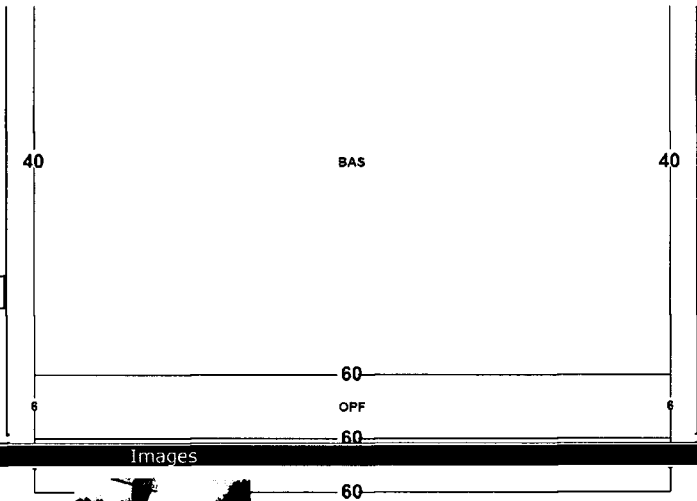
Address: 6861 N OLD PALAFOX ST, Year Built: 1973, Effective Year: 1973

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-11
STRUCTURAL FRAME-MASONRY
 PIL/STL

Areas - 3060 Total SF
BASE AREA - 2400
OPEN PORCH FIN - 360
PATIO - 300



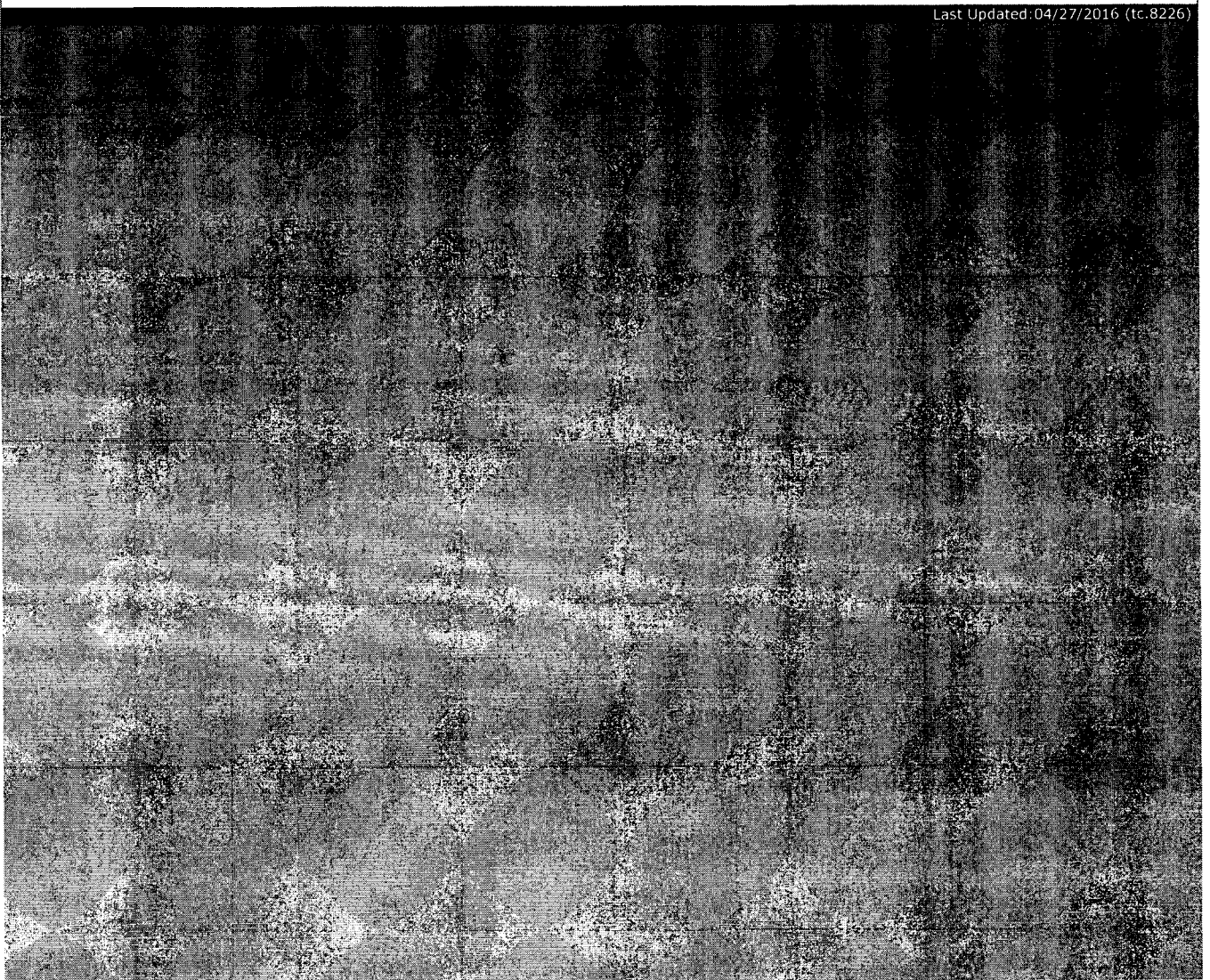
Images



6/14/12

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: 04/27/2016 (tc.8226)



16-101

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.: 12612

April 27, 2016

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 04-27-1996, through 04-27-2016, and said search reveals the following:

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

YJS Investments, 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 27, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12612

April 27, 2016

271S303101010028 - Full Legal Description

BEG AT NW COR LT 31 NATIONAL LAND SALES CO S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT
DEFLECT 89 DEG 49 MIN 0 SEC LEFT 310 FT DEFLECT 90 DEG 0 MIN 0 SEC LEFT 126 70/100 FT DEFLECT 90
DEG 0 MIN 0 SEC RT 985 53/100 FT TO W R/W OF OLD PALAFOX HWY DEFLECT 122 DEG 2 MIN 45 SEC LEFT
ALG R/W 122 46/100 FT FOR POB CONT 117 13/100 FT TO S R/W LI OF TRENT ST DEFLECT 90 DEG 0 MIN 0
SEC LEFT ALG R/W 29 14/100 FT TO PC OF CURVE CONC TO N RADIUS 378 21/100 FT DEFLECT 7 DEG 51 MIN
32 SEC RT ALG CH OF CURVE 103 43/100 FT DEFLECT 82 DEG 57 MIN 42 SEC LEFT 97 66/100 FT DEFLECT 91
DEG 38 MIN 50 SEC LEFT 160 99/100 FT TO POB OR 7101 P 1056

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12612

April 27, 2016

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

1. That certain mortgage executed by YJS Investments, LLC in favor of BAJRANG, LLC dated 11/10/2013 and recorded 11/15/2013 in Official Records Book 7101, page 1059 of the public records of Escambia County, Florida, in the original amount of \$150,000.00.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$95,324.00. Tax ID .

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: July 11, 2016

TAX ACCOUNT NO.: 03-1633-775

CERTIFICATE NO.: 2014-1326

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

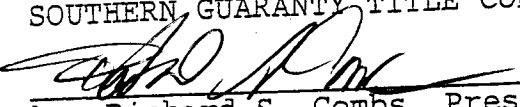
- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

YJS Investments, LLC
Attn: Yha Song
6861 N. Palafox St.
Pensacola, FL 32503

Bajrang, LLC
Attn: Mick Patel
2456 Bowling Green Way
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 29th day of May, 2016.

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:

James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656
When recorded return to:

James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656

(Space above this line reserved for recording office use only)

STATUTORY WARRANTY DEED

THIS INDENTURE, made on November ~~14~~ 2013 between the parties identified below:

Grantor's name and address is: **Bajrang, LLC**
2456 Bowling Green Way
Cantonment, FL 32533

and

Grantee's name and address is: **YJS Investments, LLC**
6861 North Palafox Street
Pensacola, FL 32503

The word "you" as hereafter used means the Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following land situated in Escambia County, Florida:

See: Exhibit "A".

Property Appraiser's Parcel I.D. No. 271S30-3101-009-028

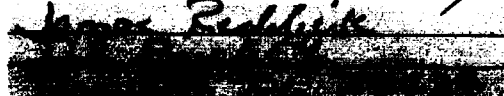
and Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR:

Bajrang, LLC

By: 
Mick Patel/managing member

Signed in the presence of:


Print Name & Address Below:

Witness

Signed in the presence of:


Print Name & Address Below:

Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this  day of November 2013, by Mick Patel, managing member on behalf of Bajrang, LLC, a Florida limited liability company. Mick Patel is personally known to me or has produced _____ as identification.


Notary Public

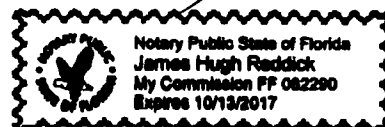


EXHIBIT "A"

EXHIBIT A:
 COMMENCE AT THE NORTHWEST CORNER OF LOT 31 OF THE NATIONAL LAND SALES CO. SUBDIVISION OF SEC 25 & 27, T-1-S, R-30-W, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN DEED BOOK 89 AT PAGE 226 OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE SOUTH ALONG THE WEST LINE OF SAID LOT FOR 590.60 FEET. THENCE DEFLECT 89°49'00" LEFT FOR 310.00 FEET, THENCE DEFLECT 90°00'00" LEFT FOR 126.70 FEET, THENCE DEFLECT 90°00'00" RIGHT FOR 985.53 FEET TO THE WEST RIGHT OF WAY LINE OF OLD PALAFOX HWY (S.R. #95) THENCE DEFLECT 122°02'45" LEFT ALONG SAID RIGHT OF WAY LINE FOR 122.16 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SAME COURSE FOR 117.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF TRENT STREET, THENCE DEFLECT 90°00'00" LEFT ALONG SAID RIGHT OF WAY LINE FOR 29.14 FEET TO THE PC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 378.21 FEET, THENCE DEFLECT 7°51'32" RIGHT ALONG THE CHORD OF SAID CURVE FOR 103.43 FEET (ARC 103.77), THENCE FROM SAID CHORD DEFLECT 82°57'42" LEFT FOR 97.66 FEET, THENCE DEFLECT 91°38'50" LEFT FOR 160.99 FEET TO THE POINT OF BEGINNING.

EXHIBIT B:
 COMMENCE AT THE NORTHWEST CORNER OF LOT 31, OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION IN SECTION 25 & 27, T-1-S, R-30-W, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN DEED BOOK 89 AT PAGE 226, OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 590.60 FEET, THENCE DEFLECT 89°49'00" LEFT FOR 310.00 FEET, THENCE DEFLECT 90°00'00" LEFT FOR 126.70 FEET, THENCE DEFLECT 90°00'00" RIGHT FOR 720.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SAME COURSE FOR 265.53 FEET TO THE WEST RIGHT OF WAY LINE OF OLD PALAFOX HWY-S.R. NO.95, THENCE DEFLECT 122°02'45" LEFT ALONG SAID RIGHT OF WAY LINE FOR 122.46 FEET, THENCE DEFLECT 76°45'00" LEFT FOR 160.99 FEET, THENCE DEFLECT 88°21'10" RIGHT FOR 97.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF TRENT STREET, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 378.21 FEET, THENCE DEFLECT 87°37'27" LEFT ALONG THE CHORD LINE FOR 20.00 FEET (ARC 20.00'), THENCE FROM SAID CHORD DEFLECT 75°13'38" LEFT FOR 140.14 FEET TO THE POINT OF BEGINNING.

Prepared by:

James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656
When recorded return to:

James H. Reddick
Post Office Box 656
Freeport, FL 32439-0656

(Space above this line reserved for recording office use only)

**MORTGAGE AND
SECURITY AGREEMENT**

1. IDENTIFICATION OF BORROWER

Borrower's name and address is: **YJS Investments, LLC**
6861 North Palafox Street
Pensacola, FL 32503

Borrower may change such address from time to time by giving notice to the Lender as provided in Paragraph 17.

The word "I" or "me" as hereafter used means each Borrower, jointly and individually.

2. IDENTIFICATION OF LENDER

Lender's name and address is: **Bajrang, LLC**
2456 Bowling Green Way
Cantonment, FL 32533

Lender may change such address from time to time by giving me notice as provided in Paragraph 17.

The word "you" means the Lender and Lender's successors and assigns.

3. DESCRIPTION OF NOTE SECURED BY THIS MORTGAGE

I owe you the principal sum of \$150,000.00 together with interest accruing thereon as evidenced by my note to you (the "Note") dated the same date as this Mortgage and which requires payment as therein set forth with all sums owing thereon, unless sooner paid, to be due by December 31, 2020 ("Maturity Date").

the term "hazardous or toxic materials" will include, without limitation, petroleum and petroleum products, asbestos, and all other substances that are regulated by federal, state, or local environmental laws or regulations or the presence of which could expose the owner, occupant, or operator of the Property, under any statute, regulation, or legal theory, to liability for any damages, clean up costs, or other losses or expenses.

25. ASSIGNMENT OF RENTS AND LEASES

I assign to you and give you a security interest in all leases of the Property and all rents and revenues from the Property. However, I may continue to collect and use these rents and revenues as they become due and payable (but in no event for more than one month in advance) for so long as I am not in default on this Mortgage or the Note provided that I will not accept money from any tenant for more than one month in advance. If I am ever in default, however, I agree that you are entitled, without demand, to all such rents and revenues, which you will apply first, to late charges due under the Note; second, to amounts payable for taxes, insurance, or other advances made by you on my behalf, if any; third, to deposits that I must pay, if any, for the payment of future taxes and insurance; fourth, to interest due; and last to principal; however, such application will not cure any default.

26. COST OF RECORDING SATISFACTION OF MORTGAGE

At such time as I shall become entitled to a satisfaction of this Mortgage, then I shall be responsible to pay the cost of recording such Satisfaction of this Mortgage.

27. WAIVER OF RIGHT TO JURY TRIAL

YOU AND I BOTH AGREE THAT NEITHER OF US, NOR OUR HEIRS, SUCCESSORS, OR ASSIGNS (THE "PARTIES"), WILL SEEK A JURY TRIAL IN ANY LAW SUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED ON OR ARISING OUT OF THIS MORTGAGE OR THE NOTE. NONE OF THE PARTIES WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. I ACKNOWLEDGE THAT THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY NEGOTIATED BY YOU AND ME, ARE A MATERIAL INDUCEMENT FOR THE LOAN THE REPAYMENT OF WHICH IS SECURED BY THIS MORTGAGE, AND SHALL BE SUBJECT TO NO EXCEPTIONS.

Dated: November 10, 2013

MORTGAGOR

YJS Investments, LLC

By: 
Yika J. Song/Managing Member

EXHIBIT "A"

EXHIBIT

A:

COMMENCE AT THE NORTHWEST CORNER OF LOT 31 OF THE NATIONAL LAND SALES CO. SUBDIVISION OF SEC 25 & 27, T-1-S, R-30-W, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN DEED BOOK 89 AT PAGE 226 OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE SOUTH ALONG THE WEST LINE OF SAID LOT FOR 590.60 FEET. THENCE DEFLECT 89°49'00" LEFT FOR 310.00 FEET, THENCE DEFLECT 90°00'00" LEFT FOR 126.70 FEET, THENCE DEFLECT 90°00'00" RIGHT FOR 985.53 FEET TO THE WEST RIGHT OF WAY LINE OF OLD PALAFOX HWY (S.R. #95) THENCE DEFLECT 122°02'45" LEFT ALONG SAID RIGHT OF WAY LINE FOR 122.16 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SAME COURSE FOR 117.13 FEET TO THE SOUTH RIGHT OF WAY LINE OF TRENT STREET, THENCE DEFLECT 90°00'00" LEFT ALONG SAID RIGHT OF WAY LINE FOR 29.14 FEET TO THE PC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 378.21 FEET, THENCE DEFLECT 7°51'32" RIGHT ALONG THE CHORD OF SAID CURVE FOR 103.43 FEET (ARC 103.77), THENCE FROM SAID CHORD DEFLECT 82°57'42" LEFT FOR 97.66 FEET, THENCE DEFLECT 91°38'50" LEFT FOR 160.99 FEET TO THE POINT OF BEGINNING.

EXHIBIT

B:

COMMENCE AT THE NORTHWEST CORNER OF LOT 31, OF THE NATIONAL LAND SALES COMPANY'S SUBDIVISION IN SECTION 25 & 27, T-1-S, R-30-W, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT FILED IN DEED BOOK 89 AT PAGE 226, OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 590.60 FEET, THENCE DEFLECT 89°49'00" LEFT FOR 310.00 FEET, THENCE DEFLECT 90°00'00" LEFT FOR 126.70 FEET, THENCE DEFLECT 90°00'00" RIGHT FOR 720.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SAME COURSE FOR 265.53 FEET TO THE WEST RIGHT OF WAY LINE OF OLD PALAFOX HWY-S.R. NO.95, THENCE DEFLECT 122°02'45" LEFT ALONG SAID RIGHT OF WAY LINE FOR 122.46 FEET, THENCE DEFLECT 76°45'00" LEFT FOR 160.99 FEET, THENCE DEFLECT 88°21'10" RIGHT FOR 97.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF TRENT STREET, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 378.21 FEET, THENCE DEFLECT 87°37'27" LEFT ALONG THE CHORD LINE FOR 20.00 FEET (ARC 20.00'), THENCE FROM SAID CHORD DEFLECT 75°13'38" LEFT FOR 140.14 FEET TO THE POINT OF BEGINNING.

Y

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**

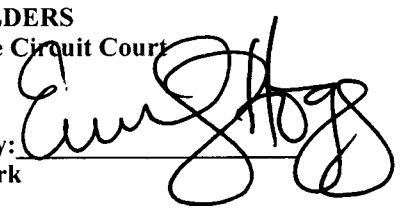
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 031633775 Certificate Number: 001326 of 2014**

Payor: ANCHOR TITLE LLC 95 BAY BRIDGE DR GULF BREEZE FL 32561 Date 05/27/2016

Clerk's Check #	117500	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$5,856.46
		Postage	\$10.68
		Researcher Copies	\$6.00
		Total Received	\$6,343.39 6426.71

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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

Case # 2014 TD 001326
Redeemed Date 05/27/2016

Name ANCHOR TITLE LLC 95 BAY BRIDGE DR GULF BREEZE FL 32561

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$5,856.46
Postage = TD2	\$10.68
ResearcherCopies = TD6	\$6.00

6420.71

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 031633775 Certificate Number: 001326 of 2014

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/11/2016	Redemption Date 05/27/2016
Months	3	1
Tax Collector	\$5,598.29	\$5,598.29
Tax Collector Interest	\$251.92	\$83.97
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,856.46	\$5,688.51 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	\$456.75 <i>OH</i>
Postage	\$10.68	\$10.68
Researcher Copies	\$6.00	\$6.00
Total Redemption Amount	\$6,343.39	\$6,161.94
	Repayment Overpayment Refund Amount	\$181.45 + 10.68 + 120.00 = <i>8</i>

redeemed + 83.32
395.48
[Signature]

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 3, 2016

ANCHOR TITLE LLC
95 BAY BRIDGE DR
GULF BREEZE FL 32561

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 001326

\$395.45

TOTAL \$395.45

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 3, 2016

TUDOR TAX LIEN CO LLC-SER 66 US BANK % TUDOR TAX LIEN CO LL
PO BOX 645040
CINCINNATI OH 45264

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
2014 TD 001326	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TUBOR TAX LIEN CO LLC-SER 66 US BANK % TUDOR TAX LIEN CO LL** holder of Tax Certificate No. 01326, issued the 1st day of June, A.D., 2014 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:

BEG AT NW COR LT 31 NATIONAL LAND SALES CO S/D PLAT DB 89 P 226 S ALG W LI 590 60/100 FT DEFLECT 89 DEG 49 MIN 0 SEC LEFT 310 FT DEFLECT 90 DEG 0 MIN 0 SEC LEFT 126 70/100 FT DEFLECT 90 DEG 0 MIN 0 SEC RT 985 53/100 FT TO W R/W OF OLD PALAFOX HWY DEFLECT 122 DEG 2 MIN 45 SEC LEFT ALG R/W 122 46/100 FT FOR POB CONT 117 13/100 FT TO S R/W LI OF TRENT ST DEFLECT 90 DEG 0 MIN 0 SEC LEFT ALG R/W 29 14/100 FT TO PC OF CURVE CONC TO N RADIUS 378 21/100 FT DEFLECT 7 DEG 51 MIN 32 SEC RT ALG CH OF CURVE 103 43/100 FT DEFLECT 82 DEG 57 MIN 42 SEC LEFT 97 66/100 FT DEFLECT 91 DEG 38 MIN 50 SEC LEFT 160 99/100 FT TO POB OR 5160 P 719

SECTION 27, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER
031633775 (16-101)

The assessment of the said property under the said certificate issued was in the name of

YJS INVESTMENTS LLC

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 second Monday in the month of July, which is the 11th day of July 2016.

Dated this 8th day of June 2016.

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
As Clerk of the Circuit Court
Of Escambia County, Florida

By: Emily Hogg
Deputy Clerk

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 01326 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 6-8-16 and end date of 7-5-16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

Malcolm G. Ballinger
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 30 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X Na'Shanda L. Edwards

NA'SHANDA L. EDWARDS, NOTARY PUBLIC

