

16-108

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1600093

**Date of Tax Deed Application**

Apr 19, 2016

This is to certify that **WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F**, holder of **Tax Sale Certificate Number 2014 / 2108**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-0375-100**

**Cert Holder:**

**WGS TAX INVESTMENT FUNDING LLC US BANK % WGS  
TAX INVESTMENT F  
P.O. BOX 645040  
CINCINNATI, OH 45264**

**Property Owner:**

**WHIGHAM GRAY JR & WHIGHAM  
ELAINE R 1/2 INT &  
28 HIGHPOINT DR  
GULF BREEZE, FL 32561**

BEG AT INTER OF ELY R/W LI OF 9TH AVE (66 FT R/W) & NLY  
R/W LI OF FAIRFIELD DR (80 FT R/W) N 11 DEG 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
2014/2108	05-0375-100	06-01-2014	3,887.35	194.37	4,081.72

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
2015/2253	05-0375-100	06-01-2015	3,895.11	6.25	194.76	4,096.12

**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)

8,177.84

0.00

3614.24

200.00

175.00

12,167.08

**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 *Candice Lewis*

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

05-0375-100 2014

BEG AT INTER OF ELY R/W LI OF 9TH AVE (66 FT R/W) & NLY R/W LI OF FAIRFIELD DR (80 FT R/W) N 11 DEG 20 MIN W ALG WLY LI OF

LTS 71 & 72 (ELY R/W OF SD 9TH AVE) 269 95/100 FT N 78 DEG 40 MIN E 6 56/100 FT TO (R/W LI OF SD 9TH AVE) S 11 DEG 18 MIN 38 SEC E ALG R/W 101 04/100 FT FOR POB CONT S 11 DEG 18 MIN 38 SEC E 51 24/100 FT S 19 DEG 44 MIN 15 SEC E 54 59/100 FT S 67 DEG 16 MIN 6 SEC E 48 90/100 FT N 66 DEG 55 MIN 34 SEC E 35 07/100 FT TO N R/W LI OF FAIRFIELD DR N 52 DEG 44 MIN E 119 67/100 FT TO CONCRETE MONUMENT N 35 DEG 35 MIN W 102 72/ 100 FT S 78 DEG 40 MIN W 82 75/100 FT S 11 DEG 20 MIN E 20 51/100 FT S 78 DEG 40 MIN W 65 49/100 FT TO POB PART OF LTS 71 & 72 MAURA PLACE PB 1 P 32 OR 1898 P 317 OR 2175 P 985 OR 4672 P 1138 OR 5059 P 525 OR 6964 P 987 LESS OR 3645 P 19 STATE RD R/W

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the  
Florida Statutes, I,WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F  
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/ 2108	06-01-2014	BEG AT INTER OF ELY R/W LI OF 9TH AVE (66 FT R/W) & NLY R/W LI OF FAIRFIELD DR (80 FT R/W) N 11 DEG 20 MIN W ALG WLY LI OF LTS 71 & 72 (ELY R/W OF SD 9TH AVE) 269 95/100 FT N 78 DEG 40 MIN E 6 56/100 FT TO (R/W LI OF SD 9TH AVE) S 11 DEG 18 MIN 38 SEC E ALG R/W 101 04/100 FT FOR POB CONT S 11 DEG 18 MIN 38 SEC E 51 24/100 FT S 19 DEG 44 MIN 15 SEC E 54 59/100 FT S 67 DEG 16 MIN 6 SEC E 48 90/100 FT N 66 DEG 55 MIN 34 SEC E 35 07/100 FT TO N R/W LI OF FAIRFIELD DR N 52 DEG 44 MIN E 119 67/ 100 FT TO CONCRETE MONUMENT N 35 DEG 35 MIN W 102 72/ 100 FT S 78 DEG 40 MIN W 82 75/100 FT S 11 DEG 20 MIN E 20 51/100 FT S 78 DEG 40 MIN W 65 49/100 FT TO POB PART OF LTS 71 & 72 MAURA PLACE PB 1 P 32 OR 1898 P 317 OR 2175 P 985 OR 4672 P 1138 OR 5059 P 525 OR 6964 P 987 LESS OR 3645 P 19 STATE RD R/W

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:** 042S302007001071  
**Account:** 050375100  
**Owners:** WHIGHAM GRAY JR &  
 WHIGHAM ELAINE R 1/2 INT &  
 WHIGHAM GRAY JR 1/2 INT  
**Mail:** 28 HIGHPOINT DR  
 GULF BREEZE, FL 32561  
**Situs:** 3900 N 9TH AVE 32503  
**Use Code:** STORE, 1 STORY   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**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	\$100,453	\$70,632	\$171,085	\$171,085
2014	\$100,453	\$70,247	\$170,700	\$170,700
2013	\$100,453	\$67,737	\$168,190	\$168,190

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/17/2013	6964	987	\$225,000	WD	<a href="#">View Instr</a>
01/2003	5059	525	\$100	QC	<a href="#">View Instr</a>
03/2001	4672	1138	\$100	QC	<a href="#">View Instr</a>
01/1986	2175	985	\$25,000	QC	<a href="#">View Instr</a>
04/1984	1898	317	\$155,000	WD	<a href="#">View Instr</a>

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

## 2015 Certified Roll Exemptions

### Legal Description

BEG AT INTER OF ELY R/W LI OF 9TH AVE (66 FT  
 R/W) & NLY R/W LI OF FAIRFIELD DR (80 FT R/W) N  
 11 DEG 20 MIN W...

### Extra Features

ASPHALT PAVEMENT  
 CONCRETE WALKS

## Parcel Information

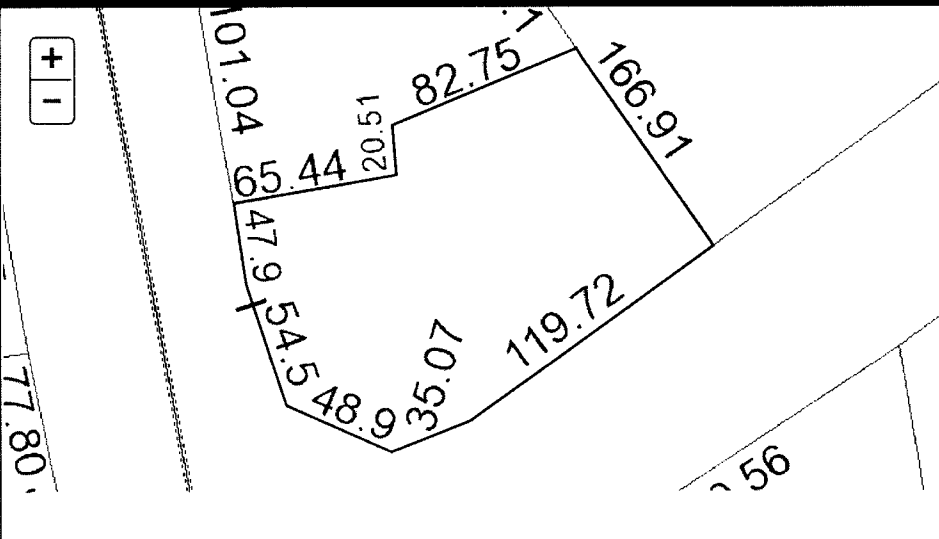
[Launch Interactive Map](#)

**Section Map Id:**  
 04-25-30-1

**Approx. Acreage:**  
 0.4855

**Zoned:**   
 C-1

**Evacuation & Flood Information**  
[Open Report](#)



## Buildings

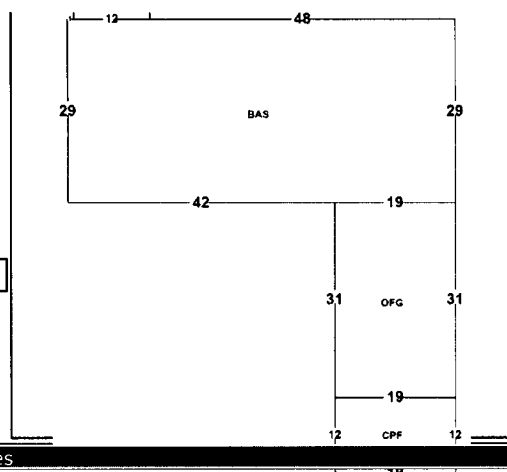
Address: 3900 N 9TH AVE, Year Built: 1967, Effective Year: 1975

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-0

EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-EXPOSED BLK/BRK  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-STEEL TRUSS/FRM  
STORY HEIGHT-11  
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 2670 Total SF  
BASE AREA - 1769  
CARPORT FIN - 228  
OFFICE GOOD - 589  
UTILITY UNF - 84



4/21/14

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: 04/28/2016 (tc.3063)



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 6, 2016

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. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

## TAX CERT

## ADDITIONAL FEES

2014 TD 01411	\$80.00	- Sheriff Fee
2014 TD 02108	\$40.00	- Sheriff Fee
2014 TD 04022	\$80.00	- Sheriff Fee
2014 TD 04716	\$40.00	- Sheriff Fee
2014 TD 06659	\$40.00	- Sheriff Fee
2014 TD 08309	\$40.00	- Sheriff Fee

**PLEASE REMIT \$320.00**

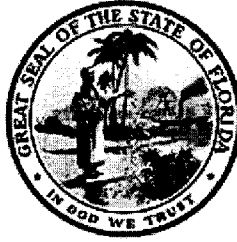
Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**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

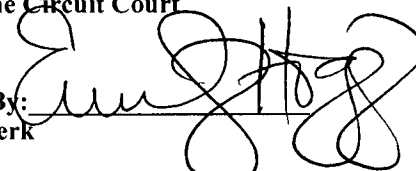
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 050375100 Certificate Number: 002108 of 2014**

**Payor: ELAINE R WHIGHAM 28 HIGHPOINT DR GULF BREEZE, FL 32561      Date 05/09/2016**

Clerk's Check #	119704860	Clerk's Total	<del>\$512.05</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$12,720.85</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$13,332.90</del>

12,492.59

**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 002108  
 Redeemed Date 05/09/2016**

**Name ELAINE R WHIGHAM 28 HIGHPOINT DR GULF BREEZE, FL 32561**

Clerk's Total = TAXDEED	\$512.05	
Due Tax Collector = TAXDEED	\$12,720.85	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

**\$12,492.59**

• For Office Use Only

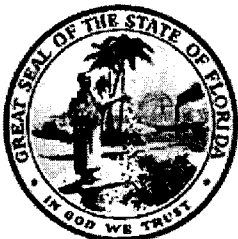
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

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: 050375100 Certificate Number: 002108 of 2014**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/11/2016"/>	Redemption Date <input type="text" value="05/09/2016"/>
Months	3	1
Tax Collector	<input type="text" value="\$12,167.08"/>	<input type="text" value="\$12,167.08"/>
Tax Collector Interest	\$547.52	\$182.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$12,720.85	<input type="text" value="\$12,355.84"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$22.05	\$6.75
Total Clerk	\$512.05	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$13,332.90	\$12,812.59 - 120 - 200 = \$12,492.59
	Repayment Overpayment Refund Amount	\$520.31

Notes

**Submit**

**Reset**

**Print Preview**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-108

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12619

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:

Gray Whigham AKA H.G. Whigham and Elaine R. Whigham

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.: 12619

April 27, 2016

**042S302007001071 - Full Legal Description**

BEG AT INTER OF ELY R/W LI OF 9TH AVE (66 FT R/W) & NLY R/W LI OF FAIRFIELD DR (80 FT R/W) N 11 DEG 20 MIN W ALG WLY LI OF LTS 71 & 72 (ELY R/W OF SD 9TH AVE) 269 95/100 FT N 78 DEG 40 MIN E 6 56/100 FT TO (R/W LI OF SD 9TH AVE) S 11 DEG 18 MIN 38 SEC E ALG R/W 101 04/100 FT FOR POB CONT S 11 DEG 18 MIN 38 SEC E 51 24/100 FT S 19 DEG 44 MIN 15 SEC E 54 59/100 FT S 67 DEG 16 MIN 6 SEC E 48 90/100 FT N 66 DEG 55 MIN 34 SEC E 35 07/100 FT TO N R/W LI OF FAIRFIELD DR N 52 DEG 44 MIN E 119 67/ 100 FT TO CONCRETE MONUMENT N 35 DEG 35 MIN W 102 72/ 100 FT S 78 DEG 40 MIN W 82 75/100 FT S 11 DEG 20 MIN E 20 51/100 FT S 78 DEG 40 MIN W 65 49/100 FT TO POB PART OF LTS 71 & 72 MAURA PLACE PB 1 P 32 OR 1898 P 317 OR 2175 P 985 OR 4672 P 1138 OR 5059 P 525 OR 6964 P 987 LESS OR 3645 P 19 STATE RD R/W

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12619

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 H. Gray Whigham, Jr. AKA Gray Whigham, Jr. and Elaine R. Whigham in favor of Gary Nash, Michael A. Nash and Arthur Nash dated 01/23/2017 and recorded 01/23/2013 in Official Records Book 6964, page 989 of the public records of Escambia County, Florida, in the original amount of \$225,000.00.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$171,085.00. Tax ID 05-0375-100.

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: rcsgrt@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.: 05-0375-100

CERTIFICATE NO.: 2014-2108

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.

Gray Whigham aka  
H.G. Whigham  
Elaine R. Whigham  
28 Highpoint Dr.  
Gulf Breeze, FL 32561

Unknown Tenants  
3900 N. 9th Ave.  
Pensacola, FL 32503

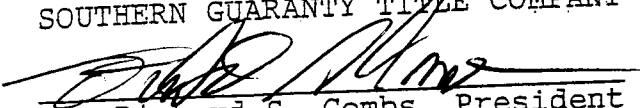
Gary Nash  
826 S. Davis Blvd.  
Tampa, FL 33606-4025

Michael A. Nash  
125 Baldmar Rd.  
Hendersonville, NC 28791

Arthur Nash, III  
8725 Thornwood Lane  
Tampa, FL 33615

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.

This instrument prepared by:  
Trey Baldy  
**HOLLAND & KNIGHT**  
P. O. Box 1288  
Tampa, FL 33601-1288

Property Appraiser's Parcel  
Identification Number:  
042S302007001071

### **DEED**

The Grantor, Gary Nash, as Personal Representative of the Estate of Arthur R. Nash, deceased a/k/a A. R. Nash, Jr., deceased, and as Successor Trustee of the Arthur R. Nash Revocable Trust dated April 24, 2007, whose mailing address is 826 South Davis Boulevard, Florida Tampa, FL 33606-4025, in consideration of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, H. G. Whigham a/k/a Gray Whigham, Jr., , whose address is 3900 N. 9<sup>th</sup> Avenue, Pensacola, FL 32503, and undivided one-half interest in the real property in Escambia County, Florida, described below.

A portion of lots 71 and 72, MAURA PLACE, as recorded in Plat Book 1, page 32, of the public records of Escambia County, Florida, more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of Ninth Avenue (66' right-of-way, old right-of-way) and the North right-of-way line of Fairfield Drive (80' right-of-way); thence North 11°20'00" West along the Westerly line of said lots 71 and 72 (Easterly right-of-way of Ninth Avenue, old right-of-way) for a distance of 269.95 feet; thence North 78°40'00" East for a distance of 6.56 feet to the new right-of-way of Ninth Avenue (r/w varies); thence South 11°18'38" East along said new right of way for a distance of 101.04 feet for the POINT OF BEGINNING; thence continue South 11°18'38" East along said new right-of-way for a distance of 51.24 feet; thence South 19°44'15" East along said new right-of-way for a distance of 54.59 feet; thence South 67°16'06" East along said new right of way for a distance of 48.90 feet; thence North 66°55'34" East along said new right-of-way for a distance of 35.07 feet to the North right-of-way of Fairfield Drive; thence North 52°44'00" East for a distance of 119.67 feet to a concrete monument; thence North 35°35'00" West for a distance of 102.72 feet; thence South 78°40'00" West for a distance of 82.75 feet; thence South 11°20'00" East for a distance of 20.51 feet; thence South 78°40'00" West for a distance of 65.49 feet to the POINT OF BEGINNING.

All lying and being in Section 4, Township 2 South, Range 30 West, Escambia County, Florida.

Dated this 17 day of January, 2013.

Signed in the presence of  
Two witnesses:

Sign: [Signature]  
Print: EDITH F. GARCIA

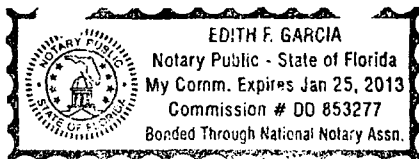
Sign: [Signature]  
Print: WILLIAM H. BASS

[Signature]  
Gary Nash, as Personal Representative of the  
Estate of Arthur Nash, deceased and as successor  
Trustee of Arthur R. Nash Revocable Trust dated  
April 24, 2007

STATE OF FLORIDA  
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 17 day of January, 2013,  
by Gary Nash, as Personal Representative of the Estate of Arthur Nash, deceased, and as  
successor Trustee of Arthur R. Nash Revocable Trust dated April 24, 2007. He is personally  
known to me or has produced FEIN LIC as identification.

(affix notarial seal)



Notary Sign: [Signature]  
Print Notary Name: EDITH F. GARCIA  
Notary Public--State of Florida  
Commission number: 00853277  
My commission expires: 1-25-13

#11820687\_v2

3/6

1.00  
5.00  
16.70

This Instrument Prepared By:  
Gerald L. Brown  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32501

OR BK 5059 P60525  
Escambia County, Florida  
INSTRUMENT 2003-054072

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
01/30/03 EMMAUEL, SHEPPARD, CONDON  
By: *[Signature]*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 25 day of JANUARY, 2003, by Elaine R. Whigham as Trustee of the Elaine R. Whigham Revocable Living Trust dated November 15, 2000, whose post office address is 28 Highpointe Drive, Gulf Breeze, Florida 32561, Grantor\* to Gray Whigham, Jr. a/k/a H.G. Whigham and Elaine R. Whigham, husband and wife, whose post office address is 128 Highpointe Drive, Gulf Breeze, Florida 32561, Grantee\*.

**WITNESSETH**

That the said Grantor, for and in consideration of the sum of \$1.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

An undivided ½ interest in and to the real property attached as Exhibit "A".

This conveyance is made subject to that certain mortgage in favor of Liberty Bank dated October 23, 1996 as recorded in Official Records Book 4066 at Page 1898 of the public records of Escambia County, Florida, as modified by instrument recorded in Official Records Book 4374 at Page 827 of the public records of Escambia County, Florida and Assignment of Rents and Leases recorded in Official Records Book 4066 at page 1903 of the public records of Escambia County, Florida.

This Quit-Claim Deed is given pursuant to the powers provided to Grantor as set forth in Quit-Claim Deed dated March 1, 2001 and recorded in O.R. Book 4372 at page 1138 of the public records of Escambia County, Florida, and is a transfer back to the grantor in that deed.

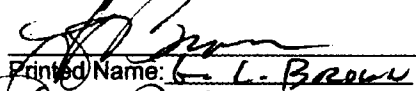


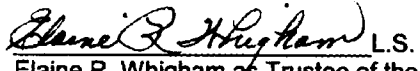
The above described property does not constitute the homestead of the Grantor herein.

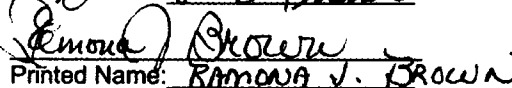
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in presence of:

  
Printed Name: Elaine R. Whigham

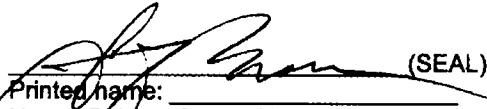
 L.S.  
Elaine R. Whigham as Trustee of the  
Elaine R. Whigham Revocable Living  
Trust dated November 15, 2000

  
Printed Name: Ramona J. Brown

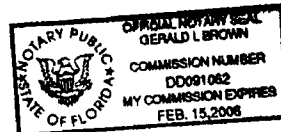
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25 day of January, 2003 by Elaine R. Whigham, Trustee, who is personally known to me and who did not take an oath.

 (SEAL)  
Printed name: \_\_\_\_\_  
Notary Public - State of Florida  
My commission expires: \_\_\_\_\_  
Commission number: \_\_\_\_\_

Parcel I.D. Number: 04 2S 30 2007 001 071



**EXHIBIT "A"**

**LEGAL DESCRIPTION: Parcel 2**

A portion of Lots 71 & 72, Maura Place, as recorded in Plat Book 1, Page 32 of the public records of Escambia County, Florida, more particularly described as follows:

Commence at the intersection of the Easterly right of way line of Ninth Avenue (66' R/W, old right of way) and the North right of way line Fairfield Drive 80' R/W); thence North 11°20'00" West along the Westerly line of said Lots 71 & 72 (Easterly right of way of Ninth Avenue old right of way) for a distance of 269.95 feet; thence North 78°40'00" East for a distance of 6.56 feet to the new right of way of Ninth Avenue (R/W varies); thence South 11°18'38" East along said new right of way for a distance of 101.04 feet for the Point of beginning.

Thence continue South 11°18'38" East along said new right of way for a distance of 51.24 feet; thence South 19°44'15" East along said new right of way for a distance of 54.59 feet; thence South 67°16'06" East along said new right of way for a distance of 48.90 feet; thence North 88°55'34" East along said new right of way for a distance of 35.07 feet to the North right of way of Fairfield Drive; thence North 52°44'00" East for a distance of 119.67 feet to a concrete monument; thence North 35°35'00" West for a distance of 102.72 feet; thence South 78°40'00" West for a distance of 82.75 feet; thence south 11°20'00" East for a distance of 20.51 feet; thence South 78°40'00" West for a distance of 65.49 feet to the Point of beginning.

All lying and being in Section 4, Township 2 South, Range 30 West, Escambia County, Florida. Containing 0.49 acres, more or less.

RCD Jan 30, 2003 08:10 am  
Escambia County, Florida

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2003-054072

1500.  
70  
15.70 ✓  
1500  
Re-Rec

This Deed is being re-recorded for the puposes of attaching  
a legible legal description.

This Instrument Prepared By:  
Gerald L. Brown  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32501

OR BK 4672 PG1138  
Escambia County, Florida  
INSTRUMENT 2001-821013

DEED REC STAMPS PG 8 REC/CO \$ 0.70  
03/09/01 EMMAUEL SHEPPARD & CONDON  
By *[Signature]*

OR BK 4686 PG1815  
Escambia County, Florida  
INSTRUMENT 2001-830201

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 1 day of March, 2001,  
by Gray Whigham, Jr., a/k/a H.G. Whigham and Elaine R. Whigham, husband and wife,  
whose post office address is 28 Highpointe Drive, Gulf Breeze, Florida 32561, Grantor\*  
to Elaine R. Whigham as Trustee of the Elaine R. Whigham Revocable Living Trust dated  
November 15, 2000, whose post office address is 28 Highpointe Drive, Gulf Breeze,  
Florida 32561, Grantee\*.

**WITNESSETH**

That the said Grantor, for and in consideration of the sum of \$1.00, in hand paid by  
the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise,  
release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and  
demand which the said Grantor has in and to the following described lot, piece or parcel  
of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

An undivided ½ interest in and to the real property attached as Exhibit "A".

This conveyance is made subject to that certain mortgage in favor of Liberty Bank  
dated October 23, 1996 as recorded in Official Records Book 4066 at Page 1898 of the  
public records of Escambia County, Florida, as modified by instrument recorded in Official  
Records Book 4374 at Page 827 of the public records of Escambia County, Florida and  
Assignment of Rents and Leases recorded in Official Records Book 4066 at page 1903 of  
the public records of Escambia County, Florida.

Full Power and authority is granted by this Deed to Trustee or her successors to  
deal in or with said property or any interest therein or any part thereof, to protect, conserve,  
sell, lease, encumber or otherwise to manage and dispose of the real estate or any interest  
therein or any part of it.

OR BK 4672 PG1 139  
Escambia County, Florida  
INSTRUMENT 2001-821013

The above described property does not constitute the homestead of the Grantor herein.

OR BK 4686 PG1 816  
Escambia County, Florida  
INSTRUMENT 2001-830201

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in presence of:

Mette Rivera  
Printed Name: Mette Rivera

Henry Gray Whigham, Jr. L.S.  
Henry Gray Whigham, Jr.

Linda A. Smarr  
Printed Name: Linda A. Smarr

Elaine R. Whigham L.S.  
Elaine R. Whigham

STATE OF FLORIDA

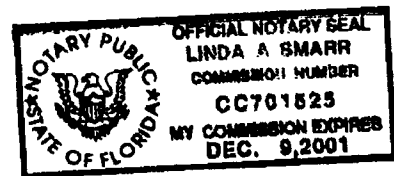
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of March, 2001 by Henry Gray Whigham, Jr. and Elaine R. Whigham, husband and wife, who are personally known to me and who did not take an oath.

Linda A. Smarr (SEAL)  
Printed name: \_\_\_\_\_  
Notary Public - State of Florida  
My commission expires: \_\_\_\_\_  
Commission number: \_\_\_\_\_

Parcel I.D. Number: 04 2530 2007 001 071

F:\USERS\LAS\REALPROP\whigham2.wpd



**EXHIBIT "A"**

**LEGAL DESCRIPTION: Parcel 2**

**A portion of Lots 71 & 72, Maura Place, as recorded in Plat Book 1, Page 32 of the public records of Escambia County, Florida, more particularly described as follows:**

**Commence at the intersection of the Easterly right of way line of Ninth Avenue (66' R/W, old right of way) and the North right of way line Fairfield Drive 80' R/W); thence North 11°20'00" West along the Westerly line of said Lots 71 & 72 (Easterly right of way of Ninth Avenue old right of way) for a distance of 269.95 feet; thence North 78°40'00" East for a distance of 6.56 feet to the new right of way of Ninth Avenue (R/W varies); thence South 11°18'38" East along said new right of way for a distance of 101.04 feet for the Point of beginning.**

**Thence continue South 11°18'38" East along said new right of way for a distance of 51.24 feet; thence South 19°44'15" East along said new right of way for a distance of 54.59 feet; thence South 67°16'06" East along said new right of way for a distance of 48.90 feet; thence North 66°55'34" East along said new right of way for a distance of 35.07 feet to the North right of way of Fairfield Drive; thence North 52°44'00" East for a distance of 119.67 feet to a concrete monument; thence North 35°35'00" West for a distance of 102.72 feet; thence South 78°40'00" West for a distance of 82.75 feet; thence south 11°20'00" East for a distance of 20.51 feet; thence South 78°40'00" West for a distance of 65.49 feet to the Point of beginning.**

**All lying and being in Section 4, Township 2 South, Range 30 West, Escambia County, Florida. Containing 0.49 acres, more or less.**

U:\legal\parcel 2.wpd

RCD Apr 09, 2001 09:54 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-830201

(2)

**This instrument prepared (without  
the benefit of a survey) by:**

Trey Baldy  
**HOLLAND & KNIGHT LLP**  
P.O. Box 1288  
Tampa, Florida 33601

**REAL ESTATE MORTGAGE**

**Date:** January 23, 2013  
  
**Mortgagor:** H. Gray Whigham, Jr. (a/k/a Gray Whigham, Jr.)  
Elaine Whigham  
  
**Lender:** Gary Nash  
Michael A. Nash  
Arthur Nash III

**Amount of initial indebtedness secured hereby:** \$225,000.00

**Mortgaged Property:** See Exhibit "A" attached hereto and incorporated herein.

**THE MORTGAGED PROPERTY IS NON-HOMESTEAD AND DOES NOT CONSTITUTE  
HOMESTEAD PROPERTY UNDER THE LAWS OF THE STATE OF FLORIDA.**

**1. Mortgage.** In consideration of Ten Dollars and other valuable considerations received by the Mortgagor (named above), the Mortgagor hereby, on the date stated above, mortgages to the Lender (named above) and grants a security interest to the Lender in, the mortgaged property referred to above or otherwise described herein (the "Mortgaged Property"), for the purposes identified below.

**2. Liabilities Secured; Future Advances; Maximum Amount and Time.**

(a) This Mortgage shall secure the payment and performance of (i) the initial indebtedness of the Mortgagor (sometimes also referred to herein as the "Borrower") to the Lender, as evidenced by a promissory note of even date herewith executed by the Borrower and payable to the Lender in the amount specified above, and all obligations under any other loan documents executed now or in the future in connection therewith, and all extensions, modifications, renewals, consolidations, or increases of any of the foregoing (collectively, the "Note"), together with all obligations of the Mortgagor to the Lender under any guaranty of indebtedness of the Borrower (if different), (ii) any future advances made by the Lender to the Mortgagor and the Borrower (if different) (or any of them, if more than one), and (iii) all other indebtedness, liabilities, and obligations of the Mortgagor and the Borrower (if different) (and each of them, if more than one) to the Lender, however and wherever incurred or evidenced, whether primary, secondary, direct, indirect, absolute, contingent, sole, joint or several, due or

IN WITNESS WHEREOF, the Mortgagor has executed this Mortgage as of the date first written above.

WITNESSES:

*Edith Garcia*  
(Print name) Edith Garcia

*William H. Bass*  
(Print name) William H. Bass

MORTGAGOR:

*H. Gray Whigham, Jr.*  
H. Gray Whigham, Jr.  
(a/k/a Gray Whigham, Jr.)

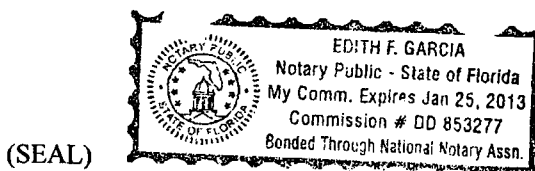
*Elaine Whigham*  
Elaine Whigham

Address:  
3900 N. 9<sup>th</sup> Avenue  
Pensacola, FL 32503

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Execution of the foregoing instrument was acknowledged before me this January 17, 2013, by H. Gray Whigham, Jr. (a/k/a Gray Whigham, Jr.). He is either personally known to me or has produced FL DRIVERS LICENSE as identification.

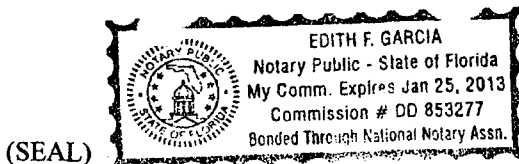


*Edith Garcia*  
Printed/Typed Name: EDITH F. GARCIA  
Notary Public-State of Florida  
Commission Number: DD 853277  
My Commission Expires: 1-25-13

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Execution of the foregoing instrument was acknowledged before me this January 17, 2013, by Elaine Whigham. She is either personally known to me or has produced FL DRIVERS LICENSE as identification.



*Edith Garcia*  
Printed/Typed Name: EDITH F. GARCIA  
Notary Public-State of Florida  
Commission Number: DD 853277  
My Commission Expires: 1-25-13

**Exhibit "A"**

A portion of lots 71 and 72, MAURA PLACE, as recorded in Plat Book 1, page 32, of the public records of Escambia County, Florida, more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of Ninth Avenue (66' right-of-way, old right-of-way) and the North right-of-way line of Fairfield Drive (80' right-of-way); thence North  $11^{\circ}20'00''$  West along the Westerly line of said lots 71 and 72 (Easterly right-of-way of Ninth Avenue, old right-of-way) for a distance of 269.95 feet; thence North  $78^{\circ}40'00''$  East for a distance of 6.56 feet to the new right-of-way of Ninth Avenue (r/w varies); thence South  $11^{\circ}18'38''$  East along said new right of way for a distance of 101.04 feet for the POINT OF BEGINNING; thence continue South  $11^{\circ}18'38''$  East along said new right-of-way for a distance of 51.24 feet; thence South  $19^{\circ}44'15''$  East along said new right-of-way for a distance of 54.59 feet; thence South  $67^{\circ}16'06''$  East along said new right of way for a distance of 48.90 feet; thence North  $66^{\circ}55'34''$  East along said new right-of-way for a distance of 35.07 feet to the North right-of-way of Fairfield Drive; thence North  $52^{\circ}44'00''$  East for a distance of 119.67 feet to a concrete monument; thence North  $35^{\circ}35'00''$  West for a distance of 102.72 feet; thence South  $78^{\circ}40'00''$  West for a distance of 82.75 feet; thence South  $11^{\circ}20'00''$  East for a distance of 20.51 feet; thence South  $78^{\circ}40'00''$  West for a distance of 65.49 feet to the POINT OF BEGINNING.

All lying and being in Section 4, Township 2 South, Range 30 West, Escambia County, Florida.





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 12, 2016

WGS TAX INVESTMENT FUNDING LLC US BANK % WGS TAX INVESTMENT F  
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.

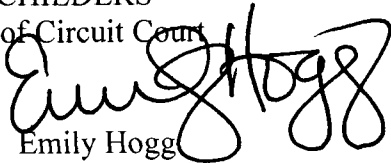
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002108	\$450.00	\$6.75	\$456.75

**TOTAL \$456.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division