

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700541

Date of Tax Deed Application
Jul 28, 2017

This is to certify that **CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 202**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-2177-000**

Cert Holder:
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
PEAKE RONALD A & PEAKE RONALD E
5727 WHISPERING WOODS DR
PACE, FL 32571
LT 10 BLK 12 SCENIC HTS UNIT NO 5 S/D PB 6 P 23 OR 6691 P
602 OR 6744 P 1730 SEC 12/13 T 1S R 29W

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
2015/202	01-2177-000	06/01/2015	869.84	43.49	913.33

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
2017/194	01-2177-000	06/01/2017	1,887.08	6.25	94.35	1,987.68
2016/182	01-2177-000	06/01/2016	886.41	6.25	44.32	936.98

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)

3,837.99

0.00

0.00

200.00

175.00

4,212.99

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 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 2/5/18

By BA

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-2177-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700541

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-2177-000	2015/202	06-01-2015	LT 10 BLK 12 SCENIC HTS UNIT NO 5 S/D PB 6 P 23 OR 6691 P 602 OR 6744 P 1730 SEC 12/13 T 1S R 29W

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
Application Date

Applicant's signature



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:	111S291000010012
Account:	012177000
Owners:	PEAKE RONALD A
Mail:	C/O STEVEN PEAKE 5727 WHISPERING WOODS DR PACE, FL 32571
Situs:	3691 SWAN LN 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	SCENIC HEIGHTS/FERRY PASS/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$28,500	\$61,690	\$90,190	\$90,190
2016	\$28,500	\$60,634	\$89,134	\$89,134
2015	\$28,500	\$57,339	\$85,839	\$79,051

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/27/2017	7671	1162	\$100	OT	View Instr
07/21/2011	6744	1730	\$100	WD	View Instr
04/05/2011	6706	1043	\$100	OT	View Instr
02/18/2011	6691	602	\$100	WD	View Instr
02/1986	2214	733	\$100	WD	View Instr
01/1973	698	931	\$15,100	WD	View Instr
01/1970	476	278	\$18,800	WD	View Instr
01/1968	419	105	\$17,930	WD	View Instr

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

2017 Certified Roll Exemptions
None

Legal Description
LT 10 BLK 12 SCENIC HTS UNIT NO 5 S/D PB 6 P 23 OR 6744 P 1730 OR 7671 P 1162 SEC 12/13 T 1S R 29W

Extra Features
FRAME BUILDING

Parcel Information

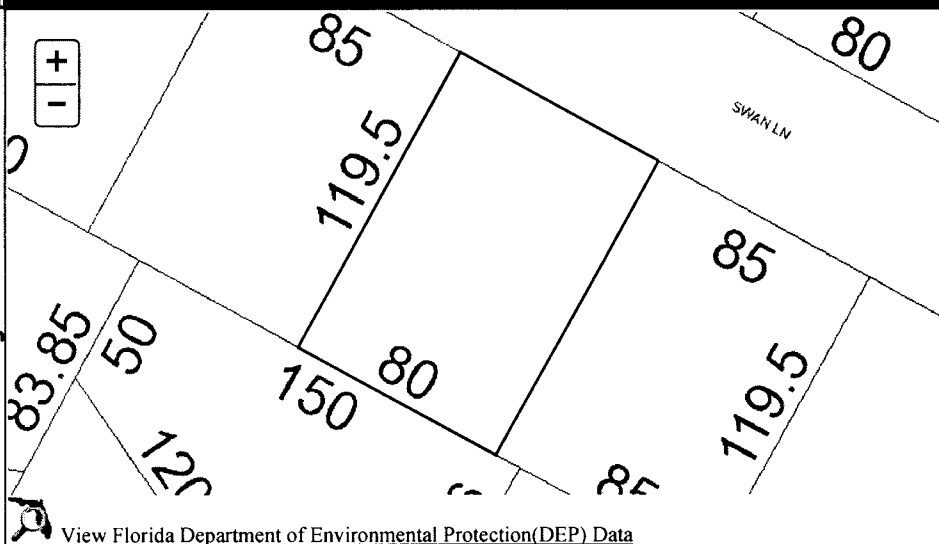
[Launch Interactive Map](#)

Section Map Id:
11-1S-29-2

Approx. Acreage:
0.2191

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

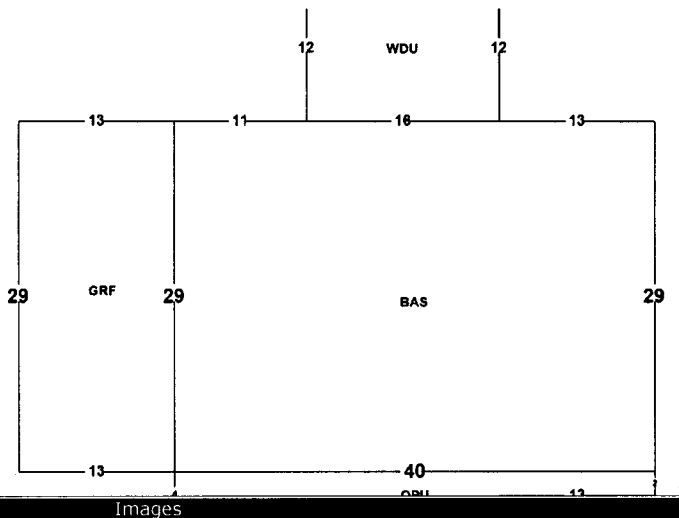


[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 3691 SWAN LN, Year Built: 1964, Effective Year: 1964

Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-MANSARD/GAMBREL
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
 Areas - 1863 Total SF
BASE AREA - 1160
GARAGE FIN - 377
OPEN PORCH UNF - 134
WOOD DECK UNF - 192



8/17/17

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:08/25/2017 (tc.3926)

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: 012177000 Certificate Number: 000202 of 2015**

Payor: STEVEN PEAKE 5727 WHISPERING WOODS DR PACE FL 32571 Date 08/25/2017

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,661.60
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,258.85

\$4419.18

**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 # 2015 TD 000202
 Redeemed Date 08/25/2017**

Name STEVEN PEAKE 5727 WHISPERING WOODS DR PACE FL 32571

Clerk's Total = TAXDEED	\$407.25	
Due Tax Collector = TAXDEED	\$4,661.60	\$ 4419.18
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012177000 Certificate Number: 000202 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/05/2018	Redemption Date 08/25/2017
Months	7	1
Tax Collector	\$4,212.99	\$4,212.99
Tax Collector Interest	\$442.36	\$63.19
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,661.60	\$4,282.43 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$6.75
Total Clerk	\$497.25	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,258.85	\$4,739.18
	Repayment Overpayment Refund Amount	\$519.67



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 3, 2017

CMON LLC AND GEZ LLC PARTNERS CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO CA 92121

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
2015 TD 000202	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-070
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14044

November 13, 2017

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 11-13-1997, through 11-13-2017, and said search reveals the following:

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

Ronald Allen Peake

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

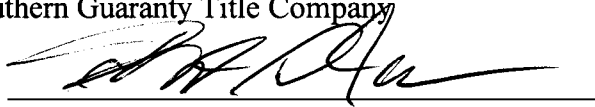
4. Taxes:

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: 

November 13, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14044

November 13, 2017

**Lot 10, Block 12, Scenic Heights, Unit #5, as per plat thereof, recorded in Plat Book 6, Page 23, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14044

November 13, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$90,190.00. Tax ID 01-2177-000.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 01-2177-000

CERTIFICATE NO.: 2015-202

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

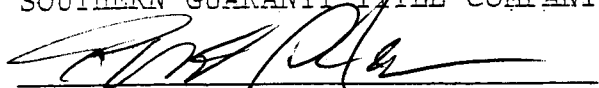
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Ronald Allen Peake
c/o Steven Peake
5727 Whispering Woods Dr.
Pace, FL 32571
and
3691 Swan Lane
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 16th day of November, 2017.

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.

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE, made this 21st day of July, 2011, between **RONALD E. PEAKE**, a
unmarried widower, (hereinafter call "Grantor") whose mailing address is 4130 N. Cambridge Way, Pace,
Florida 32571, and **RONALD E. PEAKE** and **RONALD ALLEN PEAKE**, as joint tenants with right of
survivorship, (hereinafter called "Grantees") whose mailing address is 3691 Swan Lane, Pensacola, Florida
32504.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other
good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby
acknowledged, has granted, bargained, and sold and by these presents does grant, bargain, and sell unto the said
Grantees, his heirs, successors, and assigns, forever, land situate, lying, and being in Escambia County Florida,
and more particularly described as:

Lot 10, Block 12, Scenic Heights, Unit #5, a subdivision in Escambia County, Florida,
according to plat recorded in Plat Book 6, Page 23, Public Records of said County.

PARCEL IDENTIFICATION NUMBER: 111S291000010012

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, tenements,
hereditaments, and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and
right of homestead.

This conveyance and the warranties contained herein are hereby expressly made subject to the lien of
ad valorem real property taxes for the year 2011 and subsequent years; reservations, dedications, restrictions,
and easements of record in Escambia County, Florida; and all valid zoning ordinances of governmental bodies.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described
property unto the said Grantee against the claims of those persons claiming by, through, or under Grantor, but
not otherwise.

At the time of this conveyance, the subject property is *not* the Grantor's homestead within the meaning
set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of Grantor's homestead
property.

IN WITNESS WHEREOF, I have signed and sealed these presents on this the 21st day of July, 2011.

Ronald E. Peake
Ronald E. Peake

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Annette P. Pedro
Witness

Printed Name of Witness:

Annette P. Pedro

Lara Gunther
Witness

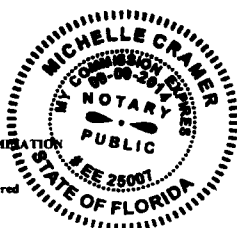
Printed Name of Witness:

Lara Gunther

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this the 21st day of July, 2011,
by **Ronald E. Peake**, who is personally known to me or who has produced _____ (type of
identification) as identification.

Michelle Cramer
Signature of Notary
Notary Public - State of Florida
Printed Name:
My Commission Expires:



[SEAL]

WITHOUT BENEFIT OF TITLE EXAMINATION
This instrument was prepared by:

Susan Crockett Batson
Law Office of Klemm & Batson, Chartered
715 N. Bayline Street
Pensacola, FL 32501
(850) 438-7501