

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



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CENTURY

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DOMESTIC RELATIONS  
FAMILY LAW  
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OPERATIONAL SERVICES  
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TRAFFIC

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

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Case: 2006 TD 004011



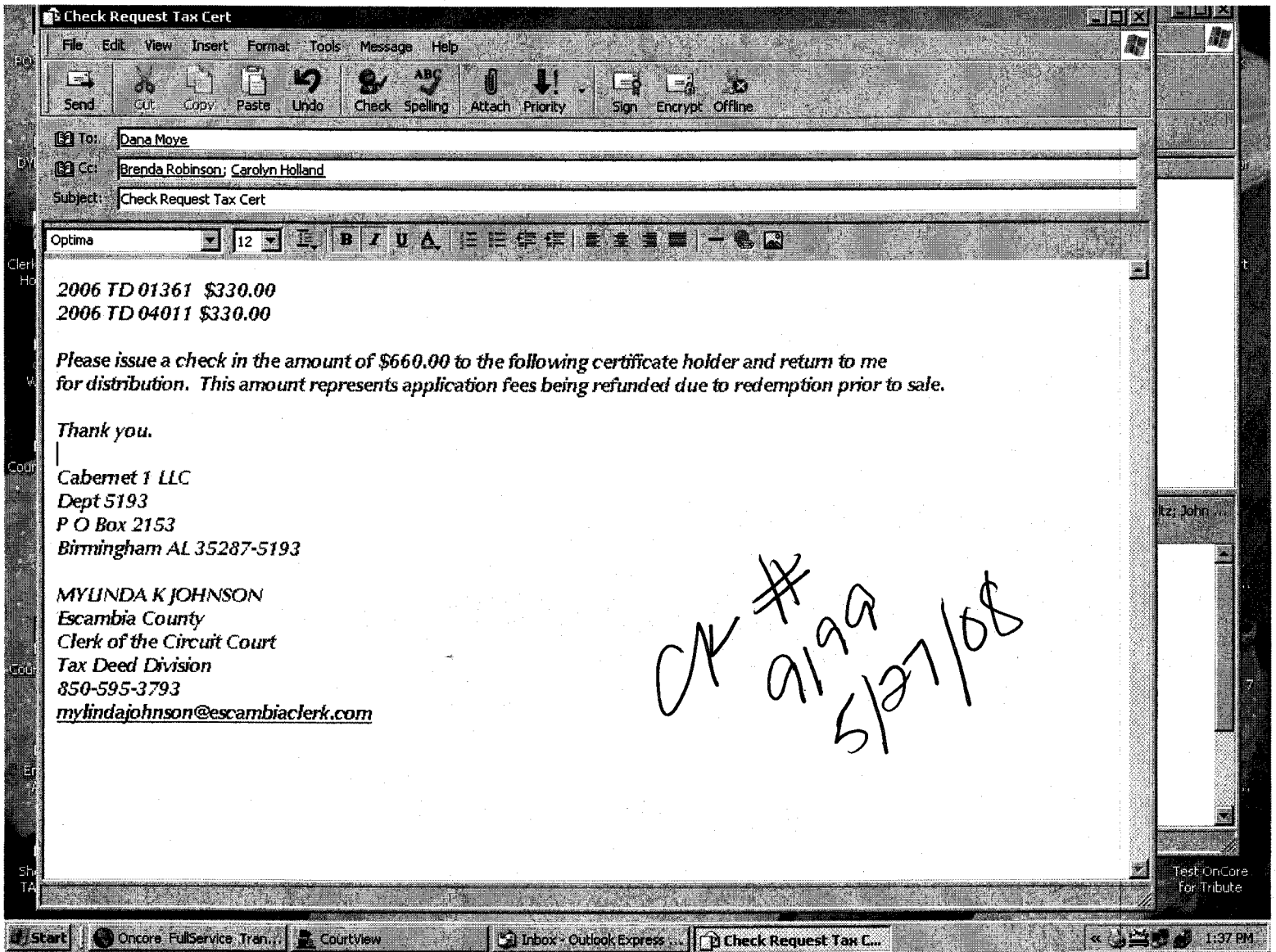
00002998057

Dkt: TD80 Pg#:

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12

**Original Documents Follow**



Check Request Tax Cert

File Edit View Insert Format Tools Message Help

Send Cut Copy Paste Undo Check Spelling Attach Priority Sign Encrypt Offline

To: Dana Moye  
Cc: Brenda Robinson; Carolyn Holland  
Subject: Check Request Tax Cert

Optima 12 B I U A

2006 TD 01361 \$330.00  
2006 TD 04011 \$330.00

Please issue a check in the amount of \$660.00 to the following certificate holder and return to me for distribution. This amount represents application fees being refunded due to redemption prior to sale.

Thank you.

Cabernet 1 LLC  
Dept 5193  
P O Box 2153  
Birmingham AL 35287-5193

MYLINDA K JOHNSON  
Escambia County  
Clerk of the Circuit Court  
Tax Deed Division  
850-595-3793  
[mylindajohnson@escambiaclerk.com](mailto:mylindajohnson@escambiaclerk.com)

CK # 9199 5/27/08

http://193.0.10.21/taxdeed/PropertySheet.asp?IID=2542 - Microsoft Internet Explorer

File Edit View Favorites Tools Help


Back Forward Stop Home Search Favorites

Address http://193.0.10.21/taxdeed/PropertySheet.asp?IID=2542

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[Search Property](#)
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Redeemed From Sale  
 Delete Property



**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Property Sheet  
 Account: 074027000 Certificate Number: 004011 of 2006

Account	074027000	<input type="button" value="Check Account"/>	Reference	372S301001020006
ClerkFile#	08-322	Week #	First	Redemption Yes <input type="checkbox"/>
Auction Date	10/06/2008	<input type="button" value="Calendar"/>	Homestead Exempt	<input type="checkbox"/> County <input type="checkbox"/>
Date Of Tax Deed Application	04/28/2008	<input type="button" value="Calendar"/>	Certificate Number	04011
			Issued Date	06/01/2006 <input type="button" value="Calendar"/>
Tax Roll Assessment	\$0.00	Opening Bid Amt	\$0.00	
Save Our Homes	\$0.00	Researcher Copies	\$0.00	
Holder Name	CABERNET 1 LLC			
Holder Address	DEPT 5193 P O BOX 2153 BIRMINGHAM AL 35287-5193			
Name	BABER THEODORE W & RACHELLE G			
Mailing Address	510 S OLD CORRY FIELD RD PENSACOLA, FL 32507			

PersonalService

Start | OnCore FullService Tran... | CourtView | http://193.0.10.21/ta... | Escambia County Florida... | 1:24 PM

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>889008</b>	Receipt Date	<b>05/22/2008</b>

Case Number	<b>2006 TD 004011</b>
Description	<b>CABERNET 1 LLC VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **CABERNET 1 LLC**

On Behalf Of **CABERNET 1 LLC**

Total Received	<b>330.00</b>
Net Received	<b>330.00</b>
Change	<b>0.00</b>

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference</b>	<b>Description</b>
Check	330.00	190232605	

<b>Receipt Applications</b>	<b>Amount</b>
Holding	330.00

Deputy Clerk:           mkj                           Transaction Date    05/22/2008  13:13:39

Comments

*redlined*

*08-322*

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 4011.000, Issued the 01st day of June, 2006, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 07-4027-000

**Cert Holder** CABERNET I LLC  
DEPT 5193  
PO BOX 2153  
BIRMINGHAM AL 35287-5193

**Property Owner** BABER THEODORE W &  
RACHELLE G  
510 S OLD CORRY FIELD RD  
PENSACOLA FL, 32507

LOT 20 BLK 5  
1ST ADDN TO EDGEWATER  
PB 3 P 6  
OR 2642 P 222  
CA 180

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 Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2006/ 4011.000	06/01/2006	207.46	0.00	10.37	217.83

**Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2007/ 3079.000	06/01/2007	223.30	6.25	11.17	240.72

*Redeemed*

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 458.55
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant {2007} 207.17
- 4. Ownership and Encumbrance Report Fee 125.00
- 5. Total Tax Deed Application Fee 75.00
- 6. Total Certified By Tax Collector To Clerk of Court 865.72
- 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. 16,330.00
- 15. Total of Lines 12 thru 14 (Statutory Opening Bid)
- 16. Redemption Fee 6.25
- 17. Total Amount to Redeem

\* Done this the 28th day of April, 2008

Date of Sale: October 6, 2008 TAX COLLECTOR OF Escambia County Tax Collector County By [Signature]

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

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

TO: Tax Collector of Escambia County Tax Collector County:

In accordance with the Florida Statutes, I, CABERNET I LLC holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

CERT. NO. DATE  
4011.000 2006

LEGAL DESCRIPTION

ACCOUNT # 07-4027-000

THIS CERTIFICATE IS FOR TAX YEAR 2005.

LOT 20 BLK 5  
1ST ADDN TO EDGEWATER  
PB 3 P 6  
OR 2642 P 222  
CA 180

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.

SS (or agent)  
Applicant's Signature

4/24/08  
Date

# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 6756

May 14, 2008

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596  
ATTN: Glenda Mahuron

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 05-13-88, through 05-13-08, and said search reveals the following:

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

Theodore W. Baber and Rachelle G. Baber, 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: 

Richard S. Combs

May 14, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 6756

May 14, 2008

Lot 20, Block 5, First Addition to Edgewater Subdivision,  
according to the plat thereof recorded in Plat Book 3, Page 6,  
Public Records of Escambia County, Florida.



## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 6756

May 14, 2008

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4317, page 32, and O.R. Book 4452, page 552.
2. 2006 certificate delinquent. The assessed value is \$50,200.00. Tax ID 07-4027-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and Assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-06-08

TAX ACCOUNT NO.: 07-4027-000

CERTIFICATE NO.: 2006-4011

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, 32596

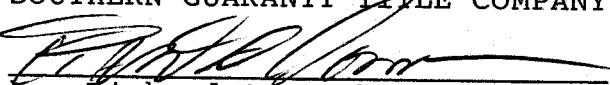
  X          Notify Escambia County, 190 Governmental Center, 32501

  X          Homestead for 2007 tax year.

Theodore W. Baber  
Rachelle G. Baber  
510 S. Old Corry Field Rd.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 23rd day of May, 2008.

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.

DA 2842N 222

State of Florida  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, BERNARD FRANCIS KEHOE, JR. AND ELIZABETH C. KEHOE, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto THEODORE W. BABER AND RACHELLE S. BABER, husband and wife, of 510 OLD CORRY FIELD RD., PENSACOLA, FL. 32507, Pensacola, Florida, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the State of Florida, and County of Escambia to-wit:

LOT 20, BLOCK 5, FIRST ADDITION TO EDGEWATER SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 37 AND 52, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 3, AT PAGE 6 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

D. S. PD. \$145.75  
DATE 12-27-88  
JOE A. FLOWERS, COMPTROLLER  
BY D. Powers D.C.  
CERT. REG. #99-2043220-27-01

THIS INSTRUMENT PREPARED BY  
[Signature]  
AN EMPLOYEE OF  
LAWIERS TITLE AGENCY OF BAY AND  
ESCAMBIA COUNTIES, INC.  
25 SOUTH BAYLEN STREET  
PENSACOLA, FLORIDA  
SUBJECT TO THE AGREEMENT OF A  
TITLE INSURANCE CONTRACT

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of December, 1988

Signed, sealed and delivered in the presence of:

① Bernard Francis Kehoe, Jr. (SEAL)

③ Margaret K. Edmon

② Elizabeth C. Kehoe (SEAL)

SOUTH CAROLINA

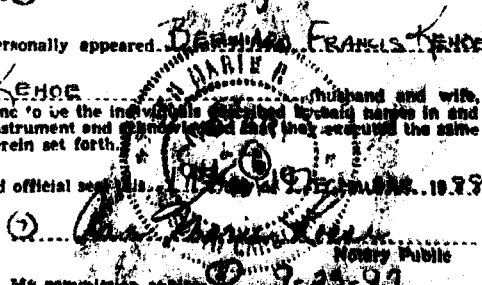
State of Florida

RICHMOND  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared BERNARD FRANCIS KEHOE

ELIZABETH C. KEHOE husband and wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of December, 1988



SPACE BELOW FOR RECORDING USE  
Dec 27 4 24 PM '88  
FILED AND REC'D  
TAMM PUBLIC RECORDS DEPT  
ESCAMBIA COUNTY, FLA. 90  
603053

**Janet Holley - [Delinquent]**

File Record Edit View Collections Window Help

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**Tax System** | Account Maintenance | **Delinquent** | Transaction History | Search Results

Business Tax

Master  
Distributions

Date Sold	Folio Yr. & No.	Certificate Yr. &	Type	Status	%	Face	Interest	Amount Due	WIP	TDA	Remarks	Previous
06/01/2007	2007 - 58922.0000					\$0.00	\$0.00	\$0.00		C		Y
06/01/2006	2006 - 58522.0000	2007 - 3079.0000	I		4.75%	\$223.30	\$0.00	\$0.00		R		N
06/01/2006	2005 - 58537.0000	2006 - 4011.0000	I		0.25%	\$207.46	\$0.00	\$0.00		A		Y
	2004 - 57803.0000					\$0.00	\$0.00	\$0.00				N
	2003 - 57645.0000					\$0.00	\$0.00	\$0.00				N

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Maintenance | Holder

Account: 07-4027-000      Date: 05/22/2008      C

Geo: 372S30-1001-020-006

If Paid By	Total Current	Total Delinquent	Grand Total Due
05/22/2008	\$0.00	\$0.00	\$0.00

Owner: BABER THEODORE W &

Owner Actual Address: BABER THEODORE W &  
RACHELLE G  
510 S OLD CORY FIELD RD  
PENSACOLA, FL 32507

Taxable: 5.950    Run: 1    Mill: 00

Legal: LOT 20    BLK 5  
1ST ADDN TO EDGEWATER

Changed: 05/08/2008    Operator: NEA

General | TDA | Redemption / Bankruptcy | Fees | Print Bill

**Application**

Type: A - Applied  
WIP: -  
LAS Date: //    Number: 10200

Sale Date: 10/06/2008    Receipt: 91479.0026

Filed By: GULF GROUP HOLDINGS

Dated: 04/28/2008  
Clerk's Interest %: 0.00

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Miscellaneous Administration

DATE - The current system date      Current Control Year: 2007 Eff 09/01/2007      5/22/2008