

Address:

This Instrument Prepared by: Rebecca L. Cobb

Address: 40 Elsie Davis Rd  
Century FL 32535

Property Appraiser Parcel Identification (Folio Number(s)):

Grantee(s) S.S. #s)

QUIT CLAIM DEED

RAMCO FORM NO. 8

OR BK 4086 P60804  
Escambia County, Florida  
INSTRUMENT 96-351551

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
12/30/96 ERNIE LEE MAGAHA, CLERK  
By: [Signature]

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Quit Claim Deed, Executed the 26<sup>th</sup> day of DEC, 1996, by**

**ETHEL L. HOLLEY**

**first party, to BARBARA L. DUNSFORD OR REBECCA L. COBB**  
**whose post office address is P O BOX 54 CENTURY FL 32535**

**second party.**

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth, That the first party, for and in consideration of the sum of \$ GIFT, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party 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:**

Commencing at the S.W. corner of the S.E. 1/4 of the S.W. 1/4 of Section 4, T-5-N., R-30-W., Escambia County, Florida; thence S. 89°14'53" E. along the South line of said Section 4 for 525.00 feet; thence N. 00°01'22" W. for 162.00 feet; thence N. 89°12'48" W. for 420.00 feet; thence N. 00°01'22" W. for 39.00 feet to an existing wire fence line running Northeastly for the Point of Beginning; thence continue N. 00°01'22" W. for 279.00 feet; thence N. 89°14'07" W. for 34.00 feet to an existing wire fence line running North and South; thence S. 89°07'32" E. along said fence line for 283.59 feet to said wire fence line running Northeastly; thence N. 79°05'23" E. along said fence line for 19.60 feet to the Point of Beginning. Containing 0.17 acres more or less.

RCD Dec 30, 1996 11:00 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-351551

**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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.**

**In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.**

**Signed, sealed and delivered in the presence of:**

[Signature]  
Witness Signature (as to first Grantor)

[Signature]  
Witness Signature (as to first Grantor)

[Signature]  
Witness Signature (as to first Grantor)

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Grantor Signature

NOTARY RUBBER STAMP SEAL

CLARAS COVAN  
Notary Public, State of Florida  
My comm. expires May 16, 2000  
CC # 546300

Witness my hand and official seal in the County and State last aforesaid this

26<sup>th</sup> day of DEC, A.D. 1996

[Signature]  
Notary Signature

[Signature]  
Notary Signature

[Signature]  
Notary Signature

# 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: 2-4-2013

TAX ACCOUNT NO.: 11-1161-100

CERTIFICATE NO.: 2006-6851

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

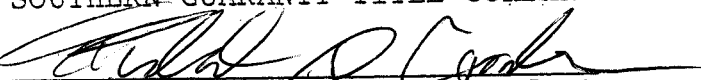
         X   Notify Escambia County, 190 Governmental Center, 32502

         X   Homestead for        tax year.

Barbara L. Dunsford  
Rebecca L. Cobb  
P.O. Box 54  
Century, FL 32535

Certified and delivered to Escambia County Tax Collector,  
this 31st day of August, 2012.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9657

August 31, 2012

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

1. Taxes for the year 2005-2011 delinquent. The assessed value is \$475.00. Tax ID 11-1161-100.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9657

August 31, 2012

**045N305002005001 - Full Legal Description**

BEG AT SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N  
0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC  
W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34  
60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO  
POB OR 4086 P 804

# **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.: 9657

August 31, 2012

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 08-31-1992, through 08-31-2012, and said search reveals the following:

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

Barbara L. Dunsford and Rebecca L. Cobb

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

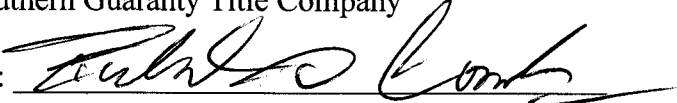
4. Taxes:

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: 

August 31, 2012

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

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 006851



00054514139

Dkt: TD82 Pg#:

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6

**Original Documents Follow**

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**AUGUSTUS KEVIN AND MARTHA  
1001 FREEDOM RD  
CENTURY, Florida, 32535**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6851	11-1161-100	06/01/2006	04-5N3-050 BEG AT SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34 60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO POB OR 4086 P 804

**2011 TAX ROLL**

DUNSFORD BARBARA L COBB REBECA L  
PO BOX 54  
CENTURY , Florida 32535

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Auggiedoggie777 (Kevin Augustus)

Applicant's Signature

08/24/2012

Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

8/24/2012

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 11-1161-100**

August 31, 2012  
Tax Year: 2005  
Certificate Number: 6851

BEG AT SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W  
162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC  
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19 60/100 FT TO POB OR 4086 P 804



# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 24, 2012 / 120595

This is to certify that the holder listed below of Tax Sale Certificate Number **2006 / 6851**, issued the **1st** day of **June, 2006**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-1161-100**

**Certificate Holder:**  
AUGUSTUS KEVIN AND MARTHA  
1001 FREEDOM RD  
CENTURY, FLORIDA 32535

**Property Owner:**  
DUNSORD BARBARA L COBB REBECA L  
PO BOX 54  
CENTURY, FLORIDA 32535

**Legal Description:** 04-5N3-050

BEG AT SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DE ...

**See attachment for full legal description.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2008	6461	05/30/08	\$32.61	\$0.00	\$19.57	\$52.18
2007	5475	06/01/07	\$38.10	\$0.00	\$22.86	\$60.96
2006	6851	06/01/06	\$42.44	\$0.00	\$25.46	\$67.90

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	7843.0000	06/01/12	\$33.17	\$6.25	\$1.66	\$41.08
2011	8487.0000	06/01/11	\$34.95	\$6.25	\$7.86	\$49.06
2010	8689	06/01/10	\$29.96	\$6.25	\$12.13	\$48.34
2009	8110	06/01/09	\$29.38	\$6.25	\$17.19	\$52.82

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....( %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$372.34
\$0.00
\$150.00
\$75.00
\$597.34
\$597.34
\$6.25

\*Done this 24th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice Lewis

Date of Sale February 4, 2013

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

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
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**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
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CLERK TO THE BOARD OF  
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AUDITOR

## IMAGING COVER PAGE

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Case: 2006 TD 006851



00002602151

Dkt: TD83 Pg#:

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**Original Documents Follow**

4

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 4, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEVIN AND MARTHA AUGUSTUS** holder of Tax Certificate No. **06851**, issued the 1st day of **June, A.D., 2006** 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 SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34 60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO POB OR 4086 P 804**

**SECTION 04, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111161100 (13-124)**

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

**BARBARA L DUNSFORD and REBECA L COBB**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of February, which is the **4th day of February 2013**.

Dated this 3rd day of January 2013.

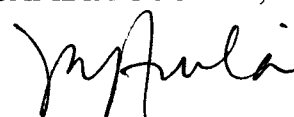
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

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

**Post Property:**

**1000 FREEDOM RD BLK**

By:

  
Maryline Avila  
Deputy Clerk



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

By:

  
Maryline Avila  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06851 of 2006**

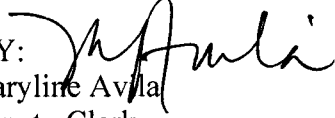
I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 3, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

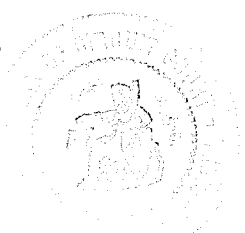
BARBARA L DUNSFORD PO BOX 54 CENTURY, FL 32535	REBECA L COBB PO BOX 54 CENTURY, FL 32535
--	---

WITNESS my official seal this 3rd day of January 2013.

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

SEAL

BY:   
Maryline Avila  
Deputy Clerk



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



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**COUNTY OF ESCAMBIA  
OFFICE OF THE  
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CLERK TO THE BOARD OF  
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OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

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Case: 2006 TD 006851



00015265148

Dkt: TD81 Pg#:

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**Original Documents Follow**

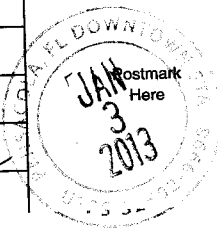
4

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Total Postage & Fees	\$ 5.75



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 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+

BARBARA L DUNSFORD [13-124]  
 PO BOX 54  
 CENTURY, FL 32535

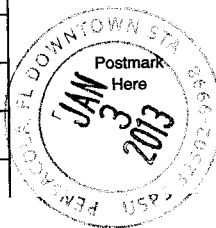
PS Form 3800, February 2004

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 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Postage	\$ 0.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+

REBECA L COBB [13-124]  
 PO BOX 54  
 CENTURY, FL 32535

PS Form 3800, February 2004

**COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARBARA L DUNSFORD [13-124]  
 PO BOX 54  
 CENTURY, FL 32535

2. Article Number  
 (Transfer from service label)

7012 1010 0002 8281 6328

**ORDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REBECA L COBB [13-124]  
 PO BOX 54  
 CENTURY, FL 32535

2. Article Number  
 (Transfer from service label)

7012 1010 0002 8281 6335

PS Form 3811, February 2004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 x *Barbara Dunsford* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
*Barbara Dunsford*

C. Date of Delivery  
*1-4-13*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☒ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 x *Barbara Dunsford* ☐ Agent ☐ Addressee

B. Received by (Printed Name)  
*Barbara Dunsford*

C. Date of Delivery  
*1-4-13*

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☒ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

102505-02-M-1

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

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 006851



00030932939

Dkt: TD84 Pg#:

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2

**Original Documents Follow**



**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 4, 2013, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **KEVIN AND MARTHA AUGUSTUS** holder of Tax Certificate No. **06851**, issued the 1st day of **June, A.D., 2006** 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 SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34 60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO POB OR 4085 P 804

SECTION 04, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111161100 (13-124)

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

**BARBARA L DUNSFORD and REBECA L COBB**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Monday in the month of February, which is the **4th day of February 2013**.

Dated this 3rd day of January 2013.

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 Maryline Avila 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.

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

**Post Property:**

1000 FREEDOM RD BLK

By:

Maryline Avila  
Deputy Clerk

RECEIVED  
JAN -2 P 3:02  
CLERK'S OFFICE  
ESCAMBIA COUNTY, FL  
JAN -2 P 3:02

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO13CIV000325NON

**Agency Number:** 13-002989

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 06851, 2006

**Attorney/Agent:**

ERNIE LEE MAGAHA  
CLERK OF THE COURT  
TAX DEEDS

**Plaintiff:** RE BARBARA L DUNSFORD AND REBECA L COBB

**Defendant:**

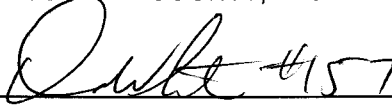
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/2/2013 at 3:02 PM and served same at 2:20 PM on 1/5/2013 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 #157

MDS DON WHITE

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

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 006851



00085800906

Dkt: TD84 Pg#:

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3

**Original Documents Follow**

**Buildings**

**Images**

None

LR# Updated:08/31/2017 (cc 5054)



Chris Jones

# Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)



**Navigate Mode**

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

## General Information

**Reference:** 045N305002005001  
**Account:** 111161100  
**Owners:** DUNSFORD BARBARA L  
COBB REBECA L  
**Mail:** PO BOX 54  
CENTURY, FL 32535  
**Situs:** 1000 FREEDOM RD BLK 32535  
**Use Code:** VACANT RESIDENTIAL   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Janet Holley,  
Escambia County Tax Collector

## 2012 Certified Roll Assessment

**Improvements:** \$0  
**Land:** \$475  
**Total:** \$475  
**Save Our Homes:** \$0

[Disclaimer](#)

[Amendment 1 Calculations](#)

## Sales Data

**Sale Date Book Page Value Type Official Records (New Window)**  
12/1996 4086 804 \$100 QC [View Instr](#)  
Official Records Inquiry courtesy of Ernie Lee Magaha,  
Escambia County Clerk of the Court

## 2012 Certified Roll Exemptions

None

## Legal Description

BEG AT SW COR OF SE1/4 OF  
SW1/4 S 89 DEG 14 MIN 53  
SEC E ALG S LI OF SEC 525 FT  
N 0 DEG 1 MIN 22 SEC...

## Extra Features

None

## Parcel Information

[Return Map](#)

[Get Map Image](#)

[Launch Interactive Map](#)

**Section Map Id:**  
04-5N-30

**Approx. Acreage:**  
0.1800

**Zoned:**   
INCORP

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1448334	Receipt Date	08/31/2012

Case Number	2006 TD 006851
Description	AUGUSTUS, KEVIN AND MARTHA VS

Action TAX DEED APPLICATION

Judge

Received From KEVIN AND MARTHA AUGUSTUS

On Behalf Of AUGUSTUS, KEVIN AND MARTHA

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	5251
Receipt Applications	Amount	
Holding	341.00	
Service Charge	60.00	

Deputy Clerk: mavila Transaction Date 08/31/2012 16:24:13

Comments



Bankruptcy Party Search  
Wed Jan 30 07:55:27 2013  
No Records Found

13-124

User: ec0724 P  
Client:  
Search: Bankruptcy Party Search Name DUNSFORD, BARBARA L Florida Northern Page: 1

No records found

<b>PACER Service Center</b>	Receipt 01/30/2013 07:55:27 55768552
User ec0724 P	
Client	
Description Bankruptcy Party Search	
Name DUNSFORD, BARBARA L Florida Northern Page: 1	
Pages 1 (\$0.10)	



Bankruptcy Party Search  
Wed Jan 30 07:55:49 2013  
No Records Found

13-124

User: ec0724 P  
Client:  
Search: Bankruptcy Party Search Name COBB, REBECCA L Florida Northern Page: 1

No records found

<b>PACER Service Center</b>	Receipt 01/30/2013 07:55:50 55768765
User ec0724 P	
Client	
Description Bankruptcy Party Search	
Name COBB, REBECCA L Florida Northern Page: 1	
Pages 1 (\$0.10)	



# THE ESCAMBIA SUN-PRESS, LLC



PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEVIN AND MARTHA AUGUSTUS holder of Tax Certificate No. 06851, issued the 1st day of June, A.D., 2006 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 SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34 60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO POB OR 4086 P 804 SECTION 04, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111161100 (13-124)

The assessment of the said property under the said certificate issued was in the name of BARBARA L DUNSFORD and REBECA L COBB

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of February, which is the 4th day of February 2013.

Dated this 3rd day of January 2013.

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 Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste. 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Maryline Avila  
Deputy Clerk

oaw-4w-1-3-10-17-24-2013

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared  
Michael P. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of SALE

DATE: 02/04/2013 - TAX CERT #:06851

in the CIRCUIT Court  
was published in said newspaper in the issues of  
JANUARY 3, 10, 17, 24, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

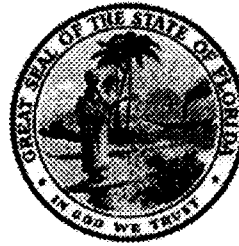
Sworn to and subscribed before me this 24<sup>TH</sup>  
day of JANUARY A.D., 2013

DENISE G. TURNER

NOTARY PUBLIC

Denise G. Turner  
Notary Public  
State of Florida  
My Commission Expires 08/24/2016  
My Commission No. EE 207775

**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

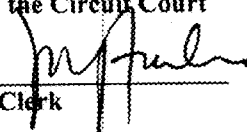
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
No Bid Tax Deed Sale**

**Cert # 006851 of 2006 Date 02/04/2013  
Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$67.90
Grand Total	\$67.90

**PAM CHILDERS**  
Clerk of the Circuit Court

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 of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1486903	Receipt Date	02/04/2013

Case Number	2006 TD 006851
Description	AUGUSTUS, KEVIN AND MARTHA VS

Action TAX DEED SOLD

Judge

Received From KEVIN AUGUSTUS

On Behalf Of AUGUSTUS, KEVIN AND MARTHA

Total Received	67.90
Net Received	67.90
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	67.90	CASH

Receipt Applications	Amount
Holding	36.90
Service Charge	31.00

Deputy Clerk: mavila Transaction Date 02/04/2013 10:30:38

Comments

EXECUTIVE ADMINISTRATION  
ACCOUNTING DIVISION  
APPEALS DIVISION  
ARCHIVES AND RECORDS  
CENTURY DIVISION  
CLERK TO THE BOARD  
COUNTY CIVIL  
COUNTY CRIMINAL  
COURT DIVISION  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW



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

• AUDITOR • ACCOUNTANT • EX-OFFICIO CLERK TO THE BOARD • CUSTODIAN OF COUNTY FUNDS •

FINANCE  
JURY ASSEMBLY  
GUARDIANSHIP  
HUMAN RESOURCES  
JUVENILE DIVISION  
MARRIAGE  
MENTAL HEALTH  
MANAGEMENT INFORMATION SYSTEMS  
OFFICIAL RECORDS  
ONE STOP  
OPERATIONAL SERVICES  
PROBATE DIVISION  
TRAFFIC DIVISION  
TREASURY

**TAX DEED INFORMATION SHEET**

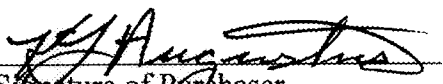
Tax Certificate Number: 06851 of \_\_\_\_\_

Date of Auction: 4 FEB 2013

Name of Grantee EXACTLY as it should appear on the tax deed:

Name: KEVIN AUGUSTUS

Address: 1001 FREEDOM RD  
CENTURY PL 32535

  
Signature of Purchaser

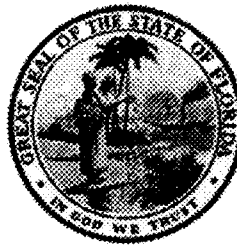
Date: 2-4-2013

KEVIN AUGUSTUS  
Printed Name of Purchaser

Date: 2-4-2013

**THIS FORM MUST BE COMPLETED AND RETURNED TO THE CLERK OF  
CIRCUIT COURT, TAX DEEDS DIVISION IN ORDER FOR YOUR TAX DEED TO BE  
PREPARED AND RETURNED TO YOU.**

**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  
 No Bid Tax Deed Sale**

**Cert # 006851 of 2006 Date 02/04/2013  
 Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$67.90
Grand Total	\$67.90

**Purchase Price \$1,123.94 Opening Bid Amount \$1,123.94 OverBid Amount \$0.00**

	Total Check	\$67.90
	Adv Recording Deed	\$10.00
	Adv Doc. Stamps	\$8.40
	Postage	\$12.00
	Researcher Copies	\$5.00
	Adv Recording Mail Cert	\$18.50
	Clerk's Prep Fee	\$14.00
Sheriff Services over \$60	0	
Legal Ad over \$165	0	
	Total Extra TD Registry of Court Fees	0

**PAM CHILDERS  
 Clerk of the Circuit Court**

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>

This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 13-124  
Property Identification No. 045N305002005001  
Tax Account No. 111161100

## TAX DEED

State of Florida  
County of Escambia

The following Tax Sale Certificate Numbered 06851 issued on June 1, 2006 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 4th day of February 2013, offered for sale as required by law for cash to the highest bidder and was sold to: KEVIN AUGUSTUS, 1001 FREEDOM RD CENTURY, FL 32535, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

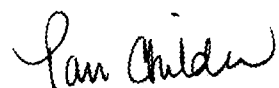
Now, on this 4th day of February 2013, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,123.94) ONE THOUSAND ONE HUNDRED TWENTY THREE AND 94/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

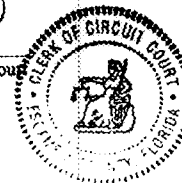
BEG AT SW COR OF SE1/4 OF SW1/4 S 89 DEG 14 MIN 53 SEC E ALG S LI OF SEC 525 FT N 0 DEG 1 MIN 22 SEC W 162 FT N 89 DEG 12 MIN 48 SECC W 420 FT N 0 DEG 1 MIN 22 SEC W 39 FT FOR POB CONT N 0 DEG 1 MIN 22 SEC W 279 FT N 89 DEG 14 MIN 7 SEC W 34 60/100 FT S 3 DEG 7 MIN 32 SEC E 283 59/100 FT N 79 DEG 5 MIN 23 SEC E 19 60/100 FT TO POB OR 4086 P 804

\*\* Property previously assessed to: BARBARA L DUNSFORD, REBECCA L COBB

SECTION 04, TOWNSHIP 5 N, RANGE 30 W

  
witness Mylinda Johnson  
  
witness Maryline Avila

  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida

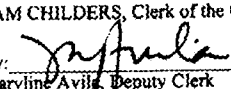


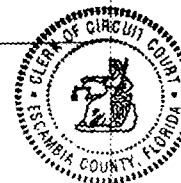
State of Florida  
County of Escambia

On this 4th day February 2013 before me Maryline Avila personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By:   
Maryline Avila, Deputy Clerk



**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FL DA  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FL DA  
VOID AFTER 6 MONTHS

63-27  
631

9000018127

PAY

\*EIGHTY AND 00/100

KEVIN AUGUSTUS

TO THE  
ORDER OF  
KEVIN AUGUSTUS  
1001 FREEDOM RD  
CENTURY, FL 32535

DATE

AMOUNT

02/12/2013

80.00

13-124

*Pam Childers*  
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018127⑈ ⑆063100277⑆ 898033991356⑈

**PAM CHILDERS**  
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018127

Date	Case Number	Description
02/11/2013	2006 TD 006851	PAYMENT TAX DEEDS

Amount  
80.00

9000018127

Check: 9000018127 02/12/2013 KEVIN AUGUSTUS

Check Amount: 80.00