

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

Case: 2006 TD 008784



00045050412

Dkt: TD80 Pg#:

12

Original Documents Follow

Check Request Multiple Tax deed 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 Multiple Tax deed Cert

Optima 12 B I U A

Dana,

Please issue a check payable to:
Sauternes V LLC
Dept 5193
P O Box 2153
Birmingham AL 35287-5193

\$990.00 (refund application fees)

2006 TD 08807 \$330.00

2006 TD 08784 \$330.00

2006 TD 08329 \$330.00

OK #
9217
5/27/08

These accounts redeemed thru the Tax Collector office prior to receiving the applications in our office.

I believe this is the last of the ones you will have to reverse the \$60.00 from TAXCT and the \$270.00 from TAXCR.

Thanks,

MYLINDA K JOHNSON
Escambia County
Clerk of the Circuit Court
Tax Deed Division
850-595-3793
mvlinda@escambiaclerk.com

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2006/ 8784.000, 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:
14-0044-000

Cert SAUTERNES V LLC
Holder DEPT 5193
PO BOX 2153
BIRMINGHAM AL 35287-5193

Property SALAMANCA DEVELOPMENT LLC
Owner PO BOX 37592
PENSACOLA FL, 32526

LTS 1 2 BLK 12
NEW CITY TRACT
OR 5526 P 87
ALSO 1/2 OF VACATED 11TH
AVE ADJOINING LT 1

ORD NO 26-84
CA 46

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/ 8784.000	06/01/2006	3,373.85	0.00	168.69	3,542.54

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/ 7008.000	06/01/2007	3,335.67	6.25	166.78	3,508.70

Redeemed

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 7,051.24
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant . {2007} 2,796.12
- 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 10,047.36
- 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. 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 _____

Deirda Mahuro

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

CERT. NO. DATE
8784.000 2006

LEGAL DESCRIPTION

ACCOUNT # 14-0044-000

THIS CERTIFICATE IS FOR TAX YEAR 2005.

LTS 1 2 BLK 12

NEW CITY TRACT

OR 5526 P 87

ALSO 1/2 OF VACATED 11TH

AVE ADJOINING LT 1

ORD NO 26-84

CA 46

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 (on agent)
Applicant's Signature

6/24/08
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.: 6723

May 13, 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 05-12-88, through 05-12-08, and said search reveals the following:

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

SALAMANCA Development, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

BY: 

Richard S. Combs

May 13, 2008

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 6723

May 13, 2008

Lots 1 and 2, Block 12 and the East 1/2 of the adjacent vacant 11th Avenue right-of-way, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 6723

May 13, 2008

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

1. 2006 certificate delinquent. The assessed value is \$131,390.00.
Tax ID 14-0044-000.

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.: 14-0044-000

CERTIFICATE NO.: 2006-8784

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

 Notify City of Pensacola, P.O. Box 12910, 32596

 Notify Escambia County, 190 Governmental Center, 32501

 Homestead for tax year.

Salamanca Development, LLC
P.O. Box 37592
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 15th 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.

Prepared by and Return to:

Kerry Anne Schultz, Attorney at Law
LOZIER, THAMES & FRAZIER, P.A.
24 West Chase Street
Pensacola, Florida 32502-5614
(850) 469-0202

Grantee's tax identification number:000S00-9025-010-012

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed corrects the legal description contained in the original Warranty Deed dated August 23, 2004, and recorded in O.R. Book 5482, Page 1224, on August 23, 2004.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS CORRECTIVE WARRANTY DEED is made and given this 10th day of November, 2004, by ROBERT J. PRESTON, by Susan B. Preston, Attorney-in-Fact, and SUSAN B. PRESTON, husband and wife, whose post office address is 2013 Whaley Avenue, Pensacola, Florida 32503, Grantor, and SALAMANCA DEVELOPMENT, L.L.C., a Florida limited liability company, Grantee, whose post office address is Post Office Box 37592, Pensacola, Florida 32526.

(Wherever used herein the term Grantor and Grantee shall include the singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, where the context so admits or requires.)

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto said Grantee, all that certain land situate in Escambia County, State of Florida, to-wit:

Lot 1 and 2, Block 12 and the East ½ of the adjacent vacant 11th Avenue right-of-way, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson in 1906.


THIS CONVEYANCE is subject to: all conditions, restrictions, limitations, easements and reservations, of record, if any, but this provision shall not operate to re-impose the same; zoning and other governmental regulations; and taxes and assessments for 2004 and subsequent years.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

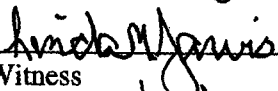
TO HAVE AND TO HOLD, the same in fee simple forever. The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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


*Signed, sealed and delivered
in the presence of AS TO ALL:*




Witness
Print Name: Kerry Anne Schuttz



Witness
Print Name: Linda M. Jarvis




ROBERT J. PRESTON by Susan B. by Juan B. Preston
Preston, Attorney-in-Fact Preston Attorney in Fact


SUSAN B. PRESTON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of November, 2004, by Susan B. Preston, attorney-in-fact for Robert J. Preston, and Susan B. Preston, individually, who is () personally known to me or () who has produced FL Drivers license as identifications and have not taken an oath.



NOTARY PUBLIC
Commission No. _____
My Commission Expires: _____



RCD Nov 17, 2004 02:17 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-303000

Janet Holley - [Delinquent]

File Record Edit View Collections Window Help

Tax System

Account Maintenance Delinquent Transaction History Search Results

Cancel Void Correction TDA Purchase Transfer Duplicate Add Certificate Print Certificate

Date Sold	Folio Yr. & No.	Certificate Yr. &	Type	Status	%	Face	Interest	Amount Due	WIP	TDA	Remarks	Previous
	2007 - 133807.0000			TD		\$0.00	\$0.00	\$0.00		C	Y	
06/01/2007	2006 - 131346.0000	2007 - 7008.0000	I	TD	0.25%	\$3,335.67	\$0.00	\$0.00		R	N	
06/01/2006	2005 - 123891.0000	2006 - 8784.0000	I	TD	0.25%	\$3,373.85	\$0.00	\$0.00		A	Y	
	2004 - 127264.0000					\$0.00	\$0.00	\$0.00			N	
	2003 - 126297.0000					\$0.00	\$0.00	\$0.00			N	

Maintenance | Holder

Account: 14-0044-000 Date: 05/20/2008 C TAX DEED APPLICATION

If Paid By	Total Current	Total Delinquent	Grand Total Due
05/20/2008	\$0.00	\$0.00	\$0.00

Geo: 000S00-9025-010-012

Owner: SALAMANCA DEVELOPMENT LLC

Owner Actual Address: SALAMANCA DEVELOPMENT LLC
PO BOX 37592
PENSACOLA, FL 32526

General TDA Redemption/Bankruptcy Fees Print Bill

Application

Type: A - Applied

WIP: -

LAS Date: // Number: 10180

Dated: 04/28/2008

Clerk's Interest %: 0.00

Taxable: 138,310 Run 1 Mill 16

Legal: LTS 12 BLK 12
NEW CITY TRACT

Sale Date: 10/06/2008 Receipt: 91307.0447

Filed By: GULF GROUP HOLDINGS

Changed: 05/09/2008 Operator: SHI

Business Tax Miscellaneous Administration

DATE - The current system date 5/20/2008

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	883423	Receipt Date	05/07/2008

Case Number	2006 TD 008784
Description	GULF GROUP HOLDINGS VS

Action **TAX DEED APPLICATION**
Judge
Received From **GULF GROUP HOLDINGS**
On Behalf Of **GULF GROUP HOLDINGS**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	330.00	190232583	

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 05/07/2008 14:54:01

Comments