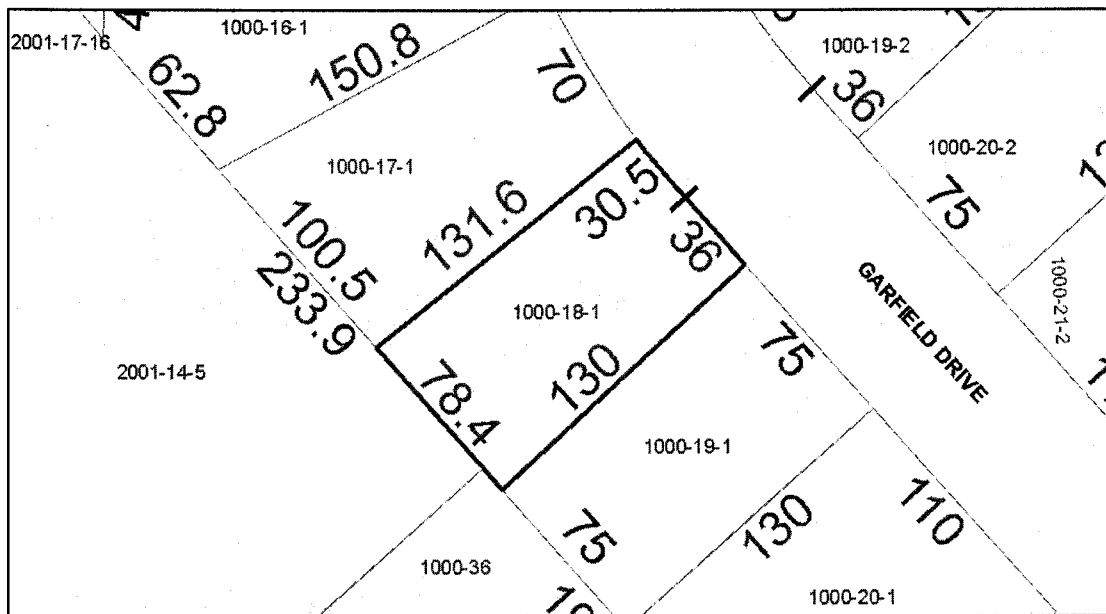


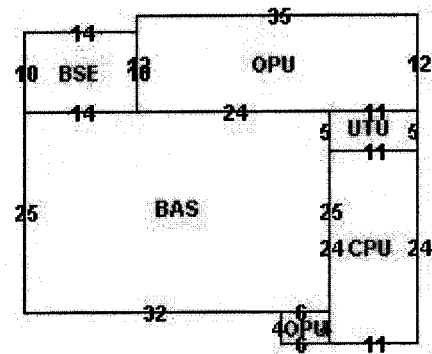
**County  
Zoned:  
R-2**



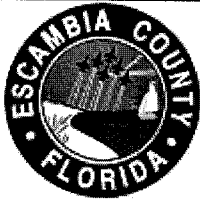
Building 1 - Address: 104 W GARFIELD DR, Year Built: 1955

FOUNDATION-SLAB ON GRADE  
EXTERIOR WALL-CONCRETE BLOCK  
NO. PLUMBING FIXTURES (3)  
DWELLING UNITS (1)  
ROOF FRAMING-WOOD FRAME/TRUS  
ROOF COVER-COMPOSITION SHG  
INTERIOR WALL-DRYWALL-PLASTER  
FLOOR COVER-CARPET  
NO. STORIES (1)  
DECOR/MILLWORK-AVERAGE  
HEAT/AIR-CENTRAL H/AC  
STRUCTURAL FRAME-WOOD FRAME

BASE AREA - 950  
BASE AREA SOH - 140  
CARPORT UNF - 264  
OPEN PORCH UNF - 444  
UTILITY UNF - 55



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.



# Chris Jones

## Escambia County Property Appraiser

Chris  
Jones, ECPA

RECORD  
SEARCH

MAPS

GENERAL  
INFORMATION

GOVERNMENT  
AGENCIES

TANGIBLE  
PROPERTY

CAREERS



Navigate Mode

☒ Account

☐ Reference



[Printer Friendly Version](#)

### General Information

**Reference:** 152S301000018001  
**Account:** 054789000  
**Owners:** LUTFI SAID Y  
**Mail:** 377 NIBLICK AVE  
 ORLANDO, FL 32804  
**Situs:** 104 W GARFIELD DR  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley,  
Escambia County Tax Collector

### 2008 Certified Roll Assessment

**Improvements:** \$41,660  
**Land:** \$15,048  


---

**Total:** \$56,708  
**Save Our Homes:** \$0

[Disclaimer](#)

### [Amendment 1 Calculations](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1999	4379	1201	\$100	QC	<a href="#">View Instr</a>
07/1997	4203	1709	\$22,000	WD	<a href="#">View Instr</a>
12/1981	1602	0323	\$33,000	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Ernie Lee Magaha,  
Escambia County Clerk of the Court

### 2008 Certified Roll Exemptions

None

### Legal Description

LT 18 BLK 1 MAYFAIR PB 3 P 54 OR  
4379 P 1201

### Extra Features

None

### Parcel Information

[View Online Map](#)

**Section**  
**Map Id:**  
 14-2S-30-1

**Approx.**  
**Acreage:**

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TARPON IV, LLC**  
**PO BOX 100736**  
**ATLANTA, Georgia, 30384-0736**

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>
2162	05-4789-000	06/01/2007	15-2S3-010 LT 18 BLK 1 MAYFAIR PB 3 P 54 OR 4379 P 1201

### 2008 TAX ROLL

LUTFI SAID Y  
377 NIBLICK AVE  
ORLANDO FL, Florida 32804

SUBJECT TO 2009 TAXES

Special Assessments appear on this property \_\_\_Yes \_\_\_No?

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.

GulfGroup2007 (ani goldenberg)

Applicant's Signature

04/27/2009

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 27, 2009 / 1293

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 2162**, issued the **1st** day of **June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 05-4789-000**

**Certificate Holder:**  
TARPON IV, LLC  
PO BOX 100736  
ATLANTA, GEORGIA 30384-0736

**Property Owner:**  
LUTFI SAID Y  
377 NIBLICK AVE  
ORLANDO FL, FLORIDA 32804

**Legal Description:** 15-2S3-010  
LT 18 BLK 1 MAYFAIR PB 3 P 54 OR 4379 P 1201

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
2007	2162	06/01/07	\$1,326.16	\$0.00	\$66.31	\$1,392.47

**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
2008	2717	05/30/08	\$1,191.78	\$6.25	\$208.56	\$1,406.59

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 (2008)
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

\$2,799.06
\$0.00
\$1,013.93
\$125.00
\$75.00
\$4,012.99
\$4,012.99
\$4,012.99
\$6.25
\$4,019.24

\*Done this 27<sup>th</sup> day of April, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenn Malum

Date of Sale: September 8, 2009

\* 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 of Escambia County Florida

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **1013249** Receipt Date **05/08/2009**

Case Number **2007 TD 002162**  
Description **TARPON IV LLC VS**

Action **TAX DEED APPLICATION**

Judge

Received From **TARPON IV LLC**

On Behalf Of **TARPON IV LLC**

Total Received	330.00
Net Received	330.00
Change	0.00

Receipt Payments  
Cash

Amount	Reference Description
330.00	733663

Receipt Applications  
Holding  
Service Charge

Amount
270.00
60.00

Deputy Clerk: mkj

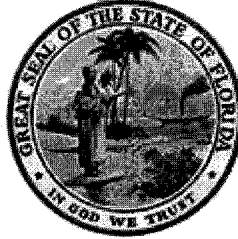
Transaction Date 05/08/2009 15:08:33

Comments ONCORE TRANS 733663

4869 OAK  
BROOKE PL  
ORLANDO  
FL  
32812

Christina  
407-  
481-  
0080

**ERNIE LEE MAGAHA**  
 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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

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

**Case # 2007 TD 002162**

**Redeemed Date 05/13/2009**

**Name SAID Y LUTFI 4869 OAKBROOKE PL ORLANDO FL 32812**

<input type="checkbox"/> Clerk's Total = TAXDEED	\$354.75
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$4,320.21
<input type="checkbox"/> Postage = TD2	\$0.00
<input type="checkbox"/> ResearcherCopies = TD6	\$0.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/08/2007	TD1	TAX DEED APPLICATION Receipt: 1013249 Date: 05/08/2009	60.00	0.00	
05/08/2007	TAXDEED	TAX DEED CERTIFICATES Receipt: 1013249 Date: 05/08/2009	270.00	0.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$270.00	\$270.00	\$0.00	\$0.00
	<b>TOTAL</b>	<b>\$330.00</b>	<b>\$330.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1014973	Receipt Date	05/13/2009

Case Number	2007 TD 002162
Description	TARPON IV LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **MOHAMMED LUTFI**

On Behalf Of **TARPON IV LLC**

Total Received	4,681.96
Net Received	4,681.96
Change	0.00

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference</b>	<b>Description</b>
Visa	4,681.96	71469	

<b>Receipt Applications</b>	<b>Amount</b>
Holding	4,674.96
Service Charge	7.00

Deputy Clerk: mkj Transaction Date 05/13/2009 15:44:54

Comments

**ERNIE LEE MAGAHA**  
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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 054789000 Certificate Number: 002162 of 2007**

**Payor: SAID Y LUTFI 4869 OAKBROOKE PL ORLANDO FL 32812 Date 05/13/2009**

Clerk's Check #	1	Clerk's Total	\$354.75
Tax Collector Check #	1	Tax Collector's Total	\$4,320.21
		Postage	\$0.00
		Researcher Copies	\$0.00
		Total Received	\$4,674.96

**ERNIE LEE MAGAHA**  
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>



☐ Search Property
 ☐ Property Sheet
 ☐ Lien Holder's
 ☒ Redeem
 ☐ Forms
 ☐ Courtview

☐ Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

**Account: 054789000 Certificate Number: 002162 of 2007**

Redemption ☒ Yes
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2009"/>	Redemption Date <input type="text" value="05/13/2009"/>
Months	5	1
Tax Collector	<input type="text" value="\$4,012.99"/>	<input type="text" value="\$4,012.99"/>
Tax Collector Interest	\$300.97	\$60.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,320.21	<input type="text" value="\$4,079.43"/> TC
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$24.75	\$4.95
Total Clerk	\$354.75	<input type="text" value="\$334.95"/> CM
Postage	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,674.96	\$4,414.38
	Repayment Overpayment Refund Amount	\$260.58 + 270.00 refund

ACTUAL SHERIFF \$40.00 / COM REC FEE \$  
 CYNTHIA CALLED FOR QUOTES. MKJ 5-13-2009

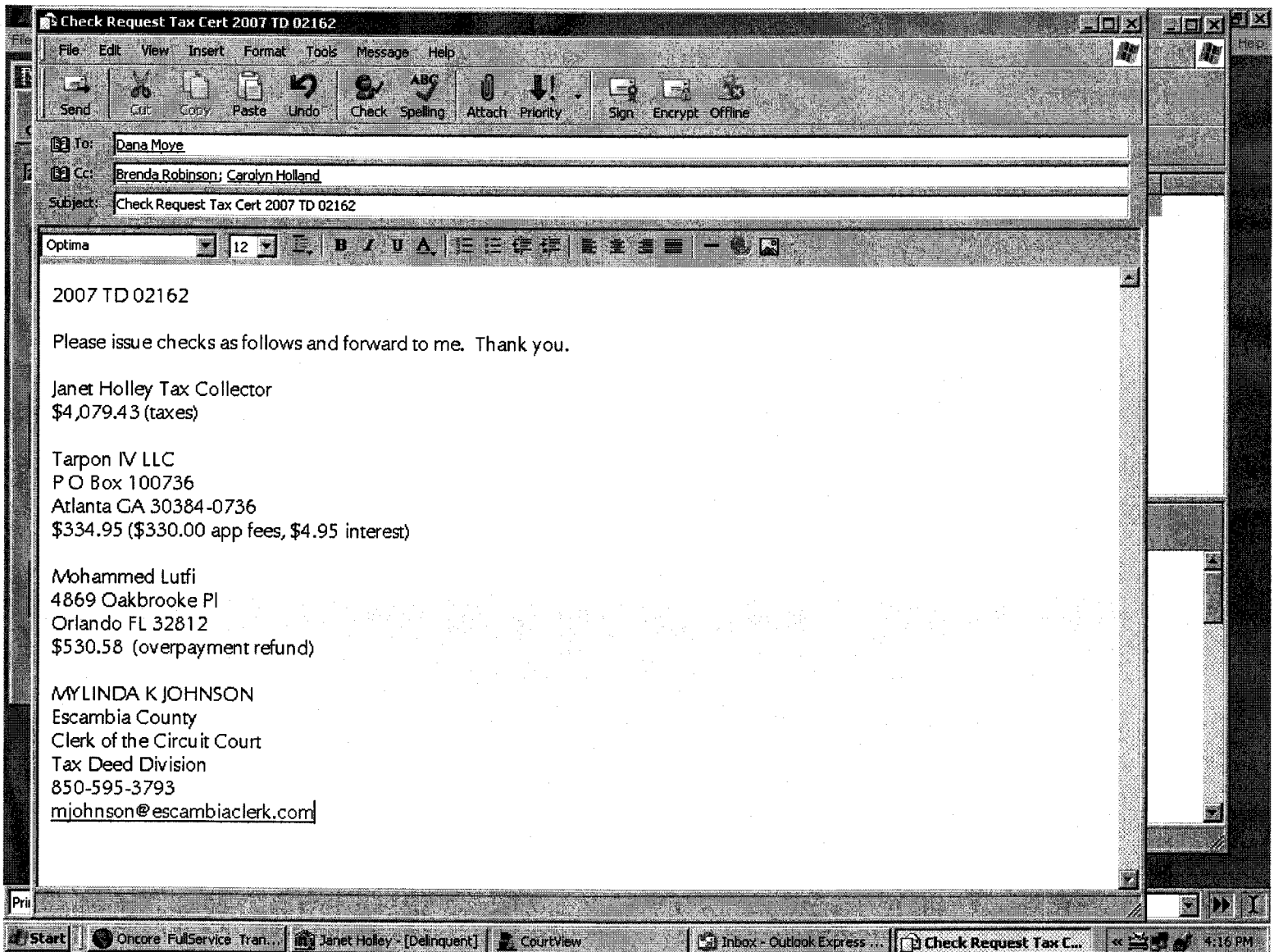
Notes

☒ \$30.58

**Submit**

**Reset**

**Print Preview**



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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
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

5/20/2009

MOHAMMED LUTFI  
4869 OAKBROOKE PLACE  
ORLANDO FL 32812

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 5/13/2009 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
02162/2007	05-4789-000	09/08/09	530.58

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
Mylinda Johnson, Tax Deeds Division

Enclosure

RCD Mar 05, 1999 09:18 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-585532

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 presence of:

Husni Al-Samadi  
Signature of Witness  
HUSNI AL-SAMADI  
Print name of Witness  
Susan E. Brown  
Signature of Witness  
SUSAN E. BROWN  
Print name of Witness

Jamal Lutfi  
Signature of First Party  
JAMAL LUTFI  
Print name of First Party  
  
Signature of First Party  
  
Print name of First Party

State of Florida  
County of Orange  
On 19th January 1999 before me,  
appeared Jamal Lutfi  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.


Lora K Hicks  
Signature of Notary  
 Lora K Hicks  
My Commission CC880840  
Expires Aug. 27, 2000

Affiant X Known - Produced ID  
Type of ID -  
(Seal)

State of Florida  
County of Orange  
On 19th January 1999 before me,  
appeared Jamal Lutfi  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Lora K Hicks  
Signature of Notary

Affiant X Known - Produced ID  
Type of ID -  
(Seal)

 Lora K Hicks  
My Commission CC880840  
Expires Aug. 27, 2000

Lora K Hicks  
Signature of Preparer  
LORA K. HICKS  
Print Name of Preparer  
PO Box 1196 Minnieda, FL  
Address of Preparer 34755

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

A298-10  
R298-04

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19th day of January, 1999 (year),  
by first party, Grantor, Jamal Y. Gutfi  
whose post office address is 720 So. Orange Blossom Trail  
Orlando, Florida 32805  
to second party, Grantee, Dail Y. Gutfi  
whose post office address is 540 Peterson Drive  
Orlando, FL 32805

WITNESSETH, That the said first party, for good consideration and for the sum of  
Ten Dollars - Dollars (\$ 10.00 ) paid by the said second  
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim  
unto the said second party forever, all the right, title, interest and claim which the said first party  
has in and to the following described parcel of land, and improvements and appurtenances there-  
to in the County of Escambia, State of Florida to wit:

Lot 18, Block 1, Mayfair Subdivision, a  
Subdivision of a portion of Section 15, Township  
2 South, Range 30 West, Escambia County,  
Florida, according to plat of said Mayfair  
Subdivision recorded in Plat Book 3, at  
Page 54 of the records of Escambia County,  
Florida.

ZZ4F  
(1)

Rev. 6/98

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

FILE NO. REC 26  
 DOC. \$ 148.50  
 SUR.  
 REC. \$ 4.00

## WARRANTY DEED

This instrument was prepared by:  
 James C. Taylor, of Hosner,  
 Taylor, Van Matre, & Eddins, P.A.  
 15 West Strongy Street  
 Pensacola, Florida

STATE OF FLORIDA

COUNTY OF Escambia

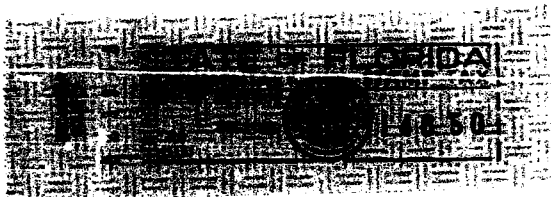
104 West Garfield  
 Pensacola, FL 32505  
 Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: That I R.K. Gregory

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which  
 is hereby acknowledged has bargained, sold, conveyed and granted unto  
 Said Yousef Iutfi

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying  
 and being in the County of Escambia, State of Florida, to wit:

Lot 18, Block 1, MAYFAIR SUBDIVISION, a subdivision in Escambia County, Florida,  
 according to plat thereof recorded in Plat Book 3 at page 54, of the public  
 records of said County.



113592  
 FILED & RECORDED IN  
 THE PUBLIC RECORDS OF  
 ESCAMBIA CO. FLA. ON  
 DEC 18 2 28 PM '81  
 JIMMIE A. FINE, CLERK  
 ESCAMBIA COUNTY

Subject to that certain first mortgage in favor of Stockton, Whatley, Davin &  
 Company, recorded in O.R. Book 642, page 272, filed 9/28/72, and assigned to  
 Boston Five Cents Savings Bank, in O.R. Book 664, page 700, filed 1/10/73, public  
 records of Escambia County, Florida.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above proper-  
 ty, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.  
 Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all  
 persons whomsoever.

"Wherever used herein, the term 'grantee/grantor' shall include the heirs, personal re-  
 presentatives, successors and/or assigns of the respective parties hereto, the use of singular  
 number shall include the plural, and the plural the singular, the use of any gender shall  
 include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on October 27, 1981

Signed, sealed and delivered  
 in the presence of:

*Raymond S. Kaufman*  
*Linda H. Gregory*

*R.K. Gregory* (SEAL)  
 R.K. GREGORY (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF FLORIDA  
 COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 1981 by  
 R.K. Gregory

CLERK FILE NO.

CLERK FILE NO.

*Linda H. Gregory*  
 Notary Public  
 7-23-85  
 My Commission Expires

Prepared by and Return to:  
SAID Y. LUTFI  
540 Peterson Dr., Orlando, FL 32805

DEED DOC STAMPS PD # ESC CO \$ 154.00  
12/19/97 ERNIE LEE MAGAHA, CLERK

RCD Dec 19, 1997 09:46 am  
Escambia County, Florida

Parcel ID #: 1525301000018001  
Grantee(s) SS #: [REDACTED]

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-442510

WARRANTY DEED

THIS WARRANTY DEED is made this 7th day of July, 1997, by SAID Y. LUTFI, a single person, hereinafter called the "Grantor", to JAMAL Y. LUTFI, whose post office address is 4869 Oakbrook Pl., Orlando, FL 32812, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land situate in Escambia County, Florida, to wit:

Lot 18, Block 1, MAYFAIR SUBDIVISION, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said Mayfair Subdivision recorded in Plat Book 3, at Page 54, of the Public Records of Escambia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

AND 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except for:

1. Taxes for the current year and all subsequent years.
2. Covenants, restrictions, easements and limitations of record, if any, but not to reimpose the same.
3. Zoning ordinances.

"Grantor" and "Grantee" are used for singular and plural, as context requires.

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:

Witness:

Witness:

SAID Y. LUTFI

540 Peterson Dr., Orlando, FL 32805

STATE OF FLORIDA,  
COUNTY OF ORANGE,

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared SAID Y. LUTFI, a single person, personally known by me or who has presented a driver's license as identification and who did not take an oath, to me known to be the person described in and who executed the foregoing and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of July, 1997.

(SEAL)

Notary Public:

My Commission Expires:



Lora K Hicks  
My Commission CC880540  
Expires Aug. 27, 2000

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 09-08-09

TAX ACCOUNT NO.: 05-4789-000

CERTIFICATE NO.: 2007-2162

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

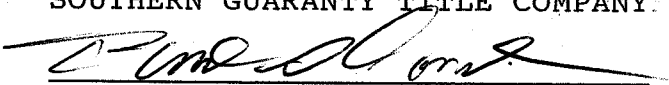
  X       Notify Escambia County, 190 Governmental Center, 32501

      X   Homestead for     tax year.

Said Y. Lutfi  
377 Niblick Ave.  
Orlando, FL 32804  
and  
104 W. Garfield Dr. (property)  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 20th day of May, 2009.

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 ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7106

May 14, 2009

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 4315, page 1562 and O.R. Book 4447, page 177.
2. 2007 certificate delinquent. The assessed value is \$56,708.00. Tax ID 05-4789-000.

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.

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7106

May 14, 2009

Lot 18, Block 1, Mayfair Subdivision, according to the plat thereof recorded in Plat Book 3, Page 54, Public Records of Escambia County, Florida.

# 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.: 7106

May 14, 2009

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 05-14-89, through 05-14-09, and said search reveals the following:

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

Said Y. Lutfi

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, 2009

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

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
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

05/20/2009

TARPON IV LLC  
P O BOX 100736  
ALTANTA GA 30384-0736

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
02162/2007	05-4798-000	8/03/2009	330.00	4.95	334.95

09/08/09

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
Mylinda Johnson Tax Deeds Division

Enclosure

**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  
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DOMESTIC RELATIONS  
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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: 2007 TD 002162



00045828232

Dkt: TD80 Pg#:

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**Original Documents Follow**