

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE J & MARY J TRUSTEE  
BLACKWELL LIVIN  
723 OVERBROOK DRIVE  
FT WALTON BEACH, Florida, 32547**

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>
3243	06-3251-500	05/30/2008	31-2S3-020 SIDNER NANCY S 1/6 INT STEWART TIMOTHY C 1/6 INT STEWART JOEL R 1/6 LT 2 & W 10 FT LT 3 BLK G WELLES BROWNSVILLE PB 1 P 38 SEC 31/33 T 2S R 30 OR 1803/1806 P 881/760 OR 4441 P 1255 CA 128

**2010 TAX ROLL**

STEWART LAMAR M SR LIFE EST MCKAY  
JENNIFER 1/6 INT  
7707 W GADSDEN ST  
PENSACOLA, Florida 32506

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.

ejbgator (EDDIE BLACKWELL)  
Applicant's Signature

05/20/2011  
Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

5/20/2011

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 06-3251-500**

May 31, 2011  
Tax Year: 2007  
Certificate Number: 3243

SIDNER NANCY S 1/6 INT STEWART TIMOTHY C 1/6 INT STEWART JOEL R 1/6 LT 2 & W 10 FT LT 3 BLK G  
WELLES BROWNSVILLE PB 1 P 38 SEC 31/33 T 2S R 30 OR 1803/1806 P 881/760 OR 4441 P 1255 CA 128

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
May 20, 2011 / 110467

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 3243**, issued the **30th day of May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3251-500**

**Certificate Holder:**

BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN  
723 OVERBROOK DRIVE  
FT WALTON BEACH, FLORIDA 32547

**Property Owner:**

STEWART LAMAR M SR LIFE EST MCKAY JENNIFER 1/6 INT  
7707 W GADSDEN ST  
PENSACOLA, FLORIDA 32506

**Legal Description:** 31-2S3-020

SIDNER NANCY S 1/6 INT STEWART TIMOTHY C 1/6 INT STEWART JOEL R 1/6 LT 2 & W 10 FT LT 3 BLK G  
WELLES BROWNSVILLE PB 1 P 38 SEC 31/33 T 2S R 30 OR 180 ...

**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	3243	05/30/08	\$123.16	\$0.00	\$22.17	\$145.33

**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
2010	4353	06/01/10	\$1,049.14	\$6.25	\$73.44	\$1,128.83
2009	4156	06/01/09	\$1,075.16	\$6.25	\$387.06	\$1,468.47

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 (2010)
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

\$2,742.63
\$0.00
\$946.88
\$150.00
\$75.00
\$3,914.51
\$3,914.51
\$6.25

\*Done this 20th day of May, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_

Date of Sale: \_\_\_\_\_

\* 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  
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: 2009 TD 003243



00012982386

Dkt: TD83 Pg#:

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4

**Original Documents Follow**

IN THE CIRCUIT COURT OF FLORIDA  
FIRST JUDICIAL CIRCUIT, IN AND  
FOR ESCAMBIA COUNTY, CIVIL ACTION

In Re:

CASE NO.: 90-0020892-CA

CARLSON, BRENDA D

Petitioner.

vs.

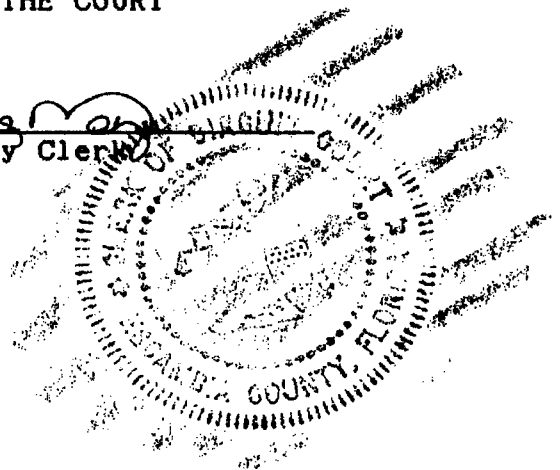
STEWART, JOEL R  
2617 W LEE STREET  
PENSACOLA, FL 32505  
Respondent.

## JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that STEWART, JOEL R has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$7,082.99 balance at terms, not including any costs or fees.

I further certify that STEWART, JOEL R was issued a Notice of Delinquency on 04/15/1997, and thirty (30) or more days having elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 (5)(a) this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 9th day of June, 1999.

ERNIE LEE MAGAHA  
CLERK OF THE COURTBy:   
Deputy Clerk

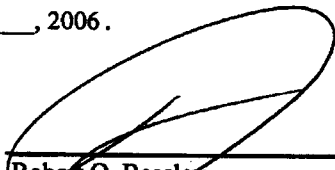
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 7<sup>th</sup> day of November, 2006.



Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: \_\_\_\_\_ shall have until Nov 22, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: \_\_\_\_\_

(1) Removal of white goods + debris

(2) Cut overgrowth in side yard + rear yard

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing November 23, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Amanda Blake + Mary Sidman

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-04-0242  
Location: 3705 Theresa Street  
PR# 342S30-0660-001-012

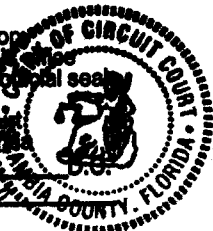
Amanda C. Digulio Brake & Nancy S. Sidner  
3705 Theresa Street  
Pensacola, FL 32505

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
Amanda Brake & Nancy Sidner as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the Code of Ordinances 30-203(a) (b) (c) (d)

has occurred and continues.

Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: [Signature]  
Date: 11/13/06





Recorded in Public Records 03/18/2009 at 03:07 PM OR Book 6438 Page 326,  
Instrument #2009018332, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
IN THE County COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2008 SC 005743  
2009 MAR 16 A 9 04

LVNV FUNDING, LLC. JC PENNEY CONSUMER  
Successor in interest to GE Capital

COUNTY CIVIL DIVISION  
Plaintiff FILED & RECORDED **DEFAULT FINAL JUDGMENT**

vs.

Barbara C Stewart  
Lamar M Stewart

Defendant(s)

THIS CAUSE having come to be heard before me upon the motion of the Plaintiff herein, and  
the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

**ORDERED AND ADJUDGED THAT:**

Plaintiff whose address is 15 South Main Street, Greenville SC 29601 shall recover from  
Defendant(s) Barbara C Stewart Lamar M Stewart the sum of \$1,035.57, court costs in the amount of  
\$185.00, interest in the amount of \$123.36, and attorneys' fees in the amount of \$750, that shall  
bear interest at the rate of 8% per annum, for all of which let execution issue.

**IT IS FURTHER ORDERED AND ADJUDGED THAT:**

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information  
Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless  
the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA County, Florida on this the 13 day of mar

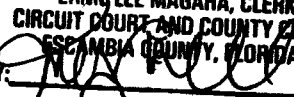
2009

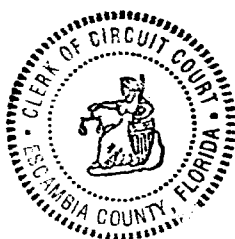
  
COUNTY COURT JUDGE

Copies furnished to:  
Borack & Associates, P.A.  
2300 Maitland Center Parkway, Ste.200  
Maitland, FL 32751

Barbara C Stewart Lamar M Stewart  
12034 GULF BEACH HWY  
PENSACOLA FL 32507-9043

08R10124  
6008891484509243  
219855945

"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"  
BY:  D.C.



Case: 2008 SC 005743  
00014892788  
Doc: CC1033 Pdf:

<b>Form 668 (Y)(c)</b> (Rev. February 2004)		8208 Department of the Treasury - Internal Revenue Service		<b>Notice of Federal Tax Lien</b> <b>\$ 10.00 DUE</b>	
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number  557195509		For Optional Use by Recording Office	
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer GARY M STEWART					
Residence 2617 W LEE ST PENSACOLA, FL 32505-6727					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
<b>Kind of Tax</b> (a)	<b>Tax Period Ending</b> (b)	<b>Identifying Number</b> (c)	<b>Date of Assessment</b> (d)	<b>Last Day for Refiling</b> (e)	<b>Unpaid Balance of Assessment</b> (f)
1040	12/31/2003	XXX-XX-4768	08/18/2008	09/17/2018	13704.44
Place of Filing  CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 13704.44

This notice was prepared and signed at BALTIMORE, MD, on this,

the 16th day of June, 2009.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903 23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

<b>Form 668 (Y)(c)</b> (Rev. February 2004)		10194 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 653172310		For Optional Use by Recording Office	
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer JOEL RAY STEWART					
Residence 2617 W LEE ST PENSACOLA, FL 32505-6727					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2002	XXX-XX-5531	06/01/2009	07/01/2019	9725.36
1040	12/31/2003	XXX-XX-5531	06/01/2009	07/01/2019	8085.31
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 17810.67

This notice was prepared and signed at BALTIMORE, MD, on this,

the 06th day of May, 2010.

Signature <u>R. A. Mitchell</u> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

Prepared By: Trisha Stewart  
2617 W. Lee St.  
Pensacola, FL 32505

OR BK 4441 PG1255  
Escambia County, Florida  
INSTRUMENT 99-632712

DEED DOC STAMPS PD & ESC CO \$ 0.70  
07/22/99 ERNIE LEE MAGAHA, CLERK

RCD Jul 22, 1999 10:18 am  
Escambia County, Florida

Parcel I. D. # 31-2S-30-2000-002-007

### WARRANTY DEED

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-632712

This Warranty Deed dated Aug. 1998

Lamar M. Stewart Sr. & Mildred J. Stewart  
whose post office address is  
2617 W. Lee St.  
Pensacola, FL 32505  
hereinafter called the GRANTOR, to

Jennifer McKay 1/6 int., Lamar M. Stewart Jr., 1/6 int, Gary M. Stewart 1/6 int,  
Nancy S. Sidner 1/6 int, Timothy C. Stewart 1/6 int & Joel R. Stewart 1/6 int

LAMAR M. STEWART SR. RESERVES A LIFE ESTATE  
MILDRED J. STEWART RESERVES A LIFE ESTATE  
As joint tenants in common and with right of survivorship

WITNESSETH; That the GRANTOR, for in consideration of the sum of \$10.00 and  
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants,  
bargains, sell, remise, releases, conveys and confirms unto the GRANTEE, all that  
certain land situate in ESCAMBIA county, Florida, to wit

LT 2 and W 10 FT of LT 3 BLK G  
WELLES BROWNSVILLE PB 1 P 38  
SEC 31/33 T 2S R 30  
CA 128

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal this day

Cynthia Keeton  
witness: Cynthia Keeton

Lamar M. Stewart Sr.  
Lamar M. Stewart, SR

Gordon Keeton  
witness: Gordon Keeton

Mildred J. Stewart  
Mildred J. Stewart

The foregoing instrument was acknowledged before me this 1st day of Aug. 1998,  
by Lamar M. Stewart Sr, & Mildred J. Stewart who are personally known to me

Tricia S. Stewart  
Tricia S. Stewart  
Notary Signature

Tricia S. Stewart  
Printed Name

TRICIA S. STEWART  
Notary Public-State of FL  
Comm. Exp. Oct. 6, 2002  
Comm. No. CC 781116

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: November 7, 2011

TAX ACCOUNT NO.: 06-3251-500

CERTIFICATE NO.: 2008-3243

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, 221 Palafox place/4th Floor, 32501  
☐ ☒ Homestead for ☐ tax year.

Jennifer McKay,  
Lamar M. Stewart, Jr.,  
Gary M. Strwart,  
Nancy S. Sidner,  
Timothy C. Stewart,  
Joel R. Stewart,  
Lamar M. Stewart, Sr.,  
Mildred J. Stewart  
7707 W. Gadsden St.  
Pensacola, FL 32506  
and  
2617 W. Lee St.  
Pensacola, FL 32505

Internal Revenue Service  
400 W. Bay St., Ste 35045  
Jacksonville, FL 32202-4437

Brenda D. Carlson  
c/o Clerk of Court  
1800 St. Mary Ave.  
Pensacola, FL 32501

LVNV Funding, LLC  
JC Penney Consumer  
15 South Main St.  
Greenville, SC 29601

Escambia Code Enforcement  
6708 Plantation Rd.  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 8th day of June, 2011.

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.: 8917

June 1, 2011

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

1. IRS Lien against Joel Ray Stewart recorded in O.R. Book 6592, page 1496.
2. Certificate of Delinquency filed by Brenda D. Carlson against Joel R. Stewart recorded in O.R. Book 4423, page 921.
3. Judgment filed by LVNV Funding, LLC JC Penney Consumer against Lamar M. and Barbara C. Stewart recorded in O.R. Book 6450, page 1892.
4. MSBU Liens recorded in O.R. Book 4316, page 629, and O.R. Book 4449, page 1306.
5. Tax Lien filed by IRS against Gary M. Stewart recorded in O.R. Book 6478, page 185.
6. Code Enforcement Lien filed by Escambia County against Nancy S. Snider recorded in O.R. Book 6029, page 1496.
7. Taxes for the year 2007-2009 delinquent. The assessed value is \$53,244.00. Tax ID 06-3251-500.

**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.: 8917

June 1, 2011

Lot 2 and West 10 feet of Lot 3, Block G, Welles Brownsville, as per plat thereof, recorded in  
Plat Book 1, Page 38, of the Public Records of Escambia County, Florida

# **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.: 8917

June 1, 2011

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 05-31-91, through 05-31-11, and said search reveals the following:

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

Jennifer McKay, 1/6 int., Lamar M. Stewart, Jr., 1/6 int., Gary M. Stewart, 1/6 int., Nancy S. Sidner, 1/6 int., Timothy C. Stewart, 1/6 int. and Joel R. Stewart, 1/6 int., and Lamar M. Stewart, Sr. and Mildred J. Stewart, life estate interest

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: 

June 1, 2011



**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: 2008 TD 003243



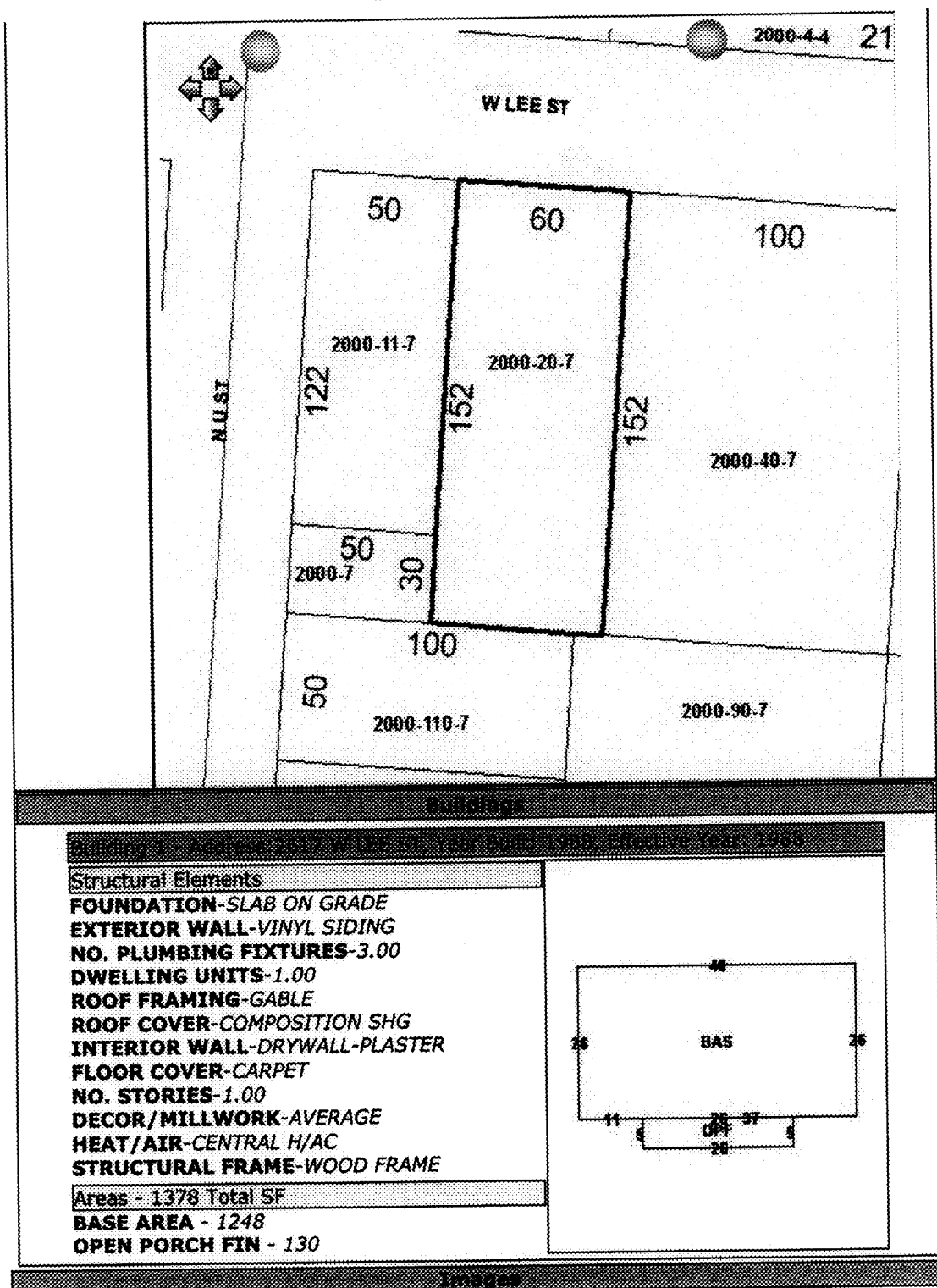
00033456220

Dkt: TD82 Pg#:

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13

**Original Documents Follow**



02/07/03

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

[Real Estate Search](#)[Tangible Property Search](#)[Amendment 1 Calculations](#)[Back](#)**Navigate Mode**☒ **Account**☐ **Reference**[Print Friendly Version](#)

General Information					2010 Certified Roll Assessment	
<b>Reference:</b>	312S302000020007				<b>Improvements:</b>	\$46,119
<b>Account:</b>	063251500				<b>Land:</b>	\$7,125
<b>Owners:</b>	STEWART LAMAR M SR LIFE EST MCKAY JENNIFER 1/6 INT STEWART LAMAR M JR 1/6 INT STEWART GARY M 1/6 INT				<b>Total:</b>	\$53,244
<b>Mail:</b>	7707 W GADSDEN ST PENSACOLA, FL 32506				<b>Save Our Homes:</b>	\$0
<b>Situs:</b>	2617 W LEE ST 32505				<a href="#">Disclaimer</a>	
<b>Use Code:</b>	SINGLE FAMILY RESID				<a href="#">Amendment 1 Calculations</a>	
<b>Taxing Authority:</b>	COUNTY MSTU					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector						
Sales Data					2010 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	None	
<b>Official Records (New Window)</b>					<a href="#">Legal Description</a>	
08/1998	4441	1255	\$100	WD	View Instr	
09/1983	1806	760	\$8,300	WD	View Instr	
07/1983	1803	881	\$100	QC	View Instr	
Official Records inquiry courtesy of Ernie Lee Nagaha, Escambia County Clerk of the Court					MOBILE HOME	
Parcel Information					Get Map (New) Launch Interactive Map	
<b>Section Map Id:</b> CA128						
<b>Approx. Acreage:</b> 0.2100						
<b>Zoned:</b> R-2						

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1291678	Receipt Date	06/01/2011

Case Number 2009 TD 003243

Description BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED APPLICATION

Judge

Received From EDDIE J BLACKWELL

On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	390.00	2010	

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 06/01/2011 08:15:29

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

**Case # 2008 TD 003243**

**Redeemed Date 07/29/2011**

**Name LAMAR STEWART 2617 W LEE ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$643.10
Due Tax Collector = TAXDEED	\$4,273.07
Postage = TD2	\$120.00
ResearcherCopies = TD6	\$8.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1291678 Date: 06/01/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1291678 Date: 06/01/2011	60.00	0.00	
06/01/2011	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/14/2011	TAXDEED	TAX DEED CERTIFICATES(EXTRA SHERIFF FEES) Receipt: 1296447 Date: 06/14/2011	200.00	0.00	
06/15/2011	TD82	O & E REPORT	0.00	0.00	
07/29/2011	TD6	TITLE RESEARCHER COPY CHARGES	8.00	8.00	
07/29/2011	TD2	POSTAGE TAX DEEDS	120.00	120.00	
07/29/2011	TAXDEED	TAXDEED Due Tax Collector	4,273.07	4,273.07	
07/29/2011	TAXDEED	TAXDEED Clerk's Total	643.10	643.10	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$188.00	\$60.00	\$0.00	\$128.00
2	Holding	\$5,446.17	\$530.00	\$0.00	\$4,916.17
	<b>TOTAL</b>	<b>\$5,634.17</b>	<b>\$590.00</b>	<b>\$0.00</b>	<b>\$5,044.17</b>

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
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**COUNTY OF ESCAMBIA  
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CLERK OF THE CIRCUIT COURT**

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CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
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AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 063251500 Certificate Number: 003243 of 2008**

**Payor: LAMAR STEWART 2617 W LEE ST PENSACOLA, FL 32505      Date 07/29/2011**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total                      \$643.10  
Tax Collector's Total            \$4,273.07  
Postage                              \$120.00  
Researcher Copies               \$8.00  
Total Received                   \$5,044.17

**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>**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1312709	Receipt Date	07/29/2011

Case Number	2008 TD 003243
Description	BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED REDEMPTION

Judge

Received From LAMAR STEWART

On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	5,044.17
Net Received	5,044.17
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	5,044.17	CASH

Receipt Applications	Amount
Holding	4,916.17
Service Charge	128.00

Deputy Clerk: nlk Transaction Date 07/29/2011 11:44:08

Comments

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1312908	Receipt Date	07/29/2011

Case Number	2008 TD 003243
Description	BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED REDEMPTION

Judge

Received From LAMAR STEWART

On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	5,044.17
Net Received	5,044.17
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	5,044.17	CASH

Receipt Applications	Amount
Holding	5,036.17
Service Charge	8.00

Deputy Clerk: nlk Transaction Date 07/29/2011 14:53:55

Comments





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

**Tax Deed - Redemption Calculator**

Account: 063251500 Certificate Number: 003243 of 2008

Redemption

☒ Yes

Application Date

05/20/2011

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/07/2011	Redemption Date 07/29/2011
Months	6	2
Tax Collector	\$3,914.51	\$3,914.51
Tax Collector Interest	\$352.31	\$117.44
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,273.07	\$4,038.20
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$320.00	\$320.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$53.10	\$17.70
Total Clerk	\$643.10	\$607.70
Postage	\$120.00	\$120.00
Researcher Copies	\$8.00	\$8.00
Total Redemption Amount	\$5,044.17	\$4,773.90
	Repayment Overpayment Refund Amount	\$270.27 + 320 + 210 =

ACTUAL SHERIFF \$320.00 COM FEE \$29.50

Notes

Submit

Reset

Print Preview

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

9000014689

PAY

\*FIFTY NINE THOUSAND THREE HUNDRED TWENTY AND 76/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
PENSACOLA, FL 32502

DATE AMOUNT  
08/02/2011 59,320.76

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014689⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000014689

Date	Case Number	Description	Amount
08/02/2011	2008 TD 008685	PAYMENT TAX DEEDS	2,493.12
08/02/2011	2008 TD 005092	PAYMENT TAX DEEDS	3,575.32
08/02/2011	2008 TD 008900	PAYMENT TAX DEEDS	1,691.55
08/02/2011	2008 TD 009060	PAYMENT TAX DEEDS	1,544.93
08/02/2011	2008 TD 004905	PAYMENT TAX DEEDS	2,933.83
08/02/2011	2008 TD 008943	PAYMENT TAX DEEDS	1,613.26
08/02/2011	2008 TD 008753	PAYMENT TAX DEEDS	1,092.56
08/02/2011	2008 TD 005953	PAYMENT TAX DEEDS	1,170.80
08/02/2011	2008 TD 009089	PAYMENT TAX DEEDS	2,581.94
08/02/2011	2008 TD 008320	PAYMENT TAX DEEDS	1,855.29

There are additional check details for this check that total:

38,768.16

9000014689

Check: 9000014689 08/02/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 59,320.76

2008 TD 08797 1,214.94

2008 TD 08758 1,092.40

2009 TD 07974 9,021.18

2008 TD 09062 514.80

2009 TD 011521- 10,936.46

2008 TD 08868 1,521.98

2008 TD 08964 1,293.92

2008 TD 08687 1,190.29

2008 TD 08773 2,654.00

2008 TD 08695- 1,110.84

2008 TD 08783 2,985.82

2008 TD 03243 4,038.20

2008 TD 08879 1,153.33

*John M. 8-2-11*