

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2008/ 5395.000, Issued the 30th day of May, 2008, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
10-1292-550

Cert Holder POSTON JOSEPH
6117 LILLIAN HWY
PENSACOLA FL 32506

Property Owner COOK BROWN ENTERPRISES INC
PO BOX 6006
PENSACOLA FL 32503

PARCEL B
SHADOW GROVE UNIT III
PB 15 P 33
OR 3287 P 970

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
2008/ 5395.000	05/30/2008	726.30	0.00	762.62	1,488.92
2010/ 7188.000	06/01/2010	698.48	0.00	438.73	1,137.21
2012/ 6627.000	06/01/2012	698.55	0.00	220.04	918.59
2013/ 5984.000	06/01/2013	695.75	0.00	92.62	788.37

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/ 4552.000	06/01/2007	820.63	6.25	997.07	1,823.95
2009/ 6817.000	06/01/2009	691.80	6.25	591.49	1,289.54
2011/ 7006.000	06/24/2011	720.27	6.25	356.53	1,083.05

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 8,529.63
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 608.01
- 4. Ownership and Encumbrance Report Fee 150.00
- 5. Total Tax Deed Application Fee 75.00
- 6. Total Certified By Tax Collector To Clerk of Court 9,362.64
- 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 February, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: May 5, 2014

By 

* 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

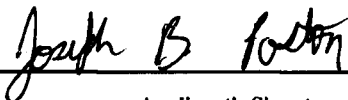
To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I, **POSTON JOSEPH**
6117 LILLIAN HWY
PENSACOLA FL 32506

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

Certificate No.	Property No.	Date	Legal Description
2008/ 5395.000	10-1292-550	05/30/2008	PARCEL B SHADOW GROVE UNIT III PB 15 P 33 OR 3287 P 970

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 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.



Applicant's Signature

February 28, 2014

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-399

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11066

March 6, 2014

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 03-06-1994, through 03-06-2014, and said search reveals the following:

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

Cook-Brown Enterprises, Inc., a dissolved corporation

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: 

March 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11066

March 6, 2014

Parcel B, Shadow Grove Unit III, Plat Book 15, page 33, O.R. Book 3287, page 970.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11066

March 6, 2014

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

1. Subject to utility easements reflected on Plat recorded in Plat Book 15, page 33, and all restrictions and easements of record.
2. Taxes for the year 200~~6~~⁰⁷2013 delinquent. The assessed value is \$40,250.00. Tax ID 10-1292-550.

PLEASE NOTE THE FOLLOWING:

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

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: 5-5-2014

TAX ACCOUNT NO.: 10-1292-550

CERTIFICATE NO.: 2008-5395

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.

Cook-Brown Enterprises, Inc.
P.O. Box 6006
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 6th day of March, 2014.

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.

FILE NO. L 9-2858
DOC. 70
SUR
REC. 1050 9/19

CORRECTIVE

WARRANTY DEED

This instrument was prepared by:
James C. Taylor of
Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite 16
Pensacola, Florida 32503

STATE OF FLORIDA

COUNTY OF Escambia

P. O. Box 6006, Pensacola, Florida 32503

DR 307 328796 970

Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: That BYRON M. COOK, a married man

Grantor*
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
COOK-BROWN ENTERPRISES, INC., a Florida corporation

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:

SEE EXHIBIT "A"

D. S. PD. 70
DATE 12/11/92
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. #59-2043328-27-01

The property described in Exhibit "A" is not the homestead of the grantor.

THIS IS A CORRECTIVE DEED CORRECTING THE LEGAL DESCRIPTION IN THAT CERTAIN
WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3275 PAGE 840
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property,
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 representatives, 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.

December 11, 1992

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on _____

Signed, sealed and delivered
in the presence of:

[Signature]
GERRI L. LILES

[Signature]
BYRON M. COOK (SEAL)

P. O. Box 6006 (SEAL)

Pensacola, Florida 32503 (SEAL)

[Signature]
LUVERTA M. PRICE

(SEAL)

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this December 11, 1992 by
Byron M. Cook, a married man and who is personally known to me.

CLERK FILE NO.



LUVERTA M. PRICE
State of Florida
My Comm. Exp. June 27, 1994
COMM. NO.: CC 01136

[Signature]
Luverta M. Price
Notary Public

My Commission Expires

EXHIBIT "A"

Commence at the Northwest corner of Lot 40, Block A, Unit #1 of Shadow Grove Subdivision as recorded in Plat Book 14, Page 51 of the Public Records of Escambia County, Florida for the Point of Beginning; thence run North 50 degrees 22 minutes 00 seconds East for 100.00 feet to the Northeast corner of said Lot 40, Block A of Shadow Grove Subdivision; thence run North 43 degrees 56 minutes 52 seconds East for 65.00 feet; thence run North 44 degrees 46 minutes 44 seconds West for 218.67 feet to the South line of Spanish Oak Manor as recorded in Plat Book 12, Pages 38-A and 38-B of the Public Records of said county; thence run South 45 degrees 52 minutes 00 seconds West along South line of Spanish Oak Manor for 887.84 feet; thence run South 52 degrees 42 minutes 39 seconds East for 120.81 feet; thence run South 43 degrees 03 minutes 43 seconds West for 401.21 feet; thence run South 52 degrees 23 minutes 09 seconds East for 1835.19 feet; thence run North 53 degrees 00 minutes 58 seconds East for 338.99 feet; thence run North 52 degrees 23 minutes 09 West for 450.00 feet; thence run North 53 degrees 00 minutes 58 degrees East for 50.00 feet to the Southeast corner of Lot 12, Fifth Addition to Century Woods Subdivision as recorded in Plat Book 13, Page 81 of the Public Records of Escambia County; continue thence along the South and West boundary of said Fifth Addition as follows: North 52 degrees 23 minutes 09 seconds West for 169.02 feet; thence run North 27 degrees 40 minutes 41 seconds East for 154.92 feet; thence run North 15 degrees 29 minutes 52 seconds East for 61.60 feet; thence run North 29 degrees 29 minutes 52 seconds East for 128.29 feet; thence run North 71 degrees 36 minutes 40 seconds West for 62.79 feet; thence run North 18 degrees 23 minutes 20 seconds East for 224.56 feet to the Northwest corner of Lot 4, Block D of Century Woods Unit 1 as recorded in Plat Book 11, Page 32 of the public records of said county; thence continue North 18 degrees 23 minutes 20 seconds East along the West line of said Century Woods Unit 1 for 150.43 feet; thence run North 71 degrees 36 minutes 40 seconds West for 14.50 feet; thence run North 18 degrees 23 minutes 20 seconds East for 300.00 feet; thence run South 71 degrees 36 minutes 40 seconds East for 14.50 feet; thence run North 18 degrees 23 minutes 20 seconds East for 415.00 feet to a point on the South boundary of Shadow Grove Unit I as recorded in Plat book 14 at page 51 of the public records of said county; thence run North 71 degrees 36 minutes 40 seconds West for 200.00 feet along South line of said Shadow Grove Unit I; thence run North 49 degrees 38 minutes 01 seconds West for 40.00 feet; thence run South 43 degrees 56 minutes 52 seconds West for 561.64 feet; thence run South 50 degrees 22 minutes 00 seconds West for 155.00 feet; thence run North 39 degrees 37 minutes 59 seconds West for 180.00 feet; thence run North 50 degrees 22 minutes 00 seconds East for 75.00 feet; thence run North 39 degrees 37 minutes 59 seconds West for 120.00 feet to the Point of Beginning. The said property lies within and is a portion of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida and contains 41.04 acres, more or less.

LESS AND EXCEPT, LOTS 41, 48 and 68, BLOCK A, SHADOW GROVE, PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14 AT PAGE 95 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

3287M 971

008986

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 05395 of 2008

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COOK BROWN ENTERPRISES INC PO BOX 6006 PENSACOLA, FL 32503
--

WITNESS my official seal this 3rd day of April 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 **May 5, 2014**, 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 **JOSEPH POSTON** holder of Tax Certificate No. **05395**, issued the **30th** day of **May, A.D., 2008** 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:

PARCEL B SHADOW GROVE UNIT III PB 15 P 33 OR 3287 P 970

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101292550 (14-399)

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

COOK BROWN ENTERPRISES INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of **May**, which is the **5th day of May 2014**.

Dated this 3rd day of April 2014.

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 Emily Hogg 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

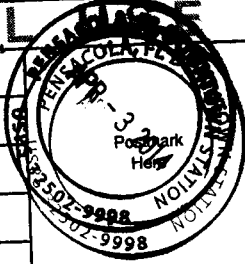
By:
Emily Hogg
Deputy Clerk

U.S. Postal Service
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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.00
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.14



08/5395

Sent To
Street, Apt. or PO Box
City, State, ZIP+4[®]

COOK BROWN ENTERPRISES INC
[14-399]
PO BOX 6006
PENSACOLA, FL 32503

PS Form 3800, June 2002

7009 2250 0003 8665 0087

CERTIFIED MAIL™

EPAM CHILDERS

CLERK OF T

OFFICIAL RECORDS DIVISION

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COOK BROWN ENTERPRISES INC

[14-399]

PO BOX 6006 *Box closed*
PENSACOLA, FL 32503

APR -7 2014



- Not Deliverable: As Addressed
- Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed
- Attempted - Not Known
- No Such Street Number
- Vacant
- Illegible
- No Mail Receipts
- Box Closed - No Order
- Returned For: Better Address
- Postage Due _____

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