

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, Florida, 32591**

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

Certificate No.	Parcel ID Number	Date	Legal Description
8692	15-0068-000	05/30/2008	00-0S0-090 S 6 INCHES OF LT 19 ALL LT 20 BLK 4 WEST KING TRACT OR 6161 P 664 CA 105

2010 TAX ROLL

MCDOWELL CHARLES
611 NORTH A ST
PENSACOLA, Florida 32501

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.

County (gmahuron) processing on behalf of applicant (Glenda Mahuron). Signature on file.

03/07/2011

Applicant's Signature

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Mar 7, 2011 / 110232

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 8692**, 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: 15-0068-000**

Certificate Holder:
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FLORIDA 32591

Property Owner:
MCDOWELL CHARLES
611 NORTH A ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090
S 6 INCHES OF LT 19 ALL LT 20 BLK 4 WEST KING TRACT OR 6161 P 664 CA 105

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
2009	10882	06/01/09	\$212.93	\$0.00	\$70.27	\$283.20
2008	8692	05/30/08	\$253.89	\$0.00	\$133.29	\$387.18

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	11627	06/01/10	\$194.35	\$6.25	\$29.15	\$229.75

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

\$900.13
\$0.00
\$150.00
\$75.00
\$1,125.13
\$1,125.13
\$6.25

*Done this 7th day of March, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: August 1st, 2011

* 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

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

CENTURY

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: 2008 TD 008692



00015934748

Dkt: TD83 Pg#:

Original Documents Follow

3

OR BK 4294 PG0529
Escambia County, Florida
INSTRUMENT 98-511687

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY,
Plaintiff,

v.

CONWAY JAMES and
CHARLES MCDOWELL,
Defendants.

CASE NO. 98-1624-SF-11 & RECORDED

RCD Aug 14, 1998 02:25 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-511687

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the court after entry of Default, it is
hereby

ORDERED AND ADJUDGED as follows:

1. Defendants CONWAY JAMES and CHARLES MCDOWELL are held
to be responsible for the automobile accident that is at issue in this case.

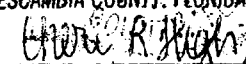
2. Plaintiff, STATE FARM MUTUAL AUTOMOBILE INSURANCE
COMPANY, 7401 Cypress Gardens Boulevard, Winter Haven, Florida, 33888,
shall recover from Defendants \$2,595.17 in damages, \$117.54 in court
costs and \$194.64 in prejudgment interest, for a total of \$2,907.35, to be
taxed at 10% interest through December 31, 1998, and thereafter at the
rate set by the Florida Comptroller pursuant to the provisions of section
55.03, Florida Statutes, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County,
Florida, this 10 day of August, 1998.


County Court Judge

cc: Patricia Haight, Esq., PO Box 30062, Pensacola, FL 32503
Charles McDowell, P.O. Box 110, Flomaton AL 36441
Conway James, 1420 Ewing Drive, Atmore AL 36502

"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.
DATE: 8-12-98

F4I

Record & Return To: ✓
First American Title Insurance Company
127 S. Alcaniz Street
Pensacola, Florida 32501
#98-008826

OR BK 4348 PG1963
Escambia County, Florida
INSTRUMENT 98-561900

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY,
FLORIDA

RCD Dec 15, 1998 02:59 pm
Escambia County, Florida

600
STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY,
Plaintiff,

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-561900

CASE NO. 98-1624-SP-11

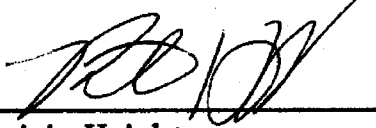
v.

CONWAY JAMES and
CHARLES MCDOWELL,
Defendants.

PARTIAL SATISFACTION OF JUDGMENT

Judgment was entered for the Plaintiff and against Defendants in the above entitled cause on the 10th day of August, 1998. Judgment was filed and recorded in the public records at OR Book 4294, Page 0529.

Plaintiffs, judgment creditor in the above entitled cause, acknowledge that this Final Judgment has been either satisfied in part or compromised or settled as to CHARLES MCDOWELL only.]

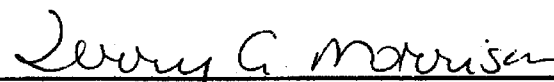

Patricia Haight
P.O. Box 30062
Pensacola, FL 32503
(850) 477-3985
FL Bar #0986976
Attorney for Plaintiffs

STATE OF FLORIDA
COUNTY OF Camden

The foregoing instrument was sworn to and acknowledged before me this 23 day of October, 1998, by Patricia Haight who is personally known to me.



Terry A. Morrison
MY COMMISSION # CC763602 EXPIRES
July 30, 2002
BONDED THRU TROY FAIR INSURANCE, INC.


Notary Public
(SEAL)

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 MM 022772 A
DIVISION: II

DEFENDANT: CHARLES DION MCDOWELL
130 E NINE MILE RD
PENSACOLA FL 32534

DATE OF BIRTH: 08/12/1987

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 JUL 12 P 2:53
COUNTY CRIMINAL DIVISION
FILED & RECORDED

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On June 30, 2010, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$625.00, plus any outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,
Florida, this 12th day of July, 2010.


COUNTY JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

CASE: 2010 MM 022772 A
00048629067
Dkt: CLFC Pg#:

MMFNLCHRGs

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2007 CF 002792 B

DIVISION: E

DEFENDANT: CHARLES DION MCDOWELL
7680 W HWY 98
APT/LOT 144
PENSACOLA, FL 32506

DATE OF BIRTH: 08/12/1987

ERNEE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
FOR ESCAMBIA COUNTY, FL
2008 MAR 31 P 3:00
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MARCH 26, 2008, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 393.00, the amount of which shall bear interest at the rate prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 28th day of March, 2008.


CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 2007 CF 002792 B

00099383907

Dkt: CF618 Pg#:

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2007 CF 002792 B
DIVISION: E

vs

CHARLES DION MCDOWELL
7680 W HWY 98
APT/LOT 144
PENSACOLA FL 32506

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 MAR 31 P 3:00
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

B/M DOB: 08/12/1987

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ -0-, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 28th day of March, 2008.

4-1-08
cc: Defendant

Case: 2007 CF 002792 B
00032027248
Dkt: CF361 Pg#:


Judge

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 2005 CF 006814 A
DIVISION: E

DEFENDANT: CHARLES DION MCDOWELL
1218 QUIETCREEK ROAD
PENSACOLA, FL 32514

DATE OF BIRTH: 08/12/1987

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
FOR ESCAMBIA COUNTY, FL
2007 OCT 31 P 2:55
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 30, 2006, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 393.00, the amount of which shall bear interest at the rate prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 24th day of October, 2007.


CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 2005 CF 006814 A

00061810342

Dkt: CF618 Pg#:

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2005 CF 006814 A
DIVISION: E

VS

CHARLES DION MCDOWELL
1218 QUIETCREEK ROAD
PENSACOLA FL 32514

B/M DOB: 08/12/1987

Case: 2005 CF 006814 A

00025901824

Dkt: CF361 Pg#:

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 250.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 80.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 330.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 23 day of October, 2007.



Judge

cc: Defendant

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

Unifund CCR Partners,

Plaintiff,

v.

CHARLES J MCDOWELL,

Defendant.

CASE NO. 2007 SC 008126

DEFAULT FINAL JUDGMENT

COUNTY
FILED
DIVISION
RECORDED

2008 AUG 25 A 9:24

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

THIS CAUSE having come before this Honorable Court, for Plaintiff's Motion for Final Default Judgment, and the Court having reviewed the motion and the file, and being otherwise fully advised in its premises,

IT IS HEREBY ORDERED AND ADJUDGED AND DECREED as follows:

That the Plaintiff, UNIFUND CCR PARTNERS, whose mailing address is 10625 Techwoods Circle, Cincinnati, OH 45242, shall hereby recover from the Defendant, CHARLES J MCDOWELL, having an address of 611 N A ST, PENSACOLA, FL 32501, the sum of \$257.56, court costs of \$200.00, pre-judgment interest of \$10.15 and attorney's fees of \$400.00, for a total sum of \$867.71, for which let execution issue. This Judgment shall bear interest at 11% from the date of entry until satisfied.

DONE AND ORDERED in Chambers at Escambia County, Florida on this 22 day of

August, 2008


COUNTY COURT JUDGE

Copies to:
Edward P. Degenhardt, Esq.
CHARLES J MCDOWELL

Case: 2007 SC 008126

1315394

Dkt: CC1033 Pg#: 1

Printed name of witness

State of Florida

County of Escambia)

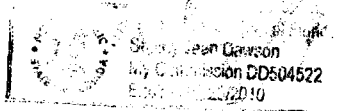
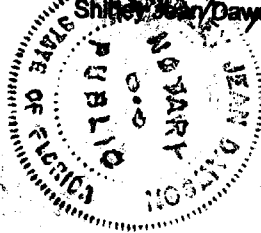
On February 08, 2007, before me, Shirley Jean Dawson, a notary public in and for the State of Florida, County of Escambia, in the City of Pensacola appeared KRYSTALL LYNETTE WILSON proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Shirley Jean Dawson

Shirley Jean Dawson, Notary Public

Produced Picture ID: W425-512-90-520-0



QUIT CLAIM DEED

Return To :

Charles McDowell
2410 West Avery Street
Pensacola, Florida 32505

This Instrument Prepared by:

Shirley Jean Dawson
1009 North "A" Street
Pensacola, Florida 32501-3053

Grantee's SS#: _____

THIS QUIT CLAIM DEED, Executed the 8TH day of Fenruary, 2007, by KRYSTAL LYNETTE WILSON, with post office address, 205 Patterson Street, Atmore, Al. 36502, first party, to CHARLES McDOWELL whose post office address is, 2410 West Avery Street, Pensacola, Florida 32505, second party

WITNESSETH, That the first party, for and in consideration of the sum of ten dollars, (\$ 10.00) in hand paid by the second party. the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit'

S 6 INCHES OF LOT 19 AND ALL LT. 20 BLK 4 WEST KING
TRACT 2933 P B 884 Parcel ID# 00 05 00 90 60 020 004

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the 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 fully Quit Claim the title to said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed in the present of these witnesses, the day and year first above written.

Signed, sealed and delivered in
our presence:

x Shirley Culliver
Signature of witness

x Shirley Culliver
Printed name of witness

x Ray Durrant, Sr.
Signature of witness

x Ray Durrant, Sr.

x Krystal Lynette Wilson
KRYSTAL LYNETTE WILSON

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: August 1, 2011

TAX ACCOUNT NO.: 15-0068-000

CERTIFICATE NO.: 2008-8692

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 State of Florida/
 Notify Escambia County, 190 Governmental Center, 32501
 X Homestead for tax year.


Charles McDowell
611 North A St.
Pensacola, FL 32501
and
2410 W. Avery St.
Pensacola, FL 32505

Cert. Holder:
Misti Purvis
31219 Antioch Rd.
Andalusia, AL 36421

Unifund CCR Partners
10625 Techwoods Circle
Cincinnati, OH 45242

Certified and delivered to Escambia County Tax Collector,
this 2nd day of May, 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.: 8689

April 18, 2011

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

1. Possible Judgments filed by State of Florida recorded in O.R. Book 6239, page 1274; O.R. Book 6243, page 484; O.R. Book 6307, page 1892; O.R. Book 6309, page 1038; and O.R. Book 6613, page 114.
2. Judgment filed by Unifund CCP Partners recorded in O.R. Book 6371, page 1677.
3. Taxes for the year 2007-2009 delinquent. The assessed value is \$8,605.00. Tax ID 15-0068-000.

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 ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8689

April 18, 2011

South 6 inches of Lot 19, all of Lot 20, Block 4, West King Tract, O.R. Book 6161, page
664.

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.: 8689

April 18, 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 04-18-91, through 04-18-11, and said search reveals the following:

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

Charles McDowell

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: 

April 18, 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

Case: 2008 TD 008692



00001987848

Dkt: TD82 Pg#:

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Original Documents Follow

Brenda Robinson

From: "Dianne D. Taylor" <ddtaylor@co.escambia.fl.us>
To: "Brenda Robinson" <brobinson@escambiaclerk.com>
Cc: "Lorraine Hudson" <lhudson@escambiaclerk.com>
Sent: Wednesday, March 30, 2011 8:12 AM
Subject: FW: 3 redeemed TDAs

Per Amy's instructions, the TDA refund should go into the General Fund. Have a wonderful Wednesday.

Dianne Taylor

Escambia County BOCC
 Management & Budget Services Bureau
 221 Palafox Place
 Pensacola, FL 32502
 Voice: 850-595-4996
 Email: dianne_taylor@co.escambia.fl.us

From: Amy L. Lovoy
Sent: Wednesday, March 30, 2011 8:01 AM
To: Dianne D. Taylor
Subject: RE: 3 redeemed TDAs

Just tell them to put it in the GF.

From: Dianne D. Taylor
Sent: Tuesday, March 29, 2011 4:49 PM
To: Amy L. Lovoy
Subject: 3 redeemed TDAs

The County has a refund of \$1,170 from 3 redeemed TDAs. What cost center / object code do you want the Clerk to use for this deposit? Thanks.

Dianne Taylor

Escambia County BOCC
 Management & Budget Services Bureau
 221 Palafox Place
 Pensacola, FL 32502
 Voice: 850-595-4996
 Email: dianne_taylor@co.escambia.fl.us

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

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

9000014118

PAY *ONE THOUSAND ONE HUNDRED SEVENTY AND 00/100
ESCAMBIA COUNTY BCC

TO THE ORDER OF ESCAMBIA COUNTY BCC

DATE 03/29/2011 AMOUNT 1,170.00

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014118⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014118

Date	Case Number	Description	Amount
03/29/2011	2008 TD 007498	PAYMENT TAX DEEDS	390.00
03/29/2011	2008 TD 002286	PAYMENT TAX DEEDS	390.00
03/29/2011	2008 TD 008692	PAYMENT TAX DEEDS	390.00

9000014118

Check: 9000014118 03/29/2011 ESCAMBIA COUNTY BCC

Check Amount: 1,170.00



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

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

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

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

TO: LORRAINE HUDSON

FROM: BRENDA ROBINSON

DATE: March 30, 2011

RE: TAX CERT APPLICATION REFUNDS

Attached is a check in the amount of \$1,170.00 payable to the Escambia County Board of County Commissioners in connection with the following tax certificate files:

Cert 07498 of 2008	\$390.00
Cert 02286 of 2008	\$390.00
Cert 08692 of 2008	\$390.00

These amounts represent a refund of the tax deed application fees previously paid to the Clerk of Court. They are being refunded from redemption funds received.

Thank you.

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Mar 7, 2011 / 110232

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 8692**, 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: 15-0068-000**

Certificate Holder:
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FLORIDA 32591

Property Owner:
MCDOWELL CHARLES
611 NORTH A ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090
S 6 INCHES OF LT 19 ALL LT 20 BLK 4 WEST KING TRACT OR 6161 P 664 CA 105

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
2009	10882	06/01/09	\$212.93	\$0.00	\$70.27	\$283.20
2008	8692	05/30/08	\$253.89	\$0.00	\$133.29	\$387.18

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	11627	06/01/10	\$194.35	\$6.25	\$29.15	\$229.75

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$900.13
- Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
- Total of Current Taxes Paid by Tax Deed Applicant (2010) \$167.10
- Ownership and Encumbrance Report Fee \$150.00
- Tax Deed Application Fee \$75.00
- Total Certified by Tax Collector to Clerk of Court \$1,292.23
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11 \$1,292.23
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14 \$6.25
- Redemption Fee
- Total Amount to Redeem

*Done this 7th day of March, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale:

August 1, 2011

* 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
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930



Print Date:
3/28/2011 9:55:57 AM

Transaction #: 849044
Receipt #: 201115826
Cashier Date: 3/28/2011 9:55:57 AM (BROBINSON)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 03/28/2011 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments



CLERK

\$390.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items

(MISC FEE) MISCELLANEOUS FEES TX CERT 08692 OF 2008		
TAXCR	330	\$330.00
TAXCT	1	\$60.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1267681	Receipt Date	03/28/2011

Case Number	2008 TD 008692
Description	ESCAMBIA COUNTY VS

Action TAX DEED APPLICATION

Judge

Received From BOCC ESCAMBIA COUNTY, FLORIDA

On Behalf Of ESCAMBIA COUNTY

Total Received	390.00
Net Received	390.00
Change	0.00

	Amount	Reference Description
Receipt Payments		
Cash	390.00	

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Disbursement Accounts	Amount
DEPOSITS - TAX DEEDS	330.00
TAX DEED CERTIFICATE	60.00
CLERKS FEE	

Deputy Clerk: bbr Transaction Date 03/28/2011 09:56:51

Comments



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

Tax Deed - Redemption Calculator
Account: 150068000 Certificate Number: 008692 of 2008

Redemption ☒ Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2011"/>	Redemption Date <input type="text" value="03/28/2011"/>
Months	5	0
Tax Collector	<input type="text" value="\$1,125.13"/>	<input type="text" value="\$1,125.13"/>
Tax Collector Interest	\$84.38	\$0.00
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,222.01	\$1,137.63
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	\$29.25	\$0.00
Total Clerk	\$419.25	\$60.00
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,741.26	\$1,197.63
	Repayment Overpayment Refund Amount	\$543.63

ACTUAL SHERIFF \$80.00 COM FEE \$

Notes

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1268120 Receipt Date 03/28/2011

Case Number 2008 TD 008692
Description ESCAMBIA COUNTY VS

Action TAX DEED REDEMPTION

Judge

Received From CHARLES MCDOWELL

On Behalf Of ESCAMBIA COUNTY

Total Received	1,197.63
Net Received	1,197.63
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	1,197.63	CASH

Receipt Applications	Amount
Holding	1,197.63

Deputy Clerk: mavila Transaction Date 03/28/2011 16:29:37

Comments

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

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

9000014121

PAY

*SEVEN THOUSAND NINE HUNDRED SIXTY TWO AND 23/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

03/29/2011

7,962.23

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014121⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014121

Date	Case Number	Description	Amount
03/29/2011	2008 TD 008692	PAYMENT TAX DEEDS	1,137.63
03/29/2011	2008 TD 007498	PAYMENT TAX DEEDS	6,104.08
03/29/2011	2008 TD 002286	PAYMENT TAX DEEDS	720.52

9000014121

Check: 9000014121 03/29/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 7,962.23

Received 3/29/11 D. Tennant