

Escambia County Receipt of Transaction

Receipt # 2017098372

Cashiered by: pcrans

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:

BALL, BRADEN K JR
LITVAK BEASLEY WILSON & BALL LLP
226 E GOVERNMENT ST

On Behalf Of:

ALUCIA ARNETTE DYKES
226 E. GOVERNMENT STREET
PENSACOLA, FL 32502

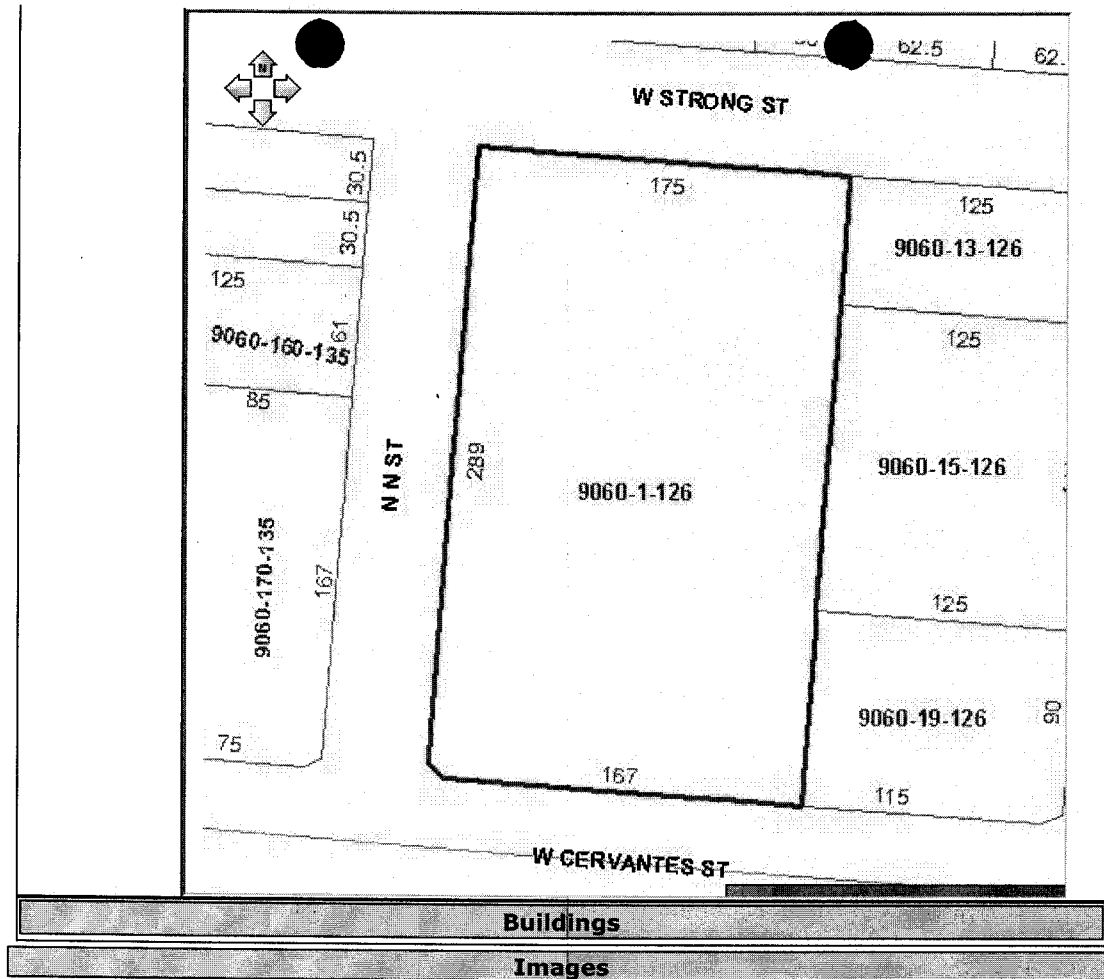
On: 9/20/17 3:58 pm
Transaction # 101152304

CaseNumber 2017 CP 001164

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(CP1) FORMAL ADMINISTRATION	400.00	0.00	0.00	400.00	400.00	0.00
Total:	400.00	0.00	0.00	400.00	400.00	0.00
Grand Total:	400.00	0.00	0.00	400.00	400.00	0.00

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
EFILING	19546468	OK	400.00	0.00	0.00	0.00	400.00
Payments Total:			400.00	0.00	0.00	0.00	400.00



None

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**



[Printer Friendly Version](#)

General Information	
Reference:	000S009060001126
Account:	151215000
Owners:	MORRIS COURT DEVELOPMENT LLC
Mail:	1525 NORTH J ST PENSACOLA, FL 32501
Situs:	1918 W CERVANTES ST
Use Code:	VACANT COMMERCIAL
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2009 Certified Roll Assessment	
Improvements:	\$0
Land:	\$150,217
Total:	\$150,217
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2006	6012	1398	\$100	WD	View Instr
12/2005	5804	1890	\$310,000	WD	View Instr
08/1999	4457	1024	\$100	WD	View Instr
08/1999	4457	1023	\$100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2009 Certified Roll Exemptions	
None	
Legal Description	
LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115	
Extra Features	
None	

Parcel Information

[Restore Map](#)

[Get Map Image](#)

[Launch Interactive Map](#)

Section Map

Id:

CA115

Approx. Acreage:

1.2100

Zoned:

C-3



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:

Certificate No.	Parcel ID Number	Date	Legal Description
8899	15-1215-000	05/30/2008	00-0S0-090 LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

2009 TAX ROLL

MORRIS COURT DEVELOPMENT LLC
1525 NORTH J 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.

ejbgator (EDDIE BLACKWELL)
Applicant's Signature

04/28/2010
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 28, 2010 / 2288

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 8899**, 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: 15-1215-000**

Certificate Holder:

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

Property Owner:

MORRIS COURT DEVELOPMENT LLC
1525 NORTH J ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

LTS 1 TO 12 & LT 23 & 24 BLK 126 WEST KING TRACT OR 6012 P 1398 CA 115

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	8899	05/30/08	\$2,322.68	\$0.00	\$766.48	\$3,089.16

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
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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 (2009)
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

\$3,089.16
\$0.00
\$3,004.74
\$150.00
\$75.00
\$6,318.90
\$6,318.90
\$6.25

*Done this 28th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Candice Lewis

Date of Sale:

December 6, 2010

* 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	1150597	Receipt Date	05/12/2010

Case Number	2008 TD 008899
Description	EDDIE J & MARY J BLACKWELL TRUSTEES VS

Action **TAX DEED APPLICATION**

Judge

Received From **EDDIE J & MARY J BLACKWELL TRUSTEES**

On Behalf Of **EDDIE J & MARY J BLACKWELL TRUSTEES**

Total Received	390.00
Net Received	390.00
Change	0.00

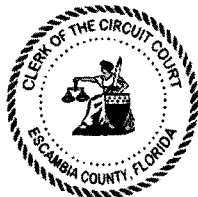
Receipt Payments	Amount	Reference Description
Cash	390.00	ONC TRANS 792424

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 05/12/2010 09:39:09

Comments



Print Date:
5/12/2010 9:38:35 AM

ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930

Transaction #: 794105
Receipt #: 201021439
Cashier Date: 5/12/2010 9:38:37 AM (BROBINSON)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/12/2010 Source Code: Drop-off 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

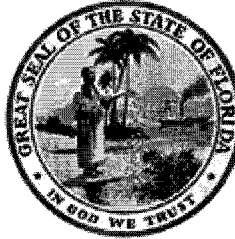
1 Miscellaneous Items



(MISC FEE) MISCELLANEOUS FEES TX
CERT 2008 TD 008899

TAXCR	330	\$330.00
TAXCT	1	\$60.00

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 008899

Redeemed Date 05/24/2010

Name LUMON MAY 1320 WEST GREGORY PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$436.80
Due Tax Collector = TAXDEED	\$7,083.42
Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

Apply Docket Codes

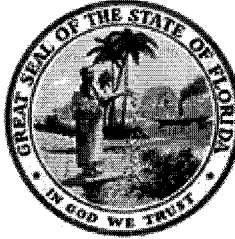
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1150597 Date: 05/12/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1150597 Date: 05/12/2010	60.00	0.00	
05/24/2010	TAXDEED	TAXDEED Clerk's Total Receipt: 1155004 Date: 05/24/2010	436.80	0.00	
05/24/2010	TD2	POSTAGE TAX DEEDS Receipt: 1155004 Date: 05/24/2010	60.00	0.00	
05/24/2010	TAXDEED	TAXDEED Due Tax Collector Receipt: 1155004 Date: 05/24/2010	7,083.42	0.00	
05/24/2010	TD6	TITLE RESEARCHER COPY CHARGES	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$120.00	\$120.00	\$0.00	\$0.00
2	Holding	\$7,850.22	\$7,850.22	\$0.00	\$0.00
	TOTAL	\$7,970.22	\$7,970.22	\$0.00	\$0.00

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**

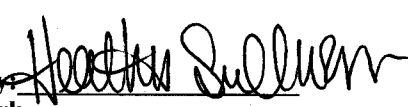
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 151215000 Certificate Number: 008899 of 2008

Payor: LUMON MAY 1320 WEST GREGORY PENSACOLA FL 32501 Date 05/24/2010

Clerk's Check #	0	Clerk's Total	\$436.80
Tax Collector Check #	1	Tax Collector's Total	\$7,083.42
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$7,620.22

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	1155018	Receipt Date	05/24/2010

Case Number	2008 TD 008899
Description	EDDIE J & MARY J BLACKWELL TRUSTEES VS

Action **TAX DEED REDEMPTION**

Judge

Received From **LUMON MAY**

On Behalf Of **EDDIE J & MARY J BLACKWELL TRUSTEES**

Total Received	7,620.22
Net Received	7,620.22
Change	0.00

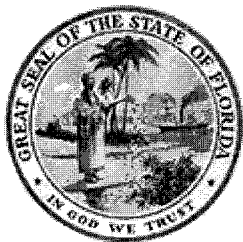
Receipt Payments	Amount	Reference Description
Check	7,620.22	5000120509

Receipt Applications	Amount
Holding	7,520.22
Service Charge	100.00

Deputy Clerk: HMS Transaction Date 05/24/2010 12:53:46

Comments

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: 151215000 Certificate Number: 008899 of 2008

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/06/2010"/>	Redemption Date <input type="text" value="05/24/2010"/>
Months	8	1
Tax Collector	<input type="text" value="\$6,318.90"/>	<input type="text" value="\$6,318.90"/>
Tax Collector Interest	\$758.27	\$94.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,083.42	\$6,419.93
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="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$46.80	\$5.85
Total Clerk	\$436.80	\$395.85
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$7,620.22	\$6,915.78
Repayment Overpayment Refund Amount		\$704.44 + 210 + 120 = 1,034.44

Notes

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

9000012335

PAY

*THREE HUNDRED NINETY FIVE AND 85/100

EDDIE J & MARY J BLACKWELL TRUSTEES

TO THE
ORDER
OF

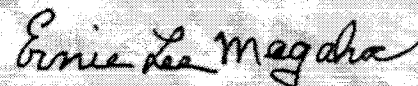
EDDIE J & MARY J BLACKWELL TRUSTEES
 C/O M&F BANK
 750 JOHN SIMS PKWY
 NICEVILLE, FL 32578

DATE

05/25/2010

AMOUNT

395.85



ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000012335⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000012335

Date	Case Number	Description	Amount
05/24/2010	2008 TD 008899	PAYMENT TAX DEEDS	395.85

9000012335

Check: 9000012335 05/25/2010 EDDIE J & MARY J BLACKWELL
 TRUSTEES

Check Amount: 395.85

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

63-27
631

9000012346

VOID AFTER 6 MONTHS

PAY

*ONE THOUSAND THIRTY FOUR AND 44/100

LUMON MAY

TO THE
ORDER
OF

LUMON MAY
1320 W GREGORY
PENSACOLA, FL 32501

DATE

AMOUNT

05/25/2010

1,034.44

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012346⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012346

Date	Case Number	Description	Amount
05/24/2010	2008 TD 008899	PAYMENT TAX DEEDS	1,034.44

9000012346

Check: 9000012346 05/25/2010 LUMON MAY

Check Amount: 1,034.44

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

9000012342

PAY

*FIFTY TWO THOUSAND ONE HUNDRED SEVEN AND 98/100

JANET HOLLEY TAX COLLECTOR

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

DATE

05/25/2010

AMOUNT

52,107.98

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000012342⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000012342

Date	Case Number	Description	Amount
05/24/2010	2008 TD 004577	PAYMENT TAX DEEDS	7,127.39
05/24/2010	2008 TD 000606	PAYMENT TAX DEEDS	6,117.79
05/24/2010	2008 TD 008899	PAYMENT TAX DEEDS	6,419.93
05/24/2010	2008 TD 005035	PAYMENT TAX DEEDS	4,354.75
05/24/2010	2008 TD 005037	PAYMENT TAX DEEDS	5,500.33
05/24/2010	2008 TD 000605	PAYMENT TAX DEEDS	6,268.13
05/24/2010	2008 TD 000337	PAYMENT TAX DEEDS	6,107.63
05/24/2010	2008 TD 005359	PAYMENT TAX DEEDS	3,703.15
05/24/2010	2008 TD 000341	PAYMENT TAX DEEDS	6,508.88

9000012342

Check: 9000012342 05/25/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 52,107.98

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

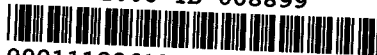
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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 008899



00011189612

Dkt: TD80 Pg#:

14

Original Documents Follow

This instrument
was prepared by
Richard Barker, Jr.
Director of Finance
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MORRIS COURT DEVELOPMENT LLC
1918 W. Cervantes Street

Lots 1-12 & Lots 23-24, Block 126, WKT

in the total amount of \$150.85 (One Hundred Fifty & 85/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 7th day of August, 2007. Said lien shall be
equal in dignity to all other special assessments for benefits against property within the City.

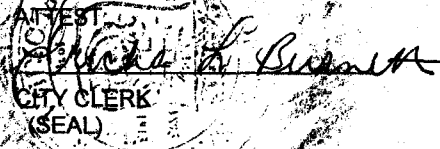
DATED this 7th day of August, 2007.

THE CITY OF PENSACOLA
a municipal corporation


BY:

THOMAS J. BONFIELD
CITY MANAGER

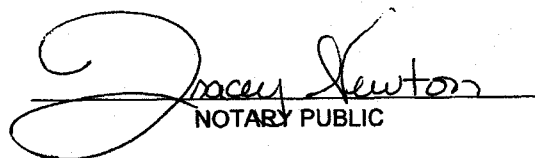
ATTEST:


CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of
August, 2007 by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did
not take an oath.

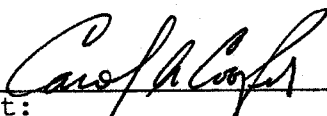

NOTARY PUBLIC



STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30
day of August, 2006, by Lumon J. May, ~~FL~~^{CA}, who is personally known
to me or who has produced FL DL # M000-530-70-103-0 as personal
identification.

NOTARY PUBLIC:


Print: _____
State of Florida at Large (Seal)
My Commission Expires:

CAROL A. COOPER
Notary Public-State of FL
Comm. Exp. July 22, 2009
Comm. No. DD 419231

Lots 1 through 12, both inclusive and Lots 23 and 24, Block 126, West King Tract, described according to the Map of the City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906, less and except portions of Lots 1, 23 and 24, included in the right of way of Cervantes Street.

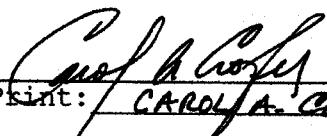
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

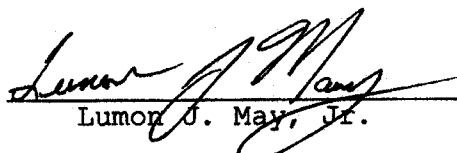
TO HAVE AND TO HOLD, the same in fee simple forever.

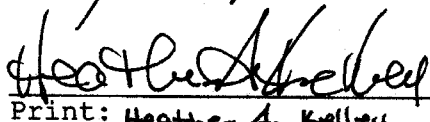
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2005.

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:


Print: CAROL A. COOPER

 (SEAL)
Lumon J. May, Jr.


Print: Heather A. Kelley

Witnesses

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Robert K. Rushing
1022 Park Street, Suite 305
Jacksonville, Florida 32204
(904) 476-4076

WARRANTY DEED

THIS WARRANTY DEED made the 30th day of August, A.D. 2006, by
LUMON J. MAY, JR., hereinafter called the grantor, whose post
office address is 1525 North "J" Street, Pensacola, Florida, 32501,
to MORRIS COURT DEVELOPMENT, LLC, a Florida limited liability
company, whose post office address is 1525 North "J" Street,
Pensacola, Florida, 32501, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee"
include all the parties in this instrument and the heirs, legal
representatives and assigns of individuals, and the successors and
assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the
sum of Ten and No/100 Dollars (\$10.00) and other valuable
considerations, receipt whereof is hereby acknowledged, hereby
grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the grantee, all that certain land situate in
Escambia County, Florida, the property appraiser's identification
number of which is 000S00-9060-001-126, viz:

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: 12-06-10

TAX ACCOUNT NO.: 15-1215-000

CERTIFICATE NO.: 2008-8899

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.

Morris Court Development, LLC
1525 North J Street
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 9th day of August, 2010.

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.: 8103

August 9, 2010

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6201, page 234.
2. Taxes for the year 2007-2008 delinquent. The assessed value is \$150,217.00. Tax ID 15-1215-000.

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.: 8103

August 9, 2010

Lots 1 through 12, both inclusive, and Lots 23 and 24, Block 126, West King Tract, City of Penscola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, less and except portions of Lots 1, 23 and 24, included in the right of way of Cervantes Street.

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

10-611

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8103

August 9, 2010

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Candice Lewis

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 08-06-90, through 08-06-10, and said search reveals the following:

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

Morris Court Development, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

BY: 

Richard S. Combs

August 9, 2010

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

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necessary to avoid obscuring any information on
the original documents

Case: 2008 TD 008899



00058265134

Dkt: TD82 Pg#:

9

Original Documents Follow

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobenson@clerk.co.escambia.fl.us>
Sent: Monday, May 24, 2010 1:43 PM
Subject: Check Request Tax Cert 2008 TD 08899

2008 TD 08899

Please issue checks:

Janet Holley Tax Collector
\$6,419.93(taxes due)

10 - 611

Eddie J & Mary J Blackwell Trustees
BLACKWELL LIVING TRUST
C/O M&F BANK
750 JOHN SIMS PKWY
NICEVILLE FL 32578
\$395.85(\$390.00 app fees, \$5.85 interest)

Lumon M Ay
1320 W Gregory
Pensacpla FL 32501
\$1,034.44(refund overpayment)

Maryline Avila
Escambia County
Clerk of Circuit Court
Tax Deeds Division
(850) 595-3793
(850) 595-4827
mavila@escambiaclerk.com

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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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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COUNTY COMMISSIONERS

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COUNTY TREASURY
AUDITOR

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the original documents

Case: 2008 TD 008899



00079272655

Dkt: TD80 Pg#:

2

Original Documents Follow