

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 009100



00057963477

Dkt: TD80 Pg#:

28

Original Documents Follow

# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

10-370

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7852

May 14, 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 05-13-90, through 05-13-10, and said search reveals the following:

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

Kenneth J. Kelson and Helen Kelson, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

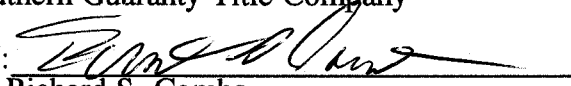
SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

BY:

  
Richard S. Combs

May 14, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7852

May 14, 2010

Lots 1 and 2, Block 119, Deed Book509, page 154, Maxent Tract,  
City of Pensacola, Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7852

May 14, 2010

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

1. Taxes for the year 2007-2008 delinquent. The assessed value is \$64,753.00. Tax ID 15-3406-000.

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.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 08-02-10

TAX ACCOUNT NO.: 15-3406-000

CERTIFICATE NO.: 2008-9100

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.

Kenneth J. Kelson  
Helen Kelson  
901 W. Government St.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 21st day of May, 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.

State of Florida  
Escambia County

WARRANTY DEED

Know All Men by These Presents: That John C. Kemey and Stamatia Kemey, husband and wife,

for and in consideration of Ten dollars and other good and valuable considerations. (\$10.00)  
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Kenneth J. Kelson and Helen Z. Kelson, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Lots 1 and 2, Maxent Tract, Block 119, City of Pensacola,  
Florida, according to Map of City of Pensacola, copyrighted  
by Thomas C. Watson in 1906.

045867

APR 27 11 56 AM '59



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereto set our hand and seal this 22nd day of April A. D. 1959

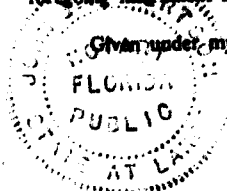
Signed, sealed and delivered in the presence of

*John C. Kemey* (SEAL)  
*Stamatia Kemey* (SEAL)  
*John E. Kelson* (SEAL)  
*Helen Z. Kelson* (SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared John C. Kemey and Stamatia Kemey, husband and wife,

his wife, known to me, and known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.



Given under my hand and official seal this 22nd day of April 1959  
Notary Public.

My commission expires Jan. 9, 1961  
Issued by American Title & Guaranty Co.

**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

9000012309

PAY \*EIGHTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE AND 60/100

JANET HOLLEY TAX COLLECTOR

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

DATE

05/19/2010

AMOUNT

85,185.60

*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012309⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000012309

Date	Case Number	Description	Amount
05/19/2010	2008 TD 009100	PAYMENT TAX DEEDS	5,738.39
05/19/2010	2008 TD 000868	PAYMENT TAX DEEDS	18,180.38
05/19/2010	2008 TD 003815	PAYMENT TAX DEEDS	767.92
05/19/2010	2008 TD 009250	PAYMENT TAX DEEDS	18,560.43
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	721.59
05/19/2010	2008 TD 006355	PAYMENT TAX DEEDS	560.97
05/19/2010	2008 TD 000866	PAYMENT TAX DEEDS	13,403.78
05/19/2010	2008 TD 000867	PAYMENT TAX DEEDS	12,206.53
05/19/2010	2008 TD 000048	PAYMENT TAX DEEDS	3,126.15
05/19/2010	2008 TD 000452	PAYMENT TAX DEEDS	7,042.44

There are additional check details for this check that total:

4,877.02

9000012309

Check: 9000012309 05/19/2010 JANET HOLLEY TAX COLLECTOR

Check Amount:

85,185.60

2008 td 08905 - 4,877.02



**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

9000012322

PAY

\*TWO THOUSAND EIGHT HUNDRED TWENTY FOUR AND 75/100

WACHOVIA AS TRUSTEE FOR PLYMOUTH PARK TAX  
 SERVICE

TO THE  
 ORDER  
 OF

WACHOVIA AS TRUSTEE FOR PLYMOUTH PARK TAX S  
 P O BOX 2288

MORRISTOWN, NJ 07962

DATE

AMOUNT

05/19/2010

2,824.75

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012322⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000012322

Date	Case Number	Description	Amount
05/19/2010	2008 TD 000867	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 000868	PAYMENT TAX DEEDS	449.65
05/19/2010	2008 TD 000452	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 000048	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 000866	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 009100	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 009250	PAYMENT TAX DEEDS	395.85

9000012322

Check: 9000012322 05/19/2010 WACHOVIA AS TRUSTEE FOR PLYMOUTH Check Amount: 2,824.75  
 PARK TAX SERVICE



**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

9000012313

VOID AFTER 6 MONTHS

PAY

\*SIX HUNDRED ONE AND 69/100

KENNETH KELSON

TO THE ORDER OF KENNETH KELSON  
 901 W GOVERNMENT STREET  
 PENSACOLA, FL 32501

DATE

05/19/2010

AMOUNT

601.69

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012313⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000012313

Date	Case Number	Description	Amount
05/19/2010	2008 TD 009100	PAYMENT TAX DEEDS	601.69

9000012313

Check: 9000012313 05/19/2010 KENNETH KELSON

Check Amount: 601.69

Search Property	Property Sheet	Lien Holder's	Redeem	Foreclosure	Courtview
Redeemed From Sale					



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

**Tax Deed - Redemption Calculator**

**Account: 153406000 Certificate Number: 009100 of 2008**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2010"/>	Redemption Date <input type="text" value="05/14/2010"/>
Months	4	1
Tax Collector	<input type="text" value="\$5,647.43"/>	<input type="text" value="\$5,647.43"/>
Tax Collector Interest	\$338.85	\$84.71
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,992.53	\$5,738.39
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	\$23.40	\$5.85
Total Clerk	\$413.40	\$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	\$6,505.93	\$6,234.24
	Repayment Overpayment Refund Amount	\$271.69 + 120 + 210 = 601.69

Notes

**Submit**

**Reset**

**Print Preview**

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

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1151906</b>	Receipt Date	<b>05/14/2010</b>

Case Number	<b>2008 TD 009100</b>
Description	<b>WACHOVIA AS CUST/TR FOR PLYMOUTH PARK TAX SERVICES VS</b>

Action **TAX DEED REDEMPTION**

Judge

Received From **KENNETH KELSON**

On Behalf Of **WACHOVIA AS CUST/TR FOR PLYMOUTH PARK TAX  
SERVICES**

Total Received	<b>6,505.93</b>
Net Received	<b>6,505.93</b>
Change	<b>0.00</b>

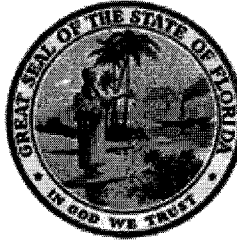
Receipt Payments	Amount	Reference Description
Check	<b>6,505.93</b>	<b>060253</b>

Receipt Applications	Amount
Holding	<b>6,405.93</b>
Service Charge	<b>100.00</b>

Deputy Clerk: HMS Transaction Date 05/14/2010 16:04:35

Comments

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 153406000 Certificate Number: 009100 of 2008**

**Payor: KENNETH KELSON 901 W. GOVERNMENT ST PENSACOLA, FL 32501      Date**  
**05/14/2010**

Clerk's Check #	60249	Clerk's Total	\$413.40
Tax Collector Check #	1	Tax Collector's Total	\$5,992.53
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$6,505.93

**ERNIE LEE MAGAHA**  
 Clerk of the Circuit Court

Received By: *Heather Sullivan*  
 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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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**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 009100  
 Redeemed Date 05/14/2010**

**Name KENNETH KELSON 901 W. GOVERNMENT ST PENSACOLA, FL 32501**

Clerk's Total = TAXDEED	\$413.40
Due Tax Collector = TAXDEED	\$5,992.53
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1144976 Date: 04/27/2010	60.00	0.00	
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1144976 Date: 04/27/2010	330.00	0.00	
05/14/2010	TAXDEED	TAXDEED Clerk's Total	413.40	413.40	
05/14/2010	TAXDEED	TAXDEED Due Tax Collector	5,992.53	5,992.53	
05/14/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	
05/14/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$6,735.93	\$330.00	\$0.00	\$6,405.93
	<b>TOTAL</b>	<b>\$6,895.93</b>	<b>\$390.00</b>	<b>\$0.00</b>	<b>\$6,505.93</b>



TRANSACTION REPORT

P. 01

MAY-06-2010 THU 10:19 AM

FOR: ERNIE LEE MAGAHA, CLERK 850 595 4827

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAY-06	10:18 AM	94389162	48"	2	SEND	OK	517	
TOTAL :						48S	PAGES:	2



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

# Fax

**To:** Kenneth Kelson

**From:** Heather Sullivan, Official Records

**Fax:** 438-9162

**Phone:** 438-7216

**Pages:** 2, including this cover sheet.

**Date:** May 5, 2010

# TRANSACTION REPORT

P. 01

APR-30-2010 FRI 02:52 PM

FOR: ERNIE LEE MAGAHA, CLERK 850 595 4827

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
APR-30	02:51 PM	94389162	51"	2	SEND	OK	486	

TOTAL : 51S PAGES: 2



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  
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MANAGEMENT INFORMATION SYSTEMS  
OFFICIAL RECORDS  
ONE STOP  
OPERATIONAL SERVICES  
PROBATE DIVISION  
TRAFFIC DIVISION  
TREASURY

# Fax

**To:** Kenneth Kelson

**From:** Heather Sullivan, Official Records

**Fax:** 438-9162

**Phone:** 438-7216

**Pages:** 2, including this cover sheet.

**Date:** April 30, 2010



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

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MANAGEMENT INFORMATION SYSTEMS  
OFFICIAL RECORDS  
ONE STOP  
OPERATIONAL SERVICES  
PROBATE DIVISION  
TRAFFIC DIVISION  
TREASURY

# Fax

**To:** Kenneth Kelson  
**From:** Heather Sullivan, Official Records  
**Fax:** 438-9162  
**Phone:** 438-7216  
**Pages:** 2, including this cover sheet.  
**Date:** April 30, 2010

**Dear Mr. Kelson,**

**Please find attached the breakdown of the total amount due for the Tax Deed Application for account # 153406000. According to the Tax Collector's Certificate, this amount is for the years 2007, 2008, and 2009.**

**We have not yet received the information from the Tax Collector's office regarding account # 153364000. We have been told that they will get it to us sometime next week. We will get that amount to us as soon as possible.**

**Should you have any further questions, please feel free to contact me at 595-4813.**

**Thank you,  
Heather Sullivan**

Search Property	Property Sheet	Lien Holder's	Sold To	<input checked="" type="checkbox"/> Redeem	Forms	Courtview
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**ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 153406000 Certificate Number: 009100 of 2008**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2010"/>	Redemption Date <input type="text" value="08/02/2010"/>
Months	<input type="text" value="4"/>	<input type="text" value="4"/>
Tax Collector	<input type="text" value="\$5,647.43"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	<input type="text" value="\$338.85"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	<input type="text" value="\$5,992.53"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
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	<input type="text" value="\$23.40"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$413.40"/>	<input type="text" value="\$0.00"/>
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	<input type="text" value="\$6,505.93"/>	<input type="text" value="\$0.00"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$6,505.93"/>

ACTUAL SHERIFF \$120.00 COM FEE \$

Notes

**Submit**

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*901 W. Government Street*

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 14, 2010 / 2001

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 9100**, 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: 15-3406-000**

**Certificate Holder:**  
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
SERVIC  
PO BOX 2288  
MORRISTOWN, NEW JERSEY 07962-2288

**Property Owner:**  
KELSON KENNETH J & HELEN  
901 W GOVERNMENT ST  
PENSACOLA, FLORIDA 32501

**Legal Description:** 00-0S0-090  
LTS 1 AND 2 BLK 119 DB509 P154 MAXENT TRACT CA 102

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	9100	05/30/08	\$1,774.30	\$0.00	\$248.40	\$2,022.70

**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
2009	11338	06/01/09	\$1,771.96	\$6.25	\$212.64	\$1,990.85

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

\$4,013.55
\$0.00
\$1,408.88
\$150.00
\$75.00
\$5,647.43
\$5,647.43
\$6.25

\*Done this 14th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

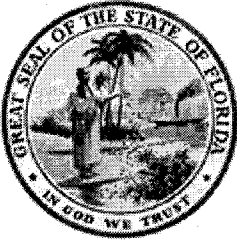
By Candice Lewis

Date of Sale August 2, 2010

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.



Search Property
 Property Sheet
 Lien Holder's
 Sold To
 Redeem
 Forms
 Courtview
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**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Property Sheet**

**Account: 153406000 Certificate Number: 009100 of 2008**

Account	153406000	Check Account	Reference	000S009080001119
ClerkFile#	10-320	Week #	First Monday	Redemption No
Auction Date	08/02/2010	Homestead Exempt	<input type="checkbox"/> County	<input type="checkbox"/>
Date Of Tax Deed Application	04/14/2010	Certificate Number	09100	Issued Date 05/30/2008
Tax Roll Assessment	\$64,753.00	Opening Bid Amt	\$0.00	
Save Our Homes	\$0.00	Researcher Copies	\$0.00	
Holder Name	WACHOVIA AS CUST/TR FOR PLYMOUTH PARK TAX SERVICES			
Holder Address	PO BOX 2288 MORRISTOWN NJ 07962-2288			
Name	KENNETH J KELSON HELEN KELSON			
Mailing Address	901 W GOVERNMENT ST PENSACOLA, FL 32501			
Property Address	901 W GOVERNMENT ST			
Legal Description	LTS 1 AND 2 BLK 119 DB509 P154 MAXENT TRACT CA 102			
Notes				

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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

# Fax

**To: Kenneth Kelson**

**From: Heather Sullivan, Official Records**

**Fax: 438-9162**

**Phone: 438-7216**

**Pages: 2, including this cover sheet.**

**Date: May 5, 2010**

**Dear Mr. Kelson,**

**We have received from the Tax Collector's Office the Tax Deed Application information regarding account # 153364000. Please find this information attached. According to the Tax Collector's Certificate, this amount is for the years 2007, 2008, and 2009 Should you have any further questions, please feel free to contact our Tax Deed Specialist, Maryline Avila, at 850-595-3793, or you can reach me at 850-595-4813.**

**Thank you,**  
**Heather Sullivan**



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

**Tax Deed - Redemption Calculator**

**Account: 153364000 Certificate Number: 009094 of 2008**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/01/2010"/>	Redemption Date <input type="text" value="11/01/2010"/>
Months	<input type="text" value="7"/>	<input type="text" value="7"/>
Tax Collector	<input type="text" value="\$3,035.03"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	<input type="text" value="\$318.68"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	<input type="text" value="\$3,359.96"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
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	<input type="text" value="\$40.95"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$430.95"/>	<input type="text" value="\$0.00"/>
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	<input type="text" value="\$3,890.91"/>	<input type="text" value="\$0.00"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$3,890.91"/>

ACTUAL SHERIFF \$120.00 COM FEE \$

Notes

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W Government St.



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

**Tax Deed Sales - Property Sheet**

**Account: 153364000 Certificate Number: 009094 of 2008**

Account	153364000	<a href="#">Check Account</a>	Reference	000S00908016011
ClerkFile#	10-527	Week #	First Monday	Redemption No
Auction Date	11/01/2010		Homestead Exempt	<input type="checkbox"/> County <input type="checkbox"/>
Date Of Tax Deed Application	04/25/2010		Certificate Number	09094 Issued Date 05/30/2008
Tax Roll Assessment	\$32,062.00	Opening Bid Amt	\$0.00	
Save Our Homes	\$0.00	Researcher Copies	\$0.00	
Holder Name	DICK N & BETTY N RILEY TRUSTEES			
Holder Address	RILEY LIVING TRUST C/O M&F BANK 750 JOHN SIMS PKWY			
Name	KENNETH J KELSON SR HELEN Z KELSON			
Mailing Address	1600 W CYPRESS ST PENSACOLA, FL 32501			
Property Address	W GOVERNMENT ST			
Legal Description	LTS 16 17 18 BLK 115 MAXENT TRACET OR 2855 P 590 CA 103			
Notes				

PersonalService ☒

PostProperty ☒

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# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 14, 2010 / 2001

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 9100**, 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: 15-3406-000**

**Certificate Holder:**  
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX  
SERVIC  
PO BOX 2288  
MORRISTOWN, NEW JERSEY 07962-2288

**Property Owner:**  
KELSON KENNETH J & HELEN  
901 W GOVERNMENT ST  
PENSACOLA, FLORIDA 32501

**Legal Description:** 00-0S0-090  
LTS 1 AND 2 BLK 119 DB509 P154 MAXENT TRACT CA 102

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	9100	05/30/08	\$1,774.30	\$0.00	\$248.40	\$2,022.70

**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
2009	11338	06/01/09	\$1,771.96	\$6.25	\$212.64	\$1,990.85

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
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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

\$4,013.55
\$0.00
\$1,408.88
\$150.00
\$75.00
\$5,647.43
\$5,647.43
\$6.25

\*Done this 14th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: August 2, 2010

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.



## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK  
TAX SERVIC  
PO BOX 2288  
MORRISTOWN, New Jersey, 07962-2288**

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>
9100	15-3406-000	05/30/2008	00-0S0-090 LTS 1 AND 2 BLK 119 DB509 P154 MAXENT TRACT CA 102

**2009 TAX ROLL**

KELSON KENNETH J & HELEN  
901 W GOVERNMENT 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.

ddewitt (Donna Ernwein)

Applicant's Signature

04/14/2010

Date



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Amendment 1 Calculations

Back



Navigate Mode

☒ Account

☐ Reference



Printer Friendly Version

<b>General Information</b>		<b>2009 Certified Roll Assessment</b>	
<b>Reference:</b>	000S009080001119	<b>Improvements:</b>	\$43,378
<b>Account:</b>	153406000	<b>Land:</b>	\$21,375
<b>Owners:</b>	KELSON KENNETH J & HELEN	<b>Total:</b>	\$64,753
<b>Mail:</b>	901 W GOVERNMENT ST PENSACOLA, FL 32501	<b>Save Our Homes:</b>	\$0
<b>Situs:</b>	901 W GOVERNMENT ST	<a href="#">Disclaimer</a>	
<b>Use Code:</b>	REPAIR SERVICE	<b>Amendment 1 Calculations</b>	
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS		
<b>Tax Inquiry:</b>	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			

<b>Sales Data</b>		<b>2009 Certified Roll Exemptions</b>	
<b>Sale Date Book Page Value Type</b>	Official Records (New Window)	None	
None		<b>Legal Description</b>	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		LTS 1 AND 2 BLK 119 DB509 P154 MAXENT TRACT CA 102	
		<b>Extra Features</b>	
		6' CHAINLINK FENCE ASPHALT PAVEMENT UTILITY BLDG	

### Parcel Information

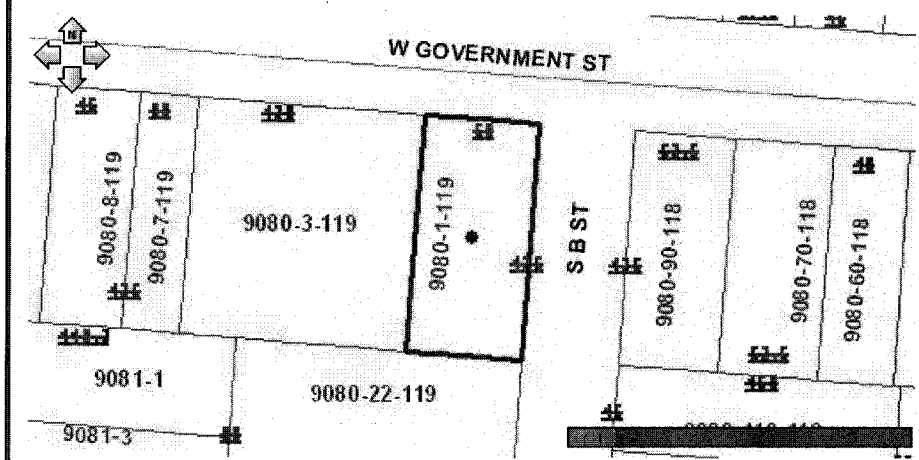
[Restore Map](#)

[Launch Interactive Map](#)

**Section Map Id:**  
CA102

**Approx. Acreage:**  
0.1700

**Zoned:**  
C-3



### Buildings

Building 1 - Address: 901 W GOVERNMENT ST, Year Built: 1973, Effective Year: 1973

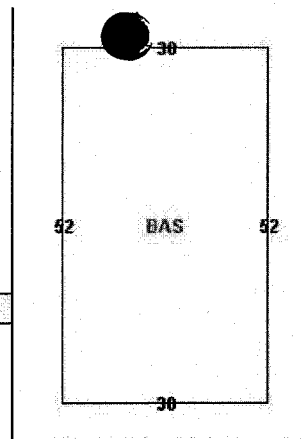
**Structural Elements**

**FOUNDATION-SLAB ON GRADE**

**EXTERIOR WALL-METAL-MODULAR**

**NO. PLUMBING FIXTURES-2.00**  
**ROOF FRAMING-STEEL TRUSS/FRM**  
**ROOF COVER-METAL/MODULAR**  
**INTERIOR WALL-UNFINISHED**  
**STORY HEIGHT-14.00**  
**NO. STORIES-1.00**  
**FLOOR COVER-CONCRETE-FINISH**  
**DECOR/MILLWORK-BELOW AVERAGE**  
**HEAT/AIR-NONE**  
**STRUCTURAL FRAME-RIGID FRAME**

Areas - 1560 Total SF  
**BASE AREA - 1560**

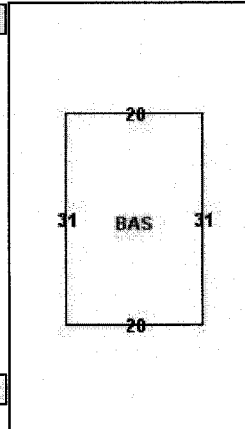


Building 2 - Address: 901 W GOVERNMENT ST, Year Built: 1980, Effective Year: 1980

**Structural Elements**

**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-SIDING-SHT.AVG.**  
**NO. PLUMBING FIXTURES-4.00**  
**ROOF FRAMING-GABLE**  
**ROOF COVER-COMPOSITION SHG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-VINYL/CORK**  
**NO. STORIES-1.00**  
**FLOOR COVER-CARPET**  
**DECOR/MILLWORK-BELOW AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 620 Total SF  
**BASE AREA - 620**



**Images**

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.

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

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **1144976** Receipt Date **04/27/2010**

Case Number **2008 TD 009100**

Description **WACHOVIA AS CUST/TR FOR PLYMOUTH PARK TAX SERVICES VS**

Action **TAX DEED APPLICATION**

Judge

Received From **WACHOVIA**

On Behalf Of **WACHOVIA AS CUST/TR FOR PLYMOUTH PARK TAX  
SERVICES**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments  
Cash

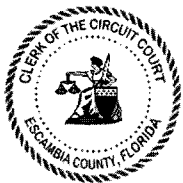
Amount	Reference Description
390.00	ONCORE TRANS#791292

Receipt Applications  
Holding  
Service Charge

Amount
330.00
60.00

Deputy Clerk: mavila Transaction Date 04/27/2010 16:29:01

Comments



Print Date:  
4/27/2010 4:18:50 PM

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

Transaction #: 791292  
Receipt #: 201018637  
Cashier Date: 4/27/2010 4:18:47 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 04/27/2010 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$4290.00 Total Payments \$4290.00


#### 1 Payments

 CLERK	\$4290.00
---	-----------

#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items

 (MISC FEE) MISCELLANEOUS FEES 08/08703,08/08818,08/08908,08/08958,08/08994,08/09013,08/09053,08/09071,08/09100,08/09123,08/09132		
TAXCT	11	\$660.00
TAXCR	3630	\$3630.00



**Maryline Avila**

---

**From:** "Maryline Avila" <mavila@escambiaclerk.com>  
**To:** "Dana Moye" <dmoye@escambiaclerk.com>  
**Cc:** "Carolyn Holland" <cholland@escambiaclerk.com>; "Brenda Robinson" <brobinson@escambiaclerk.com>  
**Sent:** Monday, May 17, 2010 9:10 AM  
**Subject:** Check Request Tax Cert 2008 TD 09100

2008 TD 09100

Please issue checks:

Janet Holley Tax Collector  
\$5,738.39(taxes due)

10-320

Wachovia as Trustees for Plymouth Park Tax Services  
PO BOX 2288  
Morristown NJ 07962-2288  
\$395.85(\$390.00 app fees, \$5.85 interest)

Kenneth Kelson  
901 W Government St  
Pensacola FL 32501  
\$601.69(refund overpayment)

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