

Lot 14, Block 69, Hocking, Section 2, Township 4 North, Range 10 East

STATE OF FLORIDA
COUNTY OF ESCAMBA
\$150

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, free from all encumbrances and right of taxation.

And the said parties of the first part do hereby certify that the above described premises are the property of the said parties of the first part and that they are the owners thereof and that they are the persons who have executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein expressed.

Witness my hand and official seal this _____ day of _____ A. D. 19____.

Notary Public and acting in the presence of

[Signature] *[Signature]*
[Signature] *[Signature]*
(Notary Public) (Notary Public)

STATE OF FLORIDA
COUNTY OF ESCAMBA

Before me, the undersigned, personally appeared Wyla R. Jordan and Betty Jean Jordan

in and known to me, and known to me to be the individuals described by said names. In and who acknowledged the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein expressed.



Documentary Stamp Tax _____
State _____
Federal _____
My commission expires _____
at _____ A. D. 19____, recorded in the public records of this State, Book _____, Page _____.

in the book and page noted above. RAY C. HARRIS, Clerk Circuit Court. By _____

3.70
2.20
2.25
10.15

178 PAGE 576

Form 140
PRINTED AND FOR SALE
MAVES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

1210 Detroit Block

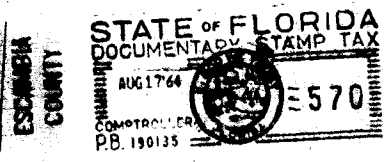
Know All Men by These Presents: That Henry E. Godwin and Jeanette J. Godwin, husband and wife,

for and in consideration of One (\$1.00) dollar and other good and valuable consideration the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto James C. Davidson and Sarah F. Davidson, 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 13, 15 and 16, Block 69, Ensley, Section 11, Township 1 South, Range 30 West, described according to plat of Ensley recorded in Deed Book 87, at Page 244, of the public records of Escambia County, Florida.

Sellers release the reservation of $\frac{1}{2}$ of all oil, gas and mineral rights as shown in contract of purchase dated February 19th, 1957, and convey all of the oil, gas and mineral rights to the grantees.



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 grantees 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 hereunto set our hand and seal this 31st day of July A.D. 1964.

Signed, sealed and delivered in the presence of

J. J. Glover
M. J. Dalton

Henry E. Godwin (SEAL)
Jeanette J. Godwin (SEAL)

25400
(SEAL)
(SEAL)
(SEAL)
JUL 14 1964
CLERK OF COURT
JUL 14 1964
CLERK OF COURT

State of Florida
Escambia County

Before the subscriber personally appeared Henry E. Godwin and Jeanette J. Godwin his wife, known to me, and known to me by their personal description, described by said names, in and who executed the foregoing instrument and acknowledged the same for the uses and purposes therein set forth. Given under my hand and seal this 31st day of July 1964.



J. J. Glover
M. J. Dalton

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: 9-3-2013

TAX ACCOUNT NO.: 02-0832-000

CERTIFICATE NO.: 2010-957

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

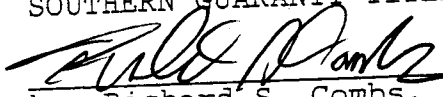
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2012 tax year.

Estate of James C. Davidson
Estate of Sarah F. Davidson
c/o Rick S. Davidson, Sr.
810 W. Detroit Ave.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 30th day of April, 2013.

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.: 10231

April 29, 2013

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

1. Taxes for the year 2009-2011 delinquent. The assessed value is \$34,306.00. Tax ID 02-0832-000.

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.: 10231

April 29, 2013

**Lots 13, 14, 15 and 16, Block 69, Ensley, as per plat thereof, recorded in Deed Book 87,
Page 244, of the Public Records of Escambia County, Florida**

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10231

April 29, 2013

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 04-29-1993, through 04-29-2013, and said search reveals the following:

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

Estate of James C. Davidson and Estate of Sarah F. Davidson

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 29, 2013

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

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
957	02-0832-000	06/01/2010	11-1S3-019 LTS 13 THRU 16 BLK 69 ENSLEY PLAT DB 87 P 244 OR 178 P 576 OR 319 P 176 OR 3187 P 688

2012 TAX ROLL

DAVIDSON JAMES C EST OF
C/O RICK L DAVIDSON SR
810 W DETROIT AVE
PENSACOLA , Florida 32534

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.

mmattp777 (Matt Pallardy)

Applicant's Signature

04/22/2013

Date

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 22, 2013 / 130022**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 957** , issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-0832-000**

Certificate Holder:
TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:
DAVIDSON JAMES C EST OF
C/O RICK L DAVIDSON SR
810 W DETROIT AVE
PENSACOLA , FLORIDA 32534

Legal Description: 11-1S3-019
LTS 13 THRU 16 BLK 69 ENSLEY PLAT DB 87 P 244 OR 178 P 576 OR 319 P 176 OR 3187 P 688

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
2010	957	06/01/10	\$894.91	\$0.00	\$463.30	\$1,358.21

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
2012	751.0000	06/01/12	\$550.18	\$6.25	\$73.13	\$629.56
2011	947.0000	06/01/11	\$559.31	\$6.25	\$187.60	\$753.16

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 (2012)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$2,740.93
\$0.00
\$497.21
\$150.00
\$75.00
\$3,463.14
\$3,463.14
\$17,153.00
\$6.25

*Done this 22nd day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: September 3, 2013

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

STORY HEIGHT-8.00
NO. STORIES-1.00
FLOOR COVER-PINE/SOFTWOOD
DECOR/MILLWORK-MINIMUM
HEAT/AIR-UNIT HEATERS
STRUCTURAL FRAME-WOOD FRAME

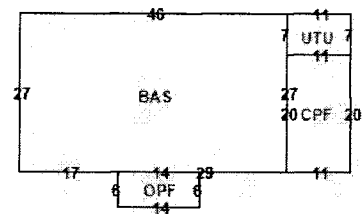
Areas - 1623 Total SF

BASE AREA - 1242

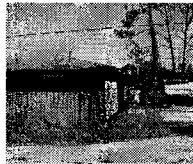
CARPORT FIN - 220

OPEN PORCH FIN - 84

UTILITY UNF - 77



Images



2/6/09



4/16/02



4/16/02

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.

Last Updated:05/02/2013 (tc.17498)

Chris Jones
Escambia County Property Appraiser

Amendment 1 Calculations

← Navigate Mode ☒ Account ☐ Reference

FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-SIDING-MINIMUM
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-HIP
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1500679	Receipt Date	05/03/2013

Case Number	2010 TD 000957
Description	TC10U LLC VS

Action TAX DEED APPLICATION

Judge

Received From TC 10U LLC

On Behalf Of TC10U LLC

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	401.00	16129	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/03/2013 15:04:06

Comments

PAM CHILDERS
 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 # 2010 TD 000957
 Redeemed Date 07/12/2013**

Name Timothy Nathan Davidson 810 W Detroit Blvd Pensacola FL 32534

<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$3,729.13
<input type="checkbox"/> Postage = TD2	\$12.22
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1500679 Date: 05/03/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1500679 Date: 05/03/2013	60.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
TOTAL		\$401.00	\$401.00	\$0.00	\$0.00

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 020832000 Certificate Number: 000957 of 2010

Payor: Timothy Nathan Davidson 810 W Detroit Blvd Pensacola FL 32534 Date 07/12/2013

Clerk's Check #	1	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$3,729.13
		Postage	\$12.22
		Researcher Copies	\$5.00
		Total Received	\$4,177.43

PAM CHILDERS
 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>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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 # 2010 TD 000957

Redeemed Date 07/12/2013

Name Timothy Nathan Davidson 810 W Detroit Blvd Pensacola FL 32534

<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$3,729.13
<input type="checkbox"/> Postage = TD2	\$12.22
<input type="checkbox"/> ResearcherCopies = TD6	\$5.00

• For Office Use Only

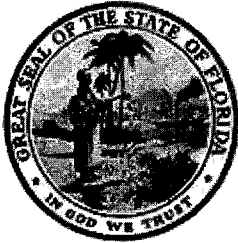
Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1500679 Date: 05/03/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1500679 Date: 05/03/2013	60.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

☐ Search Property
 ☒ Property Sheet
 ☐ Lien Holder's
 ☒ Redeem
 ☐ Forms
 ☐ Courtview
 ☐ Benchmark

Redeemed From Sale



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020832000 Certificate Number: 000957 of 2010

Redemption	<input checked="" type="checkbox"/> Yes	Application Date	<input type="text" value="04/22/2013"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date		<input type="text" value="09/03/2013"/>	Redemption Date		<input type="text" value="07/12/2013"/>
Months	5	3			
Tax Collector	<input type="text" value="\$3,463.14"/>	<input type="text" value="\$3,463.14"/>			
Tax Collector Interest	\$259.74	\$155.84			
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>			
Total Tax Collector	\$3,729.13	\$3,625.23			
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="\$221.00"/>	<input type="text" value="\$221.00"/>			
App. Fee Interest	\$30.08	\$18.05			
Total Clerk	\$431.08	\$419.05			
Postage	<input type="text" value="\$12.22"/>	<input type="text" value="\$12.22"/>			
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>			
Total Redemption Amount	\$4,177.43	\$4,061.50			
Repayment Overpayment Refund Amount		\$115.93			

ACTUAL SHERIFF \$120.00 COM FEE \$18.50

Notes

Submit

Reset

Print Preview



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

CERT NO	APP FEES	INTEREST	TOTAL
00957/2010	\$401.00	\$18.05	\$419.05
05585/2010	\$401.00	\$48.12	\$449.12
07130/2010	\$401.00	\$48.12	\$449.12
03045/2010	\$401.00	\$48.12	\$449.12
01609/2010	\$401.00	\$48.12	\$449.12
00891/2010	\$401.00	\$48.12	\$449.12
01553/2010	\$401.00	\$48.12	\$449.12
07029/2010	\$401.00	\$48.12	\$449.12
04533/2010	\$472.00	\$56.64	\$528.64
03788/2010	\$401.00	\$48.12	\$449.12
08094/2010	\$401.00	\$48.12	\$449.12
08097/2010	\$472.00	\$56.64	\$528.64
TOTAL:			\$5,518.41



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 17, 2013

TC 10U LLC
PENDER NEWKIRK CUST TC10ULLC
P O BOX 172299
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were redeemed by property owners; therefore your application fees are now refundable.

(SEE ATTACHED BREAKDOWN OF CERTIFICATES, APP FEES AND INTEREST)
CLERK CHECK # 9000019141 DATED 07/16/2013

TOTAL \$5,518.41

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Mylanda Johnson
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 17, 2013

Timothy N Davidson
810 W Detroit Blvd
Pensacola FL 32534

Dear Mr. Davidson,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you on July 12, 2013. A refund of unused fees/interest is enclosed. If you have any questions, please feel free to give me a call.

CERT NO

REFUND

00957/2010

\$469.15

TOTAL \$469.15

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda Johnson
Tax Deed Division