

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



Print Date:
10/4/2012 11:51:18
AM


Transaction #: **966306**
Receipt #: **201259106**
Cashier Date: **10/4/2012 11:51:18 AM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 10/04/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments		
 <u>CLERK</u>		\$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
 (MISC FEE) MISCELLANEOUS FEES TAX CERT#01734 OF 2010		
TAXCR	341	\$341.00
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	1459059	Receipt Date	10/04/2012

Case Number	2010 TD 001734
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966306

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 11:52:39

Comments

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA
TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, Florida, 33762-0295**

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
1734	03-0483-100	06/01/2010	23-1S3-012 BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT ALG SAME COURSE 305 FT MORE OR LESS TO E LI OF LT 60 DEFLECT 90 DEG LEFT ALG E LI LT 60 430 FT DEFLECT 90 DEG LEFT 305 FT MORE OR LESS TO E LI ASHLAND RD DEFLECT 90 DEG LEFT ALG R/W LI 430 FT TO POB OR 6115 P 62 BEING PORT OF LT 60 PLAT DB 128 P 541

2011 TAX ROLL

DAVIS MARINE CONSTRUCTION INC
8160 ASHLAND 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.

magnoliatc2tda (Brian Cirillo)

Applicant's Signature

08/29/2012

Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

8/29/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 03-0483-100

September 10, 2012
Tax Year: 2009
Certificate Number: 1734

BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT ALG SAME COURSE 305 FT MORE OR LESS TO E LI OF LT 60 DEFLECT 90 DEG LEFT ALG E LI LT 60 430 FT DEFLECT 90 DEG LEFT 305 FT MORE OR LESS TO E LI ASHLAND RD DEFLECT 90 DEG LEFT ALG R/W LI 430 FT TO POB OR 6115 P 62 BEING PORT OF LT 60 PLAT DB 128 P 541

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120622

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 1734** , 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: 03-0483-100**

Certificate Holder:

USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC
LOCKBOX ACCOUNT NO 500005897
CLEARWATER, FLORIDA 33762-0295

Property Owner:

DAVIS MARINE CONSTRUCTION INC
8160 ASHLAND AVE
PENSACOLA , FLORIDA 32534

Legal Description: 23-1S3-012

BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT ALG SAME COURSE 305 FT MORE OR LESS TO E L ...

See attachment for full legal description.

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	1734	06/01/10	\$2,995.97	\$0.00	\$572.98	\$3,568.95

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	1513.0000	06/01/12	\$2,869.26	\$6.25	\$143.46	\$3,018.97
2011	1756.0000	06/01/11	\$2,779.17	\$6.25	\$234.49	\$3,019.91

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

\$9,607.83
\$0.00
\$150.00
\$75.00
\$9,832.83
\$9,832.83
\$6.25

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: March 4, 2013

* 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

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: 2010 TD 001734



00096621164

Dkt: TD83 Pg#:

Original Documents Follow

4

Exhibit "A"

A portion of Lot 60, of the Subdivision of Section 23, Township 1 South, Range 30 West, according to Plat recorded in Deed Book 128, at Page 541, of the Public Records of Escambia County, Florida, more particularly described as follows; Commence at the Northwest corner of said Section 23, Township 1 South, Range 30 West; thence Southerly along the West line of said Section 23, a distance of 730.00 feet; thence deflect 90° 00' 00" left, a distance of 25.00 feet to the West right-of-way line of Ashland Road (50.00' R/W); thence continue along the same course, a distance of 305.00 feet, more or less, to the East line of said Lot 60, thence deflect 90° 00' 00" left, along said East line of said Lot 60, a distance of 430.00 feet, thence deflect 90° 00' 00" left, a distance of 305.00 feet, more or less to said East right-of-way line on Ashland Road; thence deflect 90° 00' 00" left, along said right-of-way line, a distance of 430.00 feet to the Point of Beginning.

☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 12TH day of FEBRUARY, 2007.

J Gantt

J. GANTT
[Type or Print Name of Witness]

Randy Crary

RANDY CRARY
[Type or Print Name of Witness]

Thomas H. Davis, Sr. (Seal)

THOMAS H DAVIS JR , PRESIDENT (Seal)

(Seal)

(Seal)

ATTEST: _____

Its _____
(Corporate Seal)

DAVIS MARINE CONSTRUCTION INC

By Thomas H. Davis, Sr.

Its President

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned DAVIS MARINE CONSTRUCTION INC

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in ESCAMBIA County, State of Florida, viz:

A portion of Lot 60, of the Subdivision of Section 23, Township 1 South, Range 30 West, according to Plat recorded in Deed Book 128, at Page 541, of the Public Records of Escambia County, Florida, more particularly described as follows; Commence at the Northwest corner of said Section 23, Township 1 South, Range 30 West; thence Southerly along the West line of said Section 23, a distance of 730.00 feet; thence deflect 90° 00' 00" left, a distance of 25.00 feet to the West right-of-way line of Ashland Road (50.00' R/W); thence continue along the same course, a distance of 305.00 feet, more or less, to the East line of said Lot 60, thence deflect 90° 00' 00" left, along said East line of said Lot 60, a distance of 430.00 feet, thence deflect 90° 00' 00" left, a distance of 305.00 feet, more or less to said East right-of-way line on Ashland Road; thence deflect 90° 00' 00" left, along said right-of-way line, a distance of 430.00 feet to the Point of Beginning.

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes limitation, all lumber, bricks, building stones, building blocks, sand, cement roofing materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagors default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

Recorded by and return to:
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, FL 32501

3019516

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

DAVIS MARINE CONSTRUCTION INC

8160 ASHLAND AVE

Mailing Address

PENSACOLA, FL 32534-7300

City

State

Zip

Mortgagee:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

This instrument was prepared by:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

Know All Men By These Presents: That whereas DAVIS MARINE CONSTRUCTION INC

(whether one or more, hereinafter called the "Borrower") has become justly indebted
to BANK OF PENSACOLA with offices in PENSACOLA
Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of
TWO HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS **AND ZERO CENTS** Dollars (\$ 297,500.00)
together with interest thereon, as evidenced by a promissory note or notes of even date
herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest
maturity date here: _____).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of TWO HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED & 00/100 DOLLARS (\$ 297,500.00) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of FIVE HUNDRED NINETY FIVE THOUSAND & 00/100 DOLLARS (\$ 595,000.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

File No: 3019516

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Ashland Avenue
Legal Address of Property: 8160 Ashland Avenue, Pensacola, FL 32534

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501

As to Seller(s):

Thomas H. Davis, Jr.
Seller's Name: Thomas H. Davis, Jr.

Seller's Name: _____

Seller's Name: _____

Seller's Name: _____

As to Buyer(s):

Thomas H. Davis, Jr.
Buyer's Name: Davis Marine Construction, Inc.
by Thomas H. Davis, Jr., Pres.

Buyer's Name: _____

Buyer's Name: _____

Buyer's Name: _____

J. Gantt
Witness' Name: J. GANTT

Randy Crary
Witness' Name: RANDY CRARY

Witness' Name: _____

Witness' Name: _____

J. Gantt
Witness' Name: J. GANTT

Randy Crary
Witness' Name: RANDY CRARY

Witness' Name: _____

Witness' Name: _____

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

EXHIBIT "A"

A portion of Lot 60, of the Subdivision of Section 23, Township 1 South, Range 30 West, according to Plat recorded in Deed Book 128, at Page 541, of the Public Records of Escambia County, Florida, more particularly described as follows; Commence at the Northwest corner of said Section 23, Township 1 South, Range 30 West; thence Southerly along the West line of said Section 23, a distance of 730.00 feet; thence deflect 90° 00' 00" left, a distance of 25.00 feet to the West right-of-way line of Ashland Road (50.00' R/W); thence continue along the same course, a distance of 305.00 feet, more or less, to the East line of said Lot 60, thence deflect 90° 00' 00" left, along said East line of said Lot 60, a distance of 430.00 feet, thence deflect 90° 00' 00" left, a distance of 305.00 feet, more or less to said East right-of-way line on Ashland Road; thence deflect 90° 00' 00" left, along said right-of way line, a distance of 430.00 feet to the Point of Beginning.

Return to: Jennifer Gantt
Name: Southland Acquire Land Title, LLC
Address: 1120 North 12th Avenue
Pensacola, Florida 32501

This Instrument Prepared:
Jennifer Gantt
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
23-1S-30-1201-002-060
Grantee(s) S.S.#(s):
File No:3019516

WARRANTY DEED

This Warranty Deed Made the 12th day of February, 2007, by Thomas H. Davis, Jr., hereinafter
called the grantor, whose post office address is: 1795 West Detroit Boulevard, Pensacola, FL 32534

to Davis Marine Construction, Inc., a Florida Corporation, whose post office address is: 8160
Ashland Avenue, Pensacola, Florida 32534, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is not the homestead of the Grantor(s).

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
taxes accruing subsequent to 2007, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Thomas H. Davis, Jr.
Printed Name: Thomas H. Davis, Jr.

Witness Signature: Catherine H. Holsinger
Printed Name: Catherine H. Holsinger

Witness Signature: J. Gantt
Printed Name: J. GANTT

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12th day of February, 2007, by Thomas H. Davis, Jr.,
who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

J. GANTT
Notary Public-State of FL
Comm. Exp. Nov. 13, 2009
Comm. No. DD 488702

J. Gantt
Printed Name:
Notary Public
Serial Number

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: 3-4-2013

TAX ACCOUNT NO.: 03-0483-100

CERTIFICATE NO.: 2010-1734

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

YES NO

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

 X Notify Escambia County, 190 Governmental Center, 32502

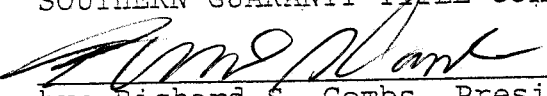
 X Homestead for tax year.

Davis Marine Construction, Inc.
Attn: Thomas H. Davis, Jr.
8160 Ashland Ave.
Pensacola, FL 32534

Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St., 4th Floor
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2012.

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.: 9682

September 11, 2012

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

1. Mortgage executed by Davis Marine Construction, Inc. to Coastal Bank & Trust formerly Bank of Pensacola, dated 02/12/0100 and recorded in Official Record Book 6115 on page 65 of the public records of Escambia County, Florida. given to secure the original principal sum of \$297,500.00 Assignment of Rents & Leases recorded in O.R. Book 6115, page 73.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$155,152.00. Tax ID 03-0483-100.

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.: 9682

September 11, 2012

231S301201002060 - Full Legal Description

BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W
LI ASHLAND RD (50 FT R/W) CONT ALG SAME COURSE 305 FT MORE OR LESS TO E LI
OF LT 60 DEFLECT 90 DEG LEFT ALG E LI LT 60 430 FT DEFLECT 90 DEG LEFT 305 FT
MORE OR LESS TO E LI ASHLAND RD DEFLECT 90 DEG LEFT ALG R/W LI 430 FT TO POB
OR 6115 P 62 BEING PORT OF LT 60 PLAT DB 128 P 541

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.: 9682

September 11, 2012

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 09-11-1992, through 09-11-2-12, and said search reveals the following:

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

Davis Marine Construction, Inc.

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

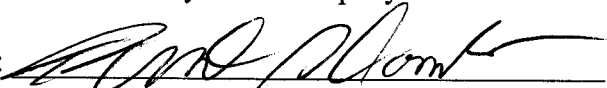
4. Taxes:

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: 

September 11, 2012

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: 2010 TD 001734

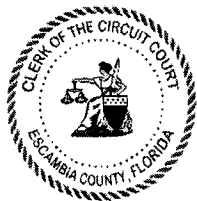


00006476436

Dkt: TD80 Pg#:

12

Original Documents Follow



13-149



Print Date:
10/25/2012 9:12:05
AM

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

Transaction #: **971291**
Receipt #: **201264040**
Cashier Date: **10/25/2012 9:12:05 AM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 10/25/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$55.00 Total Payments \$55.00


1 Payments

 <u>CLERK</u>	\$55.00
--	---------

0 Recorded Items

0 Search Items

1 Miscellaneous Items

 (MISC FEE) MISCELLANEOUS FEES TAX CERT#01734 OF 2010		
TAXCR	55	\$55.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1465696	Receipt Date	10/25/2012

Case Number	2010 TD 001734
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

Total Received	55.00
Net Received	55.00
Change	0.00

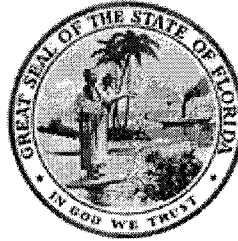
Receipt Payments	Amount	Reference Description
Cash	55.00	ONCORE TRANS#971291

Receipt Applications	Amount
Holding	55.00

Deputy Clerk: mavila Transaction Date 10/25/2012 09:13:24

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
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 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 001734
 Redeemed Date 11/20/2012**

Name DAVIS MARINE CONSTRUCTION INC 8160 ASHLAND AVE PENSACOLA FL 32534

<input type="checkbox"/> Clerk's Total = TAXDEED	\$503.88
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$10,871.53
<input type="checkbox"/> Postage = TD2	\$12.00
<input type="checkbox"/> ResearcherCopies = TD6	\$7.00

Apply Docket Codes

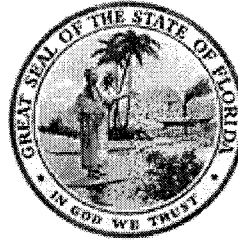
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459059 Date: 10/04/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459059 Date: 10/04/2012	341.00	0.00	
10/16/2012	TD82	O & E REPORT	0.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/25/2012	TAXDEED	TAX DEED CERTIFICATES(LONG LEGAL) Receipt: 1465696 Date: 10/25/2012	55.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$396.00	\$396.00	\$0.00	\$0.00
	TOTAL	\$456.00	\$456.00	\$0.00	\$0.00

ERNIE LEE MAGAHA
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Apply Docket Codes

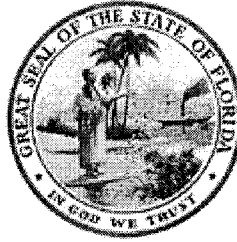
• For Office Use Only

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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 030483100 Certificate Number: 001734 of 2010

**Payor: DAVIS MARINE CONSTRUCTION INC 8160 ASHLAND AVE PENSACOLA FL 32534
Date 11/20/2012**

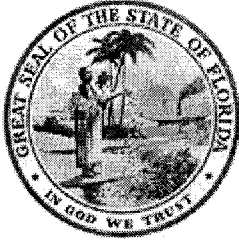
Clerk's Check #	180010539	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$10,871.53
		Postage	\$12.00
		Researcher Copies	\$7.00
		Total Received	\$11,394.41

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>**

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: 030483100 Certificate Number: 001734 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2013"/>	Redemption Date <input type="text" value="11/20/2012"/>
Months	7	3
Tax Collector	<input type="text" value="\$9,832.83"/>	<input type="text" value="\$9,832.83"/>
Tax Collector Interest	\$1,032.45	\$442.48
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$10,871.53	\$10,281.56
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="\$276.00"/>	<input type="text" value="\$276.00"/>
App. Fee Interest	\$47.88	\$20.52
Total Clerk	\$503.88	\$476.52
Postage	<input type="text" value="\$12.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$11,394.41	\$10,765.08
	Repayment Overpayment Refund Amount	\$629.33 $+120 + 276 = 1,025.33$

Notes ☐ ACTUAL SHERIFF \$80.00 COM FEE \$18.50
☐ 10/22/2012 tony Blair from title co in tampa..813-933-3355 ext
☐ 231..called for redemption quote....mva

Submit

Reset

Print Preview

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1473475	Receipt Date	11/20/2012
Case Number	2010 TD 001734		
Description	USAMERIBANK VS		
Action	TAX DEED REDEMPTION		
Judge			
Received From	DAVIS MARINE CONSTRUCTION INC		
On Behalf Of	USAMERIBANK		

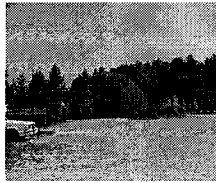
Total Received	11,394.41
Net Received	11,394.41
Change	0.00

Receipt Payments	Amount	Reference Description
Check	11,394.41	180010539

Receipt Applications	Amount
Holding	11,387.41
Service Charge	7.00

Deputy Clerk:	mkj	Transaction Date	11/20/2012 11:29:27
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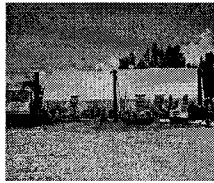
Comments



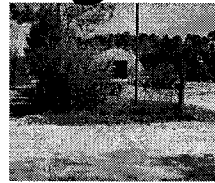
6/13/02



7/10/07



7/10/07



3/26/12

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: 09/19/2012 (tc:4956)

Buildings

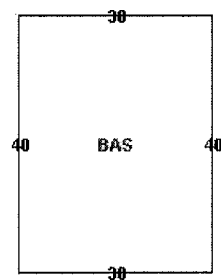
Building 1 - Address:8160 ASHLAND AVE, Year Built: 1970, Effective Year: 1970

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-CORRUGATED METL
ROOF FRAMING-RIGID FRAME/BAR
ROOF COVER-CORRUGATED METL
INTERIOR WALL-UNFINISHED
FLOOR COVER-CONCRETE-FINISH
NO. STORIES-1.00
DECOR/MILLWORK-MINIMUM
HEAT/AIR-NONE
STRUCTURAL FRAME-RIGID FRAME

Areas - 1200 Total SF

BASE AREA - 1200



Building 2 - Address:8160 ASHLAND AVE, Year Built: 2000, Effective Year: 2000

Structural Elements

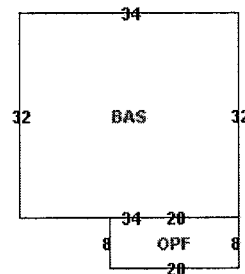
FOUNDATION-SLAB ABOVE GRDE
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-7.00
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
STORY HEIGHT-9.00
NO. STORIES-2.00
FLOOR COVER-CARPET
FLOOR COVER-TILE/STAIN CONC/BRICK
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 2336 Total SF

BASE AREA - 1088

OPEN PORCH FIN - 160

UPPER STORY FIN - 1088



Images



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		2012 Certified Roll Assessment	
Reference:	231S301201002060	Improvements:	\$97,962
Account:	030483100	Land:	\$57,190
Owners:	DAVIS MARINE CONSTRUCTION INC	Total:	\$155,152
Mail:	8160 ASHLAND AVE PENSACOLA, FL 32534	Save Our Homes:	\$0
Situs:	8160 ASHLAND AVE 32534	Disclaimer	
Use Code:	WAREHOUSE, DISTRIBUT	Amendment 1 Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
Sales Data		2012 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type
			Official Records (New Window)
02/2007	6115 62	\$100	WD
04/1994	3570 375	\$53,000	WD
04/1994	3570 369	\$55,000	WD
09/1988	2633 371	\$70,000	WD
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
		Legal Description	
		BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT...	
		Extra Features	
		FRAME BUILDING MOBILE HOME	

Parcel Information [Restore Map](#) [Get Map Image](#) [Launch Interactive Map](#)

Section Map

Id:
23-1S-30-1

Approx. Acreage:
3.3900

Zoned:
ID-1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That USAMERIBANK holder of Tax Certificate No. 01734, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NW COR OF SEC SLY ALG W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT ALG SAME COURSE 305 FT MORE OR LESS TO E LI OF LT 60 DEFLECT 90 DEG LEFT ALG E LI LT 60 430 FT DEFLECT 90 DEG LEFT 305 FT MORE OR LESS TO E LI ASHLAND RD DEFLECT 90 DEG LEFT ALG R/W LI 430 FT TO POB OR 6115 P 62 BEING PORT OF LT 60 PLAT DB 128 P 541

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030423100 (13-149)

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

DAVIS MARINE CONSTRUCTION INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of March, which is the 4th day of March 2013.

Dated this 31st day of January 2013.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, Telephone: 850-595-3793.

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

By:

Maryline Avila
Deputy Clerk

Quake
276

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

9000016847

PAY

*ONE THOUSAND TWENTY FIVE AND 33/100

DAVIS MARINE CONSTRUCTION INC

TO THE DAVIS MARINE CONSTRUCTION INC
ORDER 8160 ASHLAND AVE
OF PENSACOLA, FL 32534

DATE

AMOUNT

11/26/2012

1,025.33

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016847⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016847

Date	Case Number	Description	Amount
11/26/2012	2010 TD 001734	PAYMENT TAX DEEDS	1,025.33

9000016847

Check: 9000016847 11/26/2012 DAVIS MARINE CONSTRUCTION INC Check Amount: 1,025.33

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

9000016862

PAY

*ONE THOUSAND FOUR HUNDRED TWENTY TWO AND 25/100

USAMERIBANK

TO THE USAMERIBANK
ORDER C/O KINGERY/CROUSE
OF MAGNOLIA TC2 LLC
LOCKBOX 17295
CLEARWATER, FL 33762

DATE

AMOUNT

11/26/2012

1,422.25

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016862⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016862

Date	Case Number	Description	Amount
11/26/2012	2010 TD 003668	PAYMENT TAX DEEDS	419.05
11/26/2012	2010 TD 001734	PAYMENT TAX DEEDS	476.52
11/26/2012	2010 TD 004371	PAYMENT TAX DEEDS	526.68

9000016862

Check: 9000016862 11/26/2012 USAMERIBANK

Check Amount: 1,422.25

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

9000016852

PAY

FORTY TWO THOUSAND SEVEN HUNDRED FOUR AND 62/100

JANET HOLLEY TAX COLLECTOR

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

DATE

11/26/2012

AMOUNT

42,704.62

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016852⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016852

Date	Case Number	Description	Amount
11/26/2012	2010 TD 012278	PAYMENT TAX DEEDS	2,245.27
11/26/2012	2010 TD 000356	PAYMENT TAX DEEDS	4,148.93
11/26/2012	2010 TD 008610	PAYMENT TAX DEEDS	7,903.46
11/26/2012	2010 TD 003658	PAYMENT TAX DEEDS	1,738.31
11/26/2012	2009 TD 010274	PAYMENT TAX DEEDS	1,115.98
11/26/2012	2010 TD 010584	PAYMENT TAX DEEDS	3,706.59
11/26/2012	2010 TD 001734	PAYMENT TAX DEEDS	10,281.56
11/26/2012	2005 TD 003531	PAYMENT TAX DEEDS	1,376.74
11/26/2012	2009 TD 009768	PAYMENT TAX DEEDS	1,770.84
11/26/2012	2010 TD 004371	PAYMENT TAX DEEDS	8,416.94

9000016852

Check: 9000016852 11/26/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 42,704.62

Janet M.
11-27-12