

Print Date:

10/4/2012 11:51:18

AM

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

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	Date Received: 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

CLERK	\$401.00
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#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items

(MISCFEE) 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
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

**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) \$9,607.83
2. Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant \$150.00
4. Ownership and Encumbrance Report Fee \$75.00
5. Tax Deed Application Fee \$9,832.83
6. Total Certified by Tax Collector to Clerk of Court \$9,832.83
7. Clerk of Court Statutory Fee \$0.00
8. Clerk of Court Certified Mail Charge \$0.00
9. Clerk of Court Advertising Charge \$0.00
10. Sheriff's Fee \$0.00
11. \$0.00
12. Total of Lines 6 thru 11 \$9,832.83
13. Interest Computed by Clerk of Court Per Florida Statutes....( %) \$0.00
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S. \$0.00
15. Statutory (Opening) Bid; Total of Lines 12 thru 14 \$0.00
16. Redemption Fee \$6.25
17. Total Amount to Redeem \$6.25

\*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice 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.



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

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Case: 2010 TD 001734



00096621164

Dkt: TD83 Pg#:

4

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**Original Documents Follow**

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 12<sup>th</sup> day of FEBRUARY, 2007.

J Gantt  
J. GANTT  
[Type or Print Name of Witness]

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).



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  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:

Witness' Name: J. GANTT

Witness' Name: Randy CREAMER

Witness' Name: \_\_\_\_\_

Witness' Name: \_\_\_\_\_

Witness' Name: J. GANTT

Witness' Name: Randy CREAMER

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 Gant  
Name: Southland Acquire Land Title, LLC  
Address: 1120 North 12th Avenue  
Pensacola, Florida 32501

This Instrument Prepared:  
Jennifer Gant  
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. Holzinger  
Printed Name: Catherine H. Holzinger

Witness Signature: J. Gant  
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 489702

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: rcsqt@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

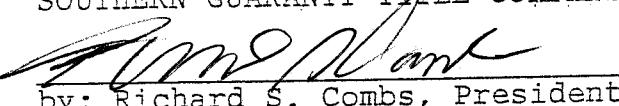
X Notify City of Pensacola, P.O. Box 12910, 32521  
 X Notify Escambia County, 190 Governmental Center, 32502  
 X Homestead for \_\_\_\_\_ tax year.

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

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Case: 2010 FD 001734



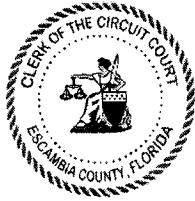
00006476436

Dkt: FD80 Pg#:

12

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**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	DateReceived: 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

CLERK	\$55.00
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#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items

(MISCFEE) 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
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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

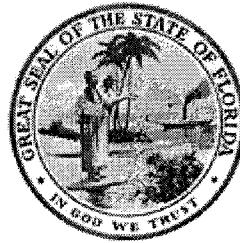
Receipt Payments	Amount	Reference Description
Cash	55.00	ONCORE TRANS#971291

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  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**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**

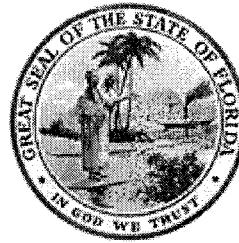
**• For Office Use Only**

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
<b>TOTAL</b>		<b>\$456.00</b>	<b>\$456.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
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 AUDITOR

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

**Case # 2010 TD 001734**

**Redeemed Date 11/20/2012**

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<input type="checkbox"/> ResearcherCopies = TD6	\$7.00

**Apply Docket Codes**

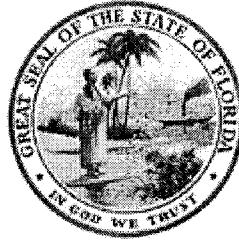
**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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	<b>TOTAL</b>	<b>\$456.00</b>	<b>\$456.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

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

**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

A large, handwritten signature in black ink, appearing to read "M.L. Magaha", is written over a diagonal line. The line starts from the bottom left and extends towards the top right.

**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>**

<input checked="" type="checkbox"/> Search Property	<input checked="" type="checkbox"/> Property Sheet	<input type="checkbox"/> Lien Holder's	<input type="checkbox"/> Redeem	<input type="checkbox"/> Forms	<input type="checkbox"/> 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 08/29/2012 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <span style="border: 1px solid black; padding: 2px;">03/04/2013</span>	Redemption Date <span style="border: 1px solid black; padding: 2px;">11/20/2012</span> <input checked="" type="checkbox"/>
Months	7	3
Tax Collector	<span style="border: 1px solid black; padding: 2px;">\$9,832.83</span>	<span style="border: 1px solid black; padding: 2px;">\$9,832.83</span>
Tax Collector Interest	<span style="border: 1px solid black; padding: 2px;">\$1,032.45</span>	<span style="border: 1px solid black; padding: 2px;">\$442.48</span>
Tax Collector Fee	<span style="border: 1px solid black; padding: 2px;">\$6.25</span>	<span style="border: 1px solid black; padding: 2px;">\$6.25</span>
Total Tax Collector	<span style="border: 1px solid black; padding: 2px;">\$10,871.53</span>	<span style="border: 1px solid black; padding: 2px;">\$10,281.56</span>
Clerk Fee	<span style="border: 1px solid black; padding: 2px;">\$60.00</span>	<span style="border: 1px solid black; padding: 2px;">\$60.00</span>
Sheriff Fee	<span style="border: 1px solid black; padding: 2px;">\$120.00</span>	<span style="border: 1px solid black; padding: 2px;">\$120.00</span>
Legal Advertisement	<span style="border: 1px solid black; padding: 2px;">\$276.00</span>	<span style="border: 1px solid black; padding: 2px;">\$276.00</span>
App. Fee Interest	<span style="border: 1px solid black; padding: 2px;">\$47.88</span>	<span style="border: 1px solid black; padding: 2px;">\$20.52</span>
Total Clerk	<span style="border: 1px solid black; padding: 2px;">\$503.88</span>	<span style="border: 1px solid black; padding: 2px;">\$476.52</span>
Postage	<span style="border: 1px solid black; padding: 2px;">\$12.00</span>	<span style="border: 1px solid black; padding: 2px;">\$0.00</span>
Researcher Copies	<span style="border: 1px solid black; padding: 2px;">\$7.00</span>	<span style="border: 1px solid black; padding: 2px;">\$7.00</span>
Total Redemption Amount	<span style="border: 1px solid black; padding: 2px;">\$11,394.41</span>	<span style="border: 1px solid black; padding: 2px;">\$10,765.08</span>
	Repayment Overpayment Refund Amount	<span style="border: 1px solid black; padding: 2px;">\$629.33 + 120 + 276 = 1,025.33</span>

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

**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**

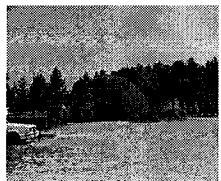
Change **0.00**

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference Description</b>
<b>Check</b>	<b>11,394.41</b>	<b>180010539</b>

<b>Receipt Applications</b>	<b>Amount</b>
<b>Holding</b>	<b>11,387.41</b>
<b>Service Charge</b>	<b>7.00</b>

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

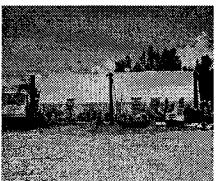
Comments



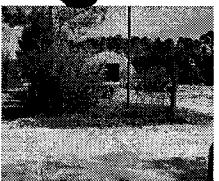
6/13/02



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

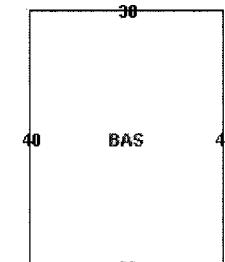
Building 1 - Address: 8160 ASHLAND AVE, Year Built: 1970, Effective Year: 1970

### 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

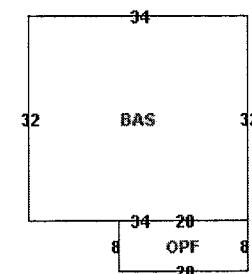
**FOUNDATION**-SLAB ABOVE GRDE  
**EXTERIOR WALL**-SIDING-SHT.AVG.  
**NO. PLUMBING FIXTURES**-7.00  
**ROOF FRAMING**-GABLE  
**ROOF COVER**-COMPOSITION SHG  
**INTERIOR WALL**-DRYWALL-PLASTER  
**STORY HEIGHT**-9.00  
**NO. STORIES**-2.00  
**FLOOR COVER**-CARPET  
**FLOOR COVER**-TILE/STAIN CONC/BRICK  
**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



## 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 5LY ALC W LI 730 FT DEFLECT 90 DEG LEFT 25 FT TO W R/W LI ASHLAND RD (50 FT R/W) CONT ALC SAME COURSE 305 FT MORE OR LESS TO E LI OF LT 60 DEFLECT 90 DEG LEFT ALC E LI LT 60 430 FT DEFLECT 90 DEG LEFT 305 FT MORE OR LESS TO E LI ASHLAND RD DEFLECT 90 DEG LEFT ALC 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 030483100 (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 Palms 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

*Quinton*  
*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

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

HEAT SENSITIVE  
COLOR FADES WITH

9000016847 10631002771 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

63-27  
631

VOID AFTER 6 MONTHS

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 Maga*  
ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE  
COLOR FADES WITH

9000016862 11/26/2012 1063100277 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	526.66

9000016862

Check: 9000016862 11/26/2012 USAMERIBANK

Check Amount: 1,422.25

ERNIE LEE MAGA  
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  
6317

VOID AFTER 6 MONTHS

9000016852

PAY

JANET HOLLEY TAX COLLECTOR

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

\*FORTY TWO THOUSAND SEVEN HUNDRED FOUR AND 62/100

DATE  
11/26/2012

AMOUNT  
42,704.62

*Ernie Lee Maga*  
ERNIE LEE MAGA, CLERK OF THE COURT

HEAT SENSITIVE  
DOES NOT FADE WITH HEAT

■■■9000016852■■■ 110631002771 898033991356■■■

ERNIE LEE MAGA  
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 003668	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