

**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 TD 002919



00060797318

Dkt: TD82 Pg#:

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8

**Original Documents Follow**

# 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.: 9161

May 1, 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 05-01-1992, through 05-01-2012, and said search reveals the following:

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

Deborah D. Wilson

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

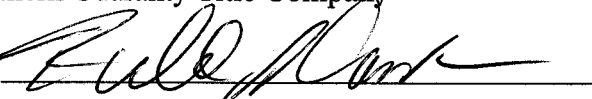
4. Taxes:

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: 

May 1, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9161

May 1, 2012

**Lot 7, Block 2, Woodland Heights, as per plat thereof, recorded in Plat Book 4, Page 68, of  
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9161

May 1, 2012

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

1. Taxes for the year 2009-2010 delinquent. The assessed value is \$65,365.00. Tax ID 04-4205-000.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-2-2012

TAX ACCOUNT NO.: 04-4205-000

CERTIFICATE NO.: 2010-2919

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

Notify City of Pensacola, P.O. Box 12910, 32596

Notify Escambia County, 190 Governmental Center, 32502

Homestead for        tax year.

Deborah D. Wilson  
P.O. Box 4857  
Antioch, CA 94531

Dunaway, Inc.  
P.O. Box 150603 #9834  
Atlanta, GA 30348-5603

Certified and delivered to Escambia County Tax Collector,  
this 3rd day of May, 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.

Prepared By:  
**JAMES C. TAYLOR**  
Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Suite #16  
Pensacola, Florida 32503  
File Number: TVM12-1439  
Sales Price \$58,000.

**WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated April 30, 2012  
by

**DUNAWAY, INC., a Florida Corporation**  
whose post office address is:  
**P.O. BOX 105603 #9834, ATLANTA, GA 30348-5603**  
hereinafter called the GRANTOR, to

**DEBORAH D. WILSON**  
whose post office address is:  
**P.O. BOX 4857, ANTIOCH, CA 94531**  
hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

**LOT 7, BLOCK 2, WOODLAND HEIGHTS, UNIT NUMBER 4, A SUBDIVISION OF A PORTION OF SECTION 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 68, OF THE PUBLIC RECORDS OF SAID COUNTY.**

**Parcel ID#491S30-5003-007-002**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

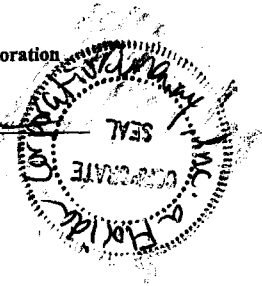
Signed, sealed and delivered in our presence:

Witness Signature: *Yvonne Boudreaux*  
Witness Print Name: YVONNE BOUDREAUX

DUNAWAY, INC., a Florida Corporation

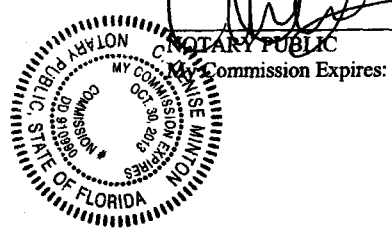
Witness Signature: *Tania Dean*  
Witness Print Name: TANIA DEAN

BY: *Tania Dean*  
TANIA DEAN  
Vice President



State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this April 30, 2012 by TANIA DEAN, Vice President of DUNAWAY, INC., a Florida Corporation, on behalf of the corporation. She is personally known to me or who has produced Drivers License as identification and who did not take an oath.



WATSON TITLE INSURANCE, INC.  
1800 N.W. 49th ST.  
SUITE 120  
FT. LAUDERDALE, FL 33309

*SR*

*26-00697 Dunaway*

**HF ASSET ID #0423217397**

**Prepared By and Return To:**

Name: Tanya Freeman  
Watson Title Insurance  
1800 Northwest 49<sup>th</sup> Street  
Suite 120  
Fort Lauderdale, Florida 33309  
WTI #26-00697-FL

FT. Folio Number: 04-4205-000

## Special Warranty Deed

THIS INDENTURE, made this 30 day of January, 2007, **U.S. BANK, N.A., AS TRUSTEE hereinafter called the Grantor** whose address is 9350 WAXIE WAY, SAN DIEGO, CALIFORNIA 92123

and

**DUNAWAY INC., A FLORIDA CORPORATION hereinafter called the Grantee** whose address is 8550 SCENIC HIGHWAY, UNIT E, PENSACOLA, FLORIDA 32514

[Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH:** the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

**LOT 7, BLOCK 2, WOODLAND HEIGHTS, UNIT NUMBER 4, A SUBDIVISION OF A PORTION OF SECTION 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 68, OF THE PUBLIC RECORDS OF SAID COUNTY.**

A/K/A 643 BERKLEY DRIVE, PENSACOLA, FLORIDA 32503

**Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and Taxes for year 2007 and all subsequent years.**

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its' name, and its' corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

**Signed, sealed and delivered  
in our presence:**

**U.S. BANK, N.A., AS TRUSTEE BY  
RESIDENTIAL FUNDING COMPANY,  
LLC, AS ATTORNEY IN FACT**

BY: *[Signature]*  
**Sharmel Dawson-Tyau**

TITLE: \_\_\_\_\_

POA RECORDED IN O.R. BOOK 5572, PAGE 39,  
ESCAMBIA COUNTY, FLORIDA

*[Signature]*  
WITNESS:

**MaryJane Cady**  
(Printed Signature)

*[Signature]*  
WITNESS:

**Patricia Flores**  
(Printed Signature)

STATE OF CA  
COUNTY OF San Diego

SS:

The foregoing instrument was acknowledged before me this 30 of January, 2007 by Sharmel Dawson-Tyau as [Signature] of **RESIDENTIAL FUNDING COMPANY, LLC, AS ATTORNEY IN FACT FOR U.S. BANK, N.A., AS TRUSTEE** personally known to me and who did take oath.

(SEAL)

*[Signature]*  
NOTARY PUBLIC (SIGNATURE)





ERDIE 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

9000015850

05/27  
 637

PAY

TWENTY THOUSAND TWO HUNDRED FIFTY EIGHT AND 75/100

JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT  
 05/08/2012 20,258.76

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



⑈9000015850⑈ ⑆063100277⑆ 898033991356⑈

ERDIE LEE MAGAHA  
 CLERK OF THE COURT & COMPTROLLER

9000015850

Date	Case Number	Description	Amount
05/08/2012	2010 TD 002919	PAYMENT TAX DEEDS	4,951.59
05/08/2012	2009 TD 009914	PAYMENT TAX DEEDS	18.75
05/08/2012	2010 TD 005101	PAYMENT TAX DEEDS	2,017.17
05/08/2012	2009 TD 010002	PAYMENT TAX DEEDS	571.67
05/08/2012	2009 TD 007490	PAYMENT TAX DEEDS	6.25
05/08/2012	2009 TD 002157	PAYMENT TAX DEEDS	8,056.87
05/08/2012	2010 TD 011590	PAYMENT TAX DEEDS	4,698.46

9000015850

Check: 9000015850 05/08/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 20,258.76

*Janet M  
 5-9-12*

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
PROBATE  
TRAFFIC



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

12-077

BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

5/11/2012

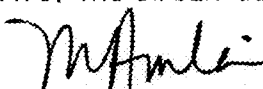
TAYLOR & VAN MATRE  
4300 BAYOU BLVD. STE 16  
PENSACOLA, FL 32503

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 4/30/2012 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale Date</u>	
02919/2010	04-4205-000	7/02/2012	581.31

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
Maryline Avila, Tax Deeds Division

Enclosure

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
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

5/9/2012

PPF HOLDINGS III LTD  
C/O US BANK AS CUSTODIAN  
PO BOX 645051  
CINCINNATI, OH 45264

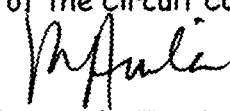
Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following properties represented by the numbered certificates below. These properties were redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
02919/2010	04-4205-000	7/02/2012	401.00	0	401.00
05101/2010	08-0341-000	8/06/2012	401.00	6.02	407.02
11590/2010	14-4161-000	9/04/2012	401.00	6.02	407.02

TOTAL \$1,215.04

Very truly yours,  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
Maryline Avila, Tax Deeds Division

Enclosure

**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, FLO  
VOID AFTER 6 MONTHS

9000015855

63.27  
631

PAY

\*FIVE HUNDRED EIGHTY ONE AND 31/100

TAYLOR & VAN MATRE

DATE

AMOUNT

TO THE TAYLOR & VAN MATRE  
ORDER 4300 BAYOU BLVD, STE 16  
OF PENSACOLA, FL 32503

05/08/2012

581.31

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



⑈9000015855⑈ ⑆063100277⑆ 898033991356⑈

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

9000015855

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
05/08/2012	2010 TD 002919	PAYMENT TAX DEEDS	581.31

9000015855

Check: 9000015855 05/08/2012 TAYLOR & VAN MATRE

Check Amount: 581.31

**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, FLO  
VOID AFTER 6 MONTHS

9000015854

63-27  
631

PAY

\*ONE THOUSAND TWO HUNDRED FIFTEEN AND 04/100

PPF HOLDINGS III LTD

DATE

AMOUNT

TO THE ORDER OF PPF HOLDINGS III LTD  
C/O US BANK AS CUSTODIAN  
P O BOX 645051  
CINCINNATI, OH 45264

05/08/2012

1,215.04

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



⑈9000015854⑈ ⑆063100277⑆ 898033991356⑈

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

9000015854

Date	Case Number	Description	Amount
05/08/2012	2010 TD 002919	PAYMENT TAX DEEDS	401.00
05/08/2012	2010 TD 005101	PAYMENT TAX DEEDS	407.02
05/08/2012	2010 TD 011590	PAYMENT TAX DEEDS	407.02

9000015854

Check: 9000015854 05/08/2012 PPF HOLDINGS III LTD

Check Amount: 1,215.04

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

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1407167 Receipt Date 05/01/2012

Case Number 2010 TD 002919  
Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION  
Judge  
Received From TAYLOR VAN MATRE  
On Behalf Of PPF HOLDINGS III LTD

Total Received	5,692.90
Net Received	5,692.90
Change	0.00

Receipt Payments	Amount	Reference Description
Check	5,692.90	6609300131

Receipt Applications	Amount
Holding	5,592.90
Service Charge	100.00

Deputy Clerk: nlk Transaction Date 05/01/2012 10:03:20

Comments



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

**Tax Deed - Redemption Calculator**

**Account: 044205000 Certificate Number: 002919 of 2010**

Redemption  Yes   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/02/2012"/>	Redemption Date <input type="text" value="04/30/2012"/>
Months	3	0
Tax Collector	<input type="text" value="\$4,939.09"/>	<input type="text" value="\$4,939.09"/>
Tax Collector Interest	\$222.26	\$0.00
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	<b>\$5,173.85</b>	<b>\$4,951.59</b>
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	\$18.05	\$0.00
<b>Total Clerk</b>	<b>\$419.05</b>	<b>\$401.00</b>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
<b>Total Redemption Amount</b>	<b>\$5,692.90</b>	<b>\$5,452.59</b>
	Repayment Overpayment Refund Amount	$\$240.31 + 120 + 221 = 581.31$

Notes  ACTUAL SHERIFF \$40.00 COM FEE \$   
 04/25/2012 Denise from Taylor Van Metre called for quote and

HEAT SENSITIVE SECURITY PAPER - HOLD TO LIGHT TO VIEW FOR ADDITIONAL SECURITY FEATURES - SEE BACK

Security Features Included. Details on Back.

6609300131

CASHIER'S CHECK

0086093  
Office AU # 11-24  
121000

Operator I.D.: #001517 8802720

April 30, 2012

PAY TO THE ORDER OF \*\*\*CLERK OF CIRCUIT COURT\*\*\*

\*\*\*Five thousand six hundred ninety-two dollars and 90 cents\*\*\*

\*\*\*\$5,692.90\*\*\*

VOID IF OVER US \$ 5,692.90

WELLS FARGO BANK, N.A.  
4441 BAYOU BLVD  
PENSACOLA, FL 32503  
FOR INQUIRIES CALL (480) 394-3122

*Richard Levy*  
CONTROLLER

⑆6609300131⑆ ⑆121000248⑆488⑆513257⑆



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

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1407053 Receipt Date 04/30/2012

Case Number 2010 TD 002919  
Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From TAYLOR & VAN MATRE

On Behalf Of PPF HOLDINGS III LTD

Total Received	5,692.90
Net Received	5,692.90
Change	0.00

Receipt Payments	Amount	Reference Description
Check	5,692.90	6609300131

Receipt Applications	Amount
Holding	5,592.90
Service Charge	100.00

Deputy Clerk: nlk Transaction Date 04/30/2012 16:54:29

Comments

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 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 002919**

**Redeemed Date 04/30/2012**

**Name TAYLOR & VAN MATRE 4300 BAYOU BLVD. STE 16 PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$419.05
Due Tax Collector = TAXDEED	\$5,173.85
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1405699 Date: 04/27/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1405699 Date: 04/27/2012	341.00	0.00	
04/30/2012	TD2	POSTAGE TAX DEEDS	60.00	60.00	
04/30/2012	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
04/30/2012	TAXDEED	TAXDEED Due Tax Collector	5,173.85	5,173.85	
04/30/2012	TAXDEED	TAXDEED Clerk's Total	419.05	419.05	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$5,933.90	\$341.00	\$0.00	\$5,592.90
	<b>TOTAL</b>	<b>\$6,093.90</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$5,692.90</b>

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



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

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

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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 044205000 Certificate Number: 002919 of 2010**

**Payor: TAYLOR & VAN MATRE 4300 BAYOU BLVD. STE 16 PENSACOLA, FL 32503      Date  
04/30/2012**

Clerk's Check #	6609300131	Clerk's Total	\$419.05
Tax Collector Check #	1	Tax Collector's Total	\$5,173.85
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,692.90

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

Received By: \_\_\_\_\_  
Deputy Clerk

A handwritten signature in black ink, appearing to be "Ernie Lee Magaha", written over a horizontal line.

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 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 002919  
 Redeemed Date 04/30/2012**

**Name TAYLOR & VAN MATRE 4300 BAYOU BLVD. STE 16 PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$419.05
Due Tax Collector = TAXDEED	\$5,173.85
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

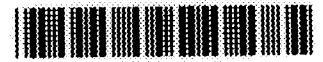
**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Payee Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1405699 Date: 04/27/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1405699 Date: 04/27/2012	341.00	0.00	
04/30/2012	TD2	POSTAGE TAX DEEDS	60.00	60.00	
04/30/2012	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	
04/30/2012	TAXDEED	TAXDEED Due Tax Collector	5,173.85	5,173.85	
04/30/2012	TAXDEED	TAXDEED Clerk's Total	419.05	419.05	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$5,933.90	\$341.00	\$0.00	\$5,592.90
	<b>TOTAL</b>	<b>\$6,093.90</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$5,692.90</b>



**Print Date:**  
4/27/2012 9:13:14 AM

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

Transaction #: 932033  
Receipt #: 201225615  
Cashier Date: 4/27/2012 9:13:14 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: 04/27/2012 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
-------	----------

**0 Recorded Items**

**0 Search Items**

**1 Miscellaneous Items**

(MISC FEE) MISCELLANEOUS FEES TAX CERT#02919 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 1405699 Receipt Date 04/27/2012

Case Number 2010 TD 002919  
Description PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION  
Judge  
Received From PPF HOLDINGS III LTD  
On Behalf Of PPF HOLDINGS III LTD

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932033

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/27/2012 09:14:01

Comments

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 5, 2012 / 120069**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 2919**, 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: 04-4205-000**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
C/O US BANK AS CUSTODIAN  
CINCINNATI, OHIO 45264-5051

**Property Owner:**  
DUNAWAY INC  
PO BOX 105603 # 9834  
ATLANTA, GEORGIA 30348-5603

**Legal Description:** 49-1S3-050  
LT 7 BLK 2 WOODLAND HEIGHTS UNIT NO 4 PB 4 P 68 OR 6084 P 333

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
2011	2847.0000	06/01/11	\$1,519.89	\$0.00	\$75.99	\$1,595.88
2010	2919	06/01/10	\$1,585.34	\$0.00	\$174.72	\$1,760.06

**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

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 (2011)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(    %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$3,355.94
\$0.00
\$1,358.15
\$150.00
\$75.00
\$4,939.09
\$4,939.09
\$6.25

\*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By   Londice Lewis  

Date of Sale:   July 2, 2012  

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

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
C/O US BANK AS CUSTODIAN  
CINCINNATI, Ohio, 45264-5051**

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>
2919	04-4205-000	06/01/2010	49-1S3-050 LT 7 BLK 2 WOODLAND HEIGHTS UNIT NO 4 PB 4 P 68 OR 6084 P 333

**2011 TAX ROLL**

DUNAWAY INC  
PO BOX 105603 # 9834  
ATLANTA , Georgia 30348-5603

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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date





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	
<b>Reference:</b>	491S305003007002
<b>Account:</b>	044205000
<b>Owners:</b>	DUNAWAY INC
<b>Mail:</b>	PO BOX 105603 # 9834 ATLANTA, GA 30348-5603
<b>Situs:</b>	643 BERKLEY DR 32503
<b>Use Code:</b>	SINGLE FAMILY RESID <input type="checkbox"/>
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
<b>Improvements:</b>	\$51,115
<b>Land:</b>	\$14,250
<b>Total:</b>	\$65,365
<i>Save Our Homes:</i>	\$0
<a href="#">Disclaimer</a>	
<b>Amendment 1 Calculations</b>	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/2007	6084	333	\$78,000	WD	<a href="#">View Instr</a>
09/2006	6011	680	\$100	CT	<a href="#">View Instr</a>
05/2005	5646	1696	\$106,500	WD	<a href="#">View Instr</a>
05/2004	5423	1579	\$54,500	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions
None
Legal Description
LT 7 BLK 2 WOODLAND HEIGHTS UNIT NO 4 PB 4 P 68 OR 6084 P 333
Extra Features
None

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

**Section Map Id:**  
05-2S-30-1

**Approx. Acreage:**  
0.2300

**Zoned:**   
R-1AAA

**Buildings**

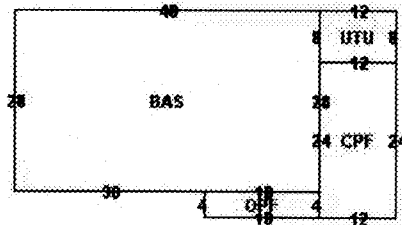
**Building 1 - Address: 643 BERKLEY DR, Year Built: 1961, Effective Year: 1961**

**Structural Elements**

**FOUNDATION-WOOD/SUB FLOOR**  
**EXTERIOR WALL-BRICK-FACE**  
**NO. PLUMBING FIXTURES-6.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-GABLE**  
**ROOF COVER-COMPOSITION SHG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-HARDWOOD/PARQET**  
**NO. STORIES-1.00**  
**FLOOR COVER-CARPET**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 1800 Total SF**

**BASE AREA - 1344**  
**CARPORT FIN - 288**  
**OPEN PORCH FIN - 72**  
**UTILITY UNF - 96**



**Images**

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.