

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 3:29:10 PM

Transaction #: **966475**
Receipt #: **201259273**
Cashier Date: **10/4/2012 3:29:10 PM (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



CLERK

\$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items



(MISCFEE) MISCELLANEOUS FEES
TAX CERT#03333 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	1459337	Receipt Date	10/04/2012

Case Number	2010 TD 003333
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# 966475

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/04/2012 15:30:08

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
3333	05-2904-000	06/01/2010	09-2S3-013 BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 280 FT FOR POB CONTINUE WLY 128 FT S AT RT ANG 84 48/100 FT E AT RT ANG 128 FT N 84 48/100 FT TO POB S/D PLAT DB 3 P 483 OR 5098 P 349

2011 TAX ROLL

POWE HERBERT W & DALE NESHKA L
3 HILL DR
PENSACOLA , Florida 32505

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: 05-2904-000

September 12, 2012
Tax Year: 2009
Certificate Number: 3333

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 280 FT FOR POB CONTINUE WLY 128 FT S AT RT ANG 84 48/100 FT
E AT RT ANG 128 FT N 84 48/100 FT TO POB S/D PLAT DB 3 P 483 OR 5098 P 349

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 29, 2012 / 120668

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 3333**, 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: 05-2904-000**

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

Property Owner:
POWE HERBERT W & DALE NESHKA L
3 HILL DR
PENSACOLA, FLORIDA 32505

Legal Description: 09-2S3-013

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 280 FT FOR POB CONTINUE WLY 128 FT S AT RT ANG 84 48/100 FT
E AT RT ANG 128 FT N 84 48/100 FT TO POB S/D PLA ...

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	3333	06/01/10	\$1,361.24	\$0.00	\$214.40	\$1,575.64

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	3078.0000	06/01/12	\$1,246.23	\$6.25	\$62.31	\$1,314.79
2011	3232.0000	06/01/11	\$1,314.34	\$6.25	\$242.33	\$1,562.92
2009	3313	06/01/09	\$1,440.43	\$6.25	\$842.65	\$2,289.33
2008	2486	05/30/08	\$1,594.06	\$6.25	\$1,208.83	\$2,809.14

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$9,551.82
\$0.00
\$150.00
\$75.00
\$9,776.82
\$9,776.82
\$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 003333



00067748978

Dkt: TD83 Pg#:

Original Documents Follow

4

By: [Signature] D.C.
Date: 12/16/03

PROMISSORY NOTE

\$65,000.00

March 6, 2003
Pensacola, Escambia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of Donny H. Watson and Carol G. Watson, husband and wife at 2442 Bonanza Drive, Cantonment, FL 32533 or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00) with interest from the date hereof, at the rate of Eight percent (8 %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of \$725.13 representing a payment of principal and interest shall be due and payable on April 6, 2003, and on the 6th day of each month thereafter until August 6, 2014, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

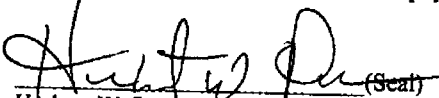
This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

Failure by the Mortgagor(s) herein to comply with the tax and insurance requirements set forth herein shall be a material breach of this mortgage, for which the mortgagee would have the right to foreclosure. Mortgagor shall provide Mortgagee with proof of insurance coverage and satisfaction of tax assessments in a timely fashion.

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.


Herbert W. Powe - Borrower (Seal)


Neshka L. Dale - Borrower (Seal)

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

RCD Mar 26, 2003 08:06 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-075053

EXHIBIT "A"

A portion of Lot 8 of the subdivision of Lot 13 of the subdivision of the Eastern portion of the Carlos DeVillier Tract, Section 9, Township 2 South, Range 30 West, as shown on plat of said Lot 13 annexed to Deed of July 16, 1887, from Pearl M. Smith and husband David Tobin, recorded in Page 483 of Deed Book 3 of the records of Escambia County, Florida, which portion of said Lot 8 is more particularly described as follows: Commencing at the Northeast corner of said Lot 8 and run Westerly along the Northerly line of said Lot 8 a distance of 280 feet for the Point of Beginning; thence continue Westerly on said North line 128 feet; thence Southerly at right angles 84.48 feet; thence Easterly at right angles 128 feet; thence Northerly at right angles 84.48 feet to the place of beginning; all being and lying in Escambia County, Florida.

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 6th day of March, 2003 by Herbert W. Powe and Neshka L. Dale, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2004

insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

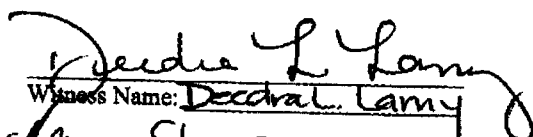
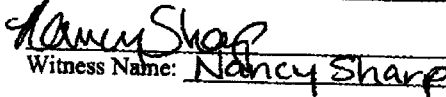
3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

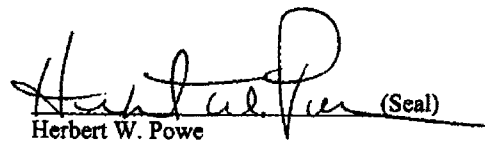
This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

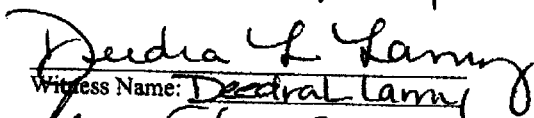
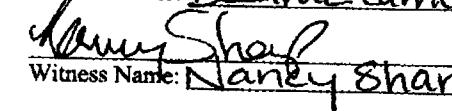
The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

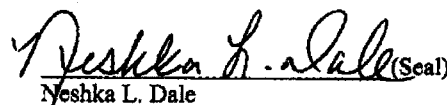
Executed at Escambia County, Florida on the date written above.

Signed, sealed and delivered in the presence of:


Witness Name: Deedra L. Lamy

Witness Name: Nancy Sharp

 (Seal)
Herbert W. Powe


Witness Name: Deedra L. Lamy

Witness Name: Nancy Sharp

 (Seal)
Neshka L. Dale

24 00
227.50
130.00
381.50

OR BK 5098 P60353
Escambia County, Florida
INSTRUMENT 2003-075053

NTS DOC STAMPS PD & ESC CO \$ 227.50
03/26/03 ERNIE LEE MORGAN, CLERK
By: *Salhe Arnold*

INTANGIBLE TAX PD & ESC CO \$ 130.00
03/26/03 ERNIE LEE MORGAN, CLERK
By: *Salhe Arnold*

Prepared by and return to:

Deedra L. Lamy at *MT*
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223

File Number: 03-3250

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this March 6, 2003 by and between Herbert W. Powe, a single man, and Neshka L. Dale, a single woman whose address is 3 Hill Drive, Pensacola, FL 32505, hereinafter called the Mortgagor, and Donny H. Watson and Carol G. Watson, husband and wife whose address is 2442 Bonanza Drive, Cantonment, FL 32533, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A"

This is a first mortgage.

Failure by the Mortgagor(s) herein to comply with the tax and insurance requirements set forth herein shall be a material breach of this mortgage, for which the mortgagee would have the right to foreclosure. Mortgagor shall provide Mortgagee with proof of insurance coverage and satisfaction of tax assessments in a timely fashion.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such

Initials: *SB*
DoubleTimee

EXHIBIT "A"

A portion of Lot 8 of the subdivision of Lot 13 of the subdivision of the Eastern portion of the Carlos DeViller Tract, Section 9, Township 2 South, Range 30 West, as shown on plat of said Lot 13 annexed to Deed of July 16, 1887, from Pearl M. Smith and husband David Tobin, recorded in Page 483 of Deed Book 3 of the records of Escambia County, Florida, which portion of said Lot 8 is more particularly described as follows: Commencing at the Northeast corner of said Lot 8 and run Westerly along the Northerly line of said Lot 8 a distance of 280 feet for the Point of Beginning; thence continue Westerly on said North line 128 feet; thence Southerly at right angles 84.48 feet; thence Easterly at right angles 128 feet; thence Northerly at right angles 84.48 feet to the place of beginning; all being and lying in Escambia County, Florida.

RCD Mar 26, 2003 08:06 am
Escambia County, Florida

ERNIE LEE MABAH
Clerk of the Circuit Court
INSTRUMENT 2003-075052

ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
3300 NORTH PACE BOULEVARD #300
PENSACOLA, FLORIDA 32505



February 24, 2003

Donny H. and Carol G. Watson
2442 Bonanza Drive
Cantonment, FL 32533

RE: Four Bedroom
Single Family Residence
3 Hill Drive
Pensacola, FL 32505
Parcel ID No: 09-2S-30-1300-003-008

Dear Mr. and Mrs. Watson:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location. The condition(s) stated below outline the department's assessment of the OSTDS:

The premise appeared to be occupied at the time of our inspection and no overflows were observed. The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection; however, a limited external inspection of the tank did not reveal any structural deficiencies.

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality. The drainfield was found to be constructed of a mixture of cradle drain and gravel materials, which indicates that the system may be at least 25 years old. Moderate root intrusion was also found in the drainfield area that could alter the system's functionality in the future. These items are referenced for information only. The system appeared to be operating properly at the time of our inspection.

This letter will be honored for a period of six months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary M. Beverly".

Mary M. Beverly, REHS
Environmental Supervisor I

Handwritten initials in black ink, appearing to read "MMB/wsg/fd".

MMB/wsg/fd
OSTDS # 03-4433

FILE COPY

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County 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 by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 3 Hill Drive, Pensacola, FL 32505

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

Donny H. Watson Date March 6, 2003
Donny H. Watson

Carol G. Watson Date March 6, 2003
Carol G. Watson

As To Sellers:

Deedra L. Lamy
Deedra L. Lamy

Nancy Sharp
Nancy Sharp

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of March, 2003 by Donny H. Watson and Carol G. Watson, husband and wife who are personally known to me of have produced a driver's license as identification.

Deedra L. Lamy
Notary Public

Herbert W. Powe Date March 6, 2003
Herbert W. Powe



As to Buyers:

Deedra L. Lamy
Deedra L. Lamy

Nancy Sharp
Nancy Sharp

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of March, 2003 by Herbert W. Powe, a single man, and Neshka L. Dale, a single woman who are personally known to me and have produced a driver's license as identification.

Deedra L. Lamy
Notary Public



1950
455.00
474.50

OR BK 5098 PG0349
Escambia County, Florida
INSTRUMENT 2003-075052

DEED REC STAMPS PG 8 EBC CO \$ 455.00
03/26/03 EMILIE LEE HARRIS, CLERK
By: Sellen [Signature]

Prepared by and return to:
Deedra L. Lamy at *mt*
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 03-3250

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Warranty Deed

This Warranty Deed made this 6th day of March, 2003 between Donny H. Watson and Carol G. Watson, husband and wife whose post office address is 2442 Bonanza Drive, Cantonment, FL 32533, grantor, and Herbert W. Powe, a single man, and Neshka L. Dale, a single woman whose post office address is 3 Hill Drive, Pensacola, FL 32505, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See Exhibit "A"

Parcel Identification Number: 09-2S-30-1300-003-008

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 December 31, 2002.

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:

Deedra L. Lamy
Witness Name: Deedra L. Lamy

Nancy Sharp
Witness Name: Nancy Sharp

Deedra L. Lamy
Witness Name: Deedra L. Lamy

Nancy Sharp
Witness Name: Nancy Sharp

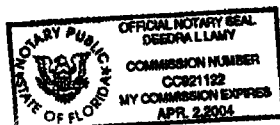
Donny H. Watson (Seal)
Donny H. Watson

Carol G. Watson (Seal)
Carol G. Watson

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 6th day of March, 2003 by Donny H. Watson and Carol G. Watson, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2004

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.: 05-2904-000

CERTIFICATE NO.: 2010-3333

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

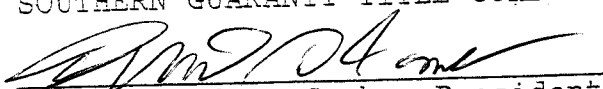
 X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify State of Florida/ Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Herbert W. Powe
Neshka L. Dale aka
Neshka Lafaye Howard
3 Hill Dr.
Pensacola, FL 32505

Donny H. & Carol G. Watson
2442 Bonanza Dr.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 26th 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.: 9733

September 25, 2012

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

1. That certain mortgage executed by Herbert W. Powe and Neshka L. Dale AKA Neshka L. Howard in favor of Donny H. Watson and Carol G. Watson dated 03/06/2003 and recorded 03/26/2003 in Official Records Book 5098, page 353 of the public records of Escambia County, Florida, in the original amount of \$65,000.00.
2. Judgment filed by State of Florida recorded in O.R. Book 5309, page 1568.
3. Taxes for the year 2007-2011 delinquent. The assessed value is \$64,262.00. Tax ID 05-2904-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9733

September 25, 2012

092S301300003008 - Full Legal Description

BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 280 FT FOR POB CONTINUE WLY 128 FT S
AT RT ANG 84 48/100 FT E AT RT ANG 128 FT N 84 48/100 FT TO POB S/D PLAT DB 3 P 483
OR 5098 P 349

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.: 9733

September 25, 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 09-25-1992, through 09-25-2012, and said search reveals the following:

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

Herbert W. Powe and Neshka L. Dale AKA Neshka L. Howard

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 25, 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 003333



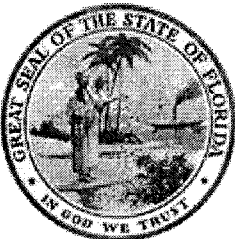
00064782870

Dkt: TD82 Pg#:

15

Original Documents Follow

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



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 052904000 Certificate Number: 003333 of 2010

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/04/2013	Redemption Date 01/22/2013
Months	7	5
Tax Collector	\$9,776.82	\$9,776.82
Tax Collector Interest	\$1,026.57	\$733.26
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$10,809.64	\$10,516.33
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$42.11	\$30.08
Total Clerk	\$443.11	\$431.08
Postage	\$30.00	\$0.00
Researcher Copies	\$10.00	\$10.00
Total Redemption Amount	\$11,292.75	\$10,957.41
	Repayment Overpayment Refund Amount	\$335.34 + 120 + 221 = 676.34

Notes ☐ ACTUAL SHERIFF \$120.00 COM FEE \$21.50
☐ 11/02/2012 HERBERT W POWE called for redemption quote...mva
☐ 1/3/2013 Carol Watson(mortgage holder) called for redemption

Submit

Reset

Print Preview

FORM 128489-0111
05000818

CASHIER'S CHECK



PNC Bank, National Association
Florida Bank 001

No. 0230312

DATE JANUARY 17, 2013

PAY TO THE ORDER OF ESCROWEE COUNTY CLERK OF COURT

\$ 11,292.75

ELEVEN THOUSAND TWO HUNDRED NINETY TWO AND 75/100 DOLLARS

EMIL WATSON

REMITTER



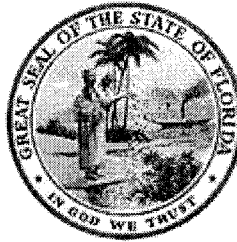
PNC Bank, National Association
Michael B. [Signature]

OFFICIAL SIGNATURE

NP

03733/10

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



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

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

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

**Case # 2010 TD 003333
 Redeemed Date 01/22/2013**

Name CAROL WATSON 2442 BONANZA DR CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$10,809.64
☐ Postage = TD2	\$30.00
ResearcherCopies = TD6	\$10.00

Apply Docket Codes

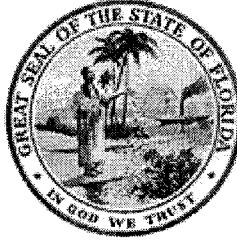
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459337 Date: 10/04/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459337 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	
01/22/2013	TD6	TITLE RESEARCHER COPY CHARGES	10.00	10.00	
01/22/2013	TAXDEED	TAXDEED Due Tax Collector	10,809.64	10,809.64	
01/22/2013	TAXDEED	TAXDEED Clerk's Total	443.11	443.11	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$70.00	\$60.00	\$0.00	\$10.00
2	Holding	\$11,593.75	\$341.00	\$0.00	\$11,252.75
	TOTAL	\$11,663.75	\$401.00	\$0.00	\$11,262.75

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 052904000 Certificate Number: 003333 of 2010

Payor: CAROL WATSON 2442 BONANZA DR CANTONMENT, FL 32533 Date 01/22/2013

Clerk's Check #	230312	Clerk's Total	\$443.11
Tax Collector Check #	1	Tax Collector's Total	\$10,809.64
		Postage	\$30.00
		Researcher Copies	\$10.00
		Total Received	\$11,292.75

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

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

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1485016	Receipt Date	01/22/2013

Case Number	2010 TD 003333
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From CAROL WATSON

On Behalf Of USAMERIBANK

Total Received	11,292.75
Net Received	11,292.75
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	11,292.75	0230312	

Receipt Applications	Amount
Holding	11,282.75
Service Charge	10.00

Deputy Clerk: mavila Transaction Date 01/22/2013 08:22:34

Comments

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: 09/28/2012 (tc:7147)

Buildings

Building 1 - Address: 3 HILL DR, Year Built: 1960, Effective Year: 1960

Structural Elements

FOUNDATION-SLAB ON GRADE

EXTERIOR WALL-BRICK-CEMENT

NO. PLUMBING FIXTURES-6.00

DWELLING UNITS-1.00

ROOF FRAMING-GABLE

ROOF COVER-COMPOSITION SHG

INTERIOR WALL-DRYWALL-PLASTER

FLOOR COVER-VINYL ASBESTOS

NO. STORIES-2.00

DECOR/MILLWORK-AVERAGE

HEAT/AIR-CENTRAL H/AC

STRUCTURAL FRAME-WOOD FRAME

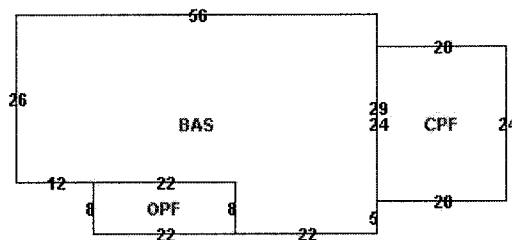
Areas - 3036 Total SF

BASE AREA - 1632

CARPORT FIN - 480

OPEN PORCH FIN - 176

UPPER STORY FIN - 748



Images



1/6/03



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:	092S301300003008	Improvements:	\$58,410
Account:	052904000	Land:	\$5,852
Owners:	POWE HERBERT W & DALE NESHKA L	Total:	\$64,262
Mail:	3 HILL DR PENSACOLA, FL 32505	Save Our Homes:	\$0
Situs:	3 HILL DR 32505	Disclaimer	
Use Code:	SINGLE FAMILY RESID	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)	None	
12/2002	5098	349	\$65,000	WD	View Instr	Legal Description	
02/1983	1734	662	\$38,600	WD	View Instr	BEG AT NE COR OF LT 8 WLY ALG N LI OF LT 280 FT FOR POB CONTINUE WLY 128 FT S AT RT ANG 84 48/100 FT...	
04/1980	1428	330	\$36,000	WD	View Instr	Extra Features	
01/1971	551	431	\$22,000	WD	View Instr	None	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court							

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

Section Map Id:

09-2S-30-1

Approx. Acreage:

0.2200

Zoned:

R-6

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBA COUNTY, FLORIDA
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

9000018013

PAY

*SIX HUNDRED SEVENTY SIX AND 34/100

CAROL WATSON

TO THE ORDER OF CAROL WATSON
2442 BONANZA DR
CANTONMENT, FL 32533

DATE

01/23/2013

AMOUNT

676.34

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018013⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018013

Date	Case Number	Description	Amount
01/23/2013	2010 TD 003333	PAYMENT TAX DEEDS	676.34

9000018013

Check: 9000018013 01/23/2013 CAROL WATSON

Check Amount: 676.34

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018033

PAY

*ONE THOUSAND TWO HUNDRED NINETY THREE AND 24/100

USAMERIBANK

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

DATE

AMOUNT

01/23/2013

1,293.24

PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018033⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018033

Date	Case Number	Description	Amount
01/23/2013	2010 TD 007247	PAYMENT TAX DEEDS	431.08
01/23/2013	2010 TD 003333	PAYMENT TAX DEEDS	431.08
01/23/2013	2010 TD 004251	PAYMENT TAX DEEDS	431.08

9000018033

Check: 9000018033 01/23/2013 USAMERIBANK

Check Amount: 1,293.24

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

9000018021

63-27
631

PAY

*TWENTY NINE THOUSAND THREE HUNDRED TWENTY TWO AND 54/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

01/23/2013

29,322.54

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018021⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018021

Date	Case Number	Description	Amount
01/23/2013	2009 TD 001573	PAYMENT TAX DEEDS	2,619.89
01/23/2013	2010 TD 004251	PAYMENT TAX DEEDS	3,199.55
01/23/2013	2010 TD 007247	PAYMENT TAX DEEDS	2,770.30
01/23/2013	2010 TD 003333	PAYMENT TAX DEEDS	10,516.33
01/23/2013	2009 TD 006783	PAYMENT TAX DEEDS	5,487.44
01/23/2013	2010 TD 004806	PAYMENT TAX DEEDS	2,028.20
01/23/2013	2010 TD 000485	PAYMENT TAX DEEDS	2,700.83

9000018021

Check: 9000018021 01/23/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 29,322.54

38