



Print Date: 10/4/2012 3:29:10 PM

Transaction #: 966475 Receipt #: 201259273

Cashier Date: 10/4/2012 3:29:10 PM (MAVILA)

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

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:		\$401.00 \$401.00

1 Payments	
CLERK CLERK	\$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
(MISCFEE) MISCELLANEOUS TAX CERT#03333 OF 2010	FEES	
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 Net Received

401.00 401.00

Change

0.00

Receipt Payments

Cash

Amount Reference Description

401.00 ONCORE TRANS# 966475

Receipt Applications

Holding

Amount

341.00

Service Charge

60.00

Deputy Clerk:

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

Comments

Application Number: 120668

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.

3333

Parcel ID Number 05-2904-000

Date

Legal Description

06/01/2010

09-253-013 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)

08/29/2012

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

FORM 513 (r.12/00)

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

OLLARWATER, 1 LORIDA 33702-0293

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:						
	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total

Cert. Yea	ar 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

1. Total of all Continues and all the second	
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed	by
Applicant or Included (County)	\$9,551.82
Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
Total of Current Taxes Paid by Tax Deed Applicant	
Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$9,776.82
7. Clerk of Court Statutory Fee	Ψ0,170.02
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	\$9,776.82
13. Interest Computed by Clerk of Court Per Florida Statutes(%)	\$0,770.02
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	#0.05
17. Total Amount to Redeem	\$6.25
77. Total Amount to Nedeetill	

*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

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

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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

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

OR BK 5309 PG1568 Escambia County, Florida INSTRUMENT 2003-185111

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, STATE OF FLORIDA JUVENILE DIVISION, SECTION

RCD Dec 17, 2003 11:24 am Escambia County, Florida

THE TREE PARTICIPATION OF THE	IN	THE	INTEREST OF:	,
-------------------------------	----	-----	--------------	---

Clerk of the Circuit Court Escambia County Florida By

By Date D.C.

j.h. a child		/ * / * 0
	CASE NUMBER: _	41418
DOB: 3-16-86	•	
CASE NUMBER: 41418		
CJ NUMBER: <u>2002 CJ 0</u> 02107 A		<u>.</u>
		8 70
	entrol protect	
JUDGMENT AGAIN	ST PARENT(S) OF CHILD	西 3号2
FOR ATTORN	Y FEES AND COST ρο	<u> </u>
		- 5 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
It is hereby ordered and adjudged that reasona	No attached to the second of t	
appointed accuracy to the skill in the second and authorized that reasons	the attorney's rees for services reneered	by Court-
appointed counsel to the child in the cause is \$ 100	<u>OU</u> in favor of the State of Florida;	that said amount
plus an additional 3. 70.040 be deposited in the indige	ent Criminal Defense Trust Fund, accubdi	vision of the State
OLFIDRICAL IS DEFEDV ASSESSED ADSIDGE NUMBER A D	ALH:	4kg
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Wax Xindividual/iXXX XXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXX	₩
		W.
It is further ordered and adjudged that, in acco	adaman weigh Continue 020 20/0\/A\ Et	5. G a. 4. 4. 4.
is hereby areated period all accounts that we to	ruance with Section 938.29(2)(A), Floric	ia Statutes, a lien
is hereby created against all property, both real and per	sonal, of the parent(s) of the child and h	is/her/their/ estate,
in the amount aforesaid in favor of the State of Florida	, that shall bear interest at the legal rate,	for which let
execution issue.	-	
Payments toward this lien should be made to I	Innomble Emie I ee Moonbe Clark of C	asset Transmile
Division, 1800 West St Mary, Pensacola, Florida 3250	tonorable Erine Lee Magana, Clerk of C	ouri, Juvennie
Division, 1000 West St Mary, Pensacola, Pionga 3230	1.	
T-0.577 (5.00 and 5.00 and 5.0		
DONE AND ORDERED AND ADJUDGED	it Pensacola, Escambia County, Florida t	his S Cav of
1 beenfer, 2003.	-	
	Ω ()	
·	(80)	
	JUDGE, CIRCUIT COURT	
•		IE LEE MAGAHA
	Clerk of	
One of the follow	ing must be executed.	UMENT 2003-185111
	MASS AND THE REAL PROPERTY OF THE PERSON OF	
I hereby acknowledge receipt of a copy of this Judgmen		
and we wood of coorbit of a coby of this judgities	16.	
•		
	Parent(s) Signature(s)	
I do hereby certify that a copy hereof has been furnishe	d to Paciniant's Posent(s) by delivery	il this 1 Fall-
	a to recipient a ratefula) by defivery/illa	ui, uiis <u>19ti</u> tay
CIRCUIT COLUMN 2003		
CHOW! CONT		
3°	ERNIE LEE MAGAHA	
accommon.	Clerk of Court A	
SO OF CIRCUM	//	
(N) (E)	8 V. 5 11	1
Witness my hand and official sear ERNIE LEE MAGAHA Clerk of the Circuit Court	1 / / - /	7
Continued to be a true copy of	a Com	<u>en</u> _
A strainal on file in this office	BY: Deputy Clerk	
Witness my hand and official sease ERNIE LEE MAGAHA Clerk of the Circuit Court	š. U (/	
Witness my name and officer to the second of	in the second second	
ERNIE LEE WAGANA	•	
Clerk of the Circuit Court		
County a Florida		

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

eshka L. Dale -Borrower

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 MASAHA Clerk of the Circuit Court INSTRUMENT 2003-075053

DoubleTimes

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.

PAGE 1 OF 1

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 [X] have produced a driver's license as identification.

[Notary Seal]



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: Nancy Sharp

Witness Name: Descral Larry

Witness Name: Naney Sharp

Herbert W. Povu

Neshka L. Dale

24 00 227.50 130,00 38150

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

WITE DOC STAMPS PO 8 ESC CD 1 227,50
03/26/03 EBME LEE WARNER DLENK
By: 2110-1000
03/26/03 EBME LEE WARNA, DLENK
By: 2110-1000
03/26/03 EBME LEE WARNA, DLENK
By: 2110-1000

Prepared by and return to:
Deedra L. Lamy at
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

DoubleTimes

OR BK 5094 PG0352 Escambia County, Florida INSTRUMENT 2003-075052

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 Escambla 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 MAGAHA Clerk of the Circuit Court INSTRUMENT 2003-075052

PAGE 1 OF 1

ESCAMBIA COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

3300 NORTH PACE BOULEVARD #300 PENSAGOLA, 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

Mary M. Beverly, REHS Environmental Supervisor I

MB/wsa/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 diclosed to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenace. 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 th 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 Driv	re, Pensacola, FL 32505		
THE COUNTY (x) HAS ACCEPTED	() HAS NOT ACCEPTED TH	E ABUTTING ROADWAY	FOR MAINTENANCE.
If not, it will be the responsibili road.	ty of		to maintain, repair and improve the
811 N	nel D. Tidwell, Attorney lorth Spring Street acola, Florida 32501		
Donny H. Watson	2 100 Ste-March 6, 2003	Carol G. Watson	Date March 6, 2003
Decdra L. Lamy STATE OF FLORIDA COUNTY OF ESCAMBIA	any	Nancy Sharp	harp
The foregoing instrument was a Carol G. Watson, husband and identification. Notary Public Herbert W. Powe	ecknowledged before me wife who are personally less than the second less	Known to me of have	n , 2003 by Donny H. Watson and produced a driver's license as CAL NOTARY SEAN CONTROL OF THE CORP. THE CORP. 122 DAMMERS OF THE PRICE APR. 22004
As to Buyers: Ledia L. I Seedra L. Lamy	lam c	Nancy Sharp	2_
STATE OF FLORIDA COUNTY OF ESCAMBIA	_		
The foregoing instrument was a single man, and Neshka L. Dale license as identification. L. J. L. J. Wotary Public	cknowledged before me to , a single woman who are	DEED COMMINE	, 2003 by Herbert W. Powe, a STRUCKE TO Produced a driver's RALLAMY SIGN INVESTIGATION SIGN EXPERS 3. 2 2004

1950 45500 47450 OR BK 5098 PG0349 Escasbia County, Florida INSTRUMENT 2003-075052

DEED DOC STRUPS PD 0 EEC CD \$ 455.00 03/26/03 EINGE LEE HOSBER, CLERY By: \$1000 WARNER

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]

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 Danny
Witness Name: Deedra L Danny
Witness Name: Nancy Sharp

Carol G. Watson

Witness Name: Nancy Sharp

Witness Name: Deedra L Larry

Witness Name: 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, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Votary 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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA 3-4-2013 TAX DEED SALE DATE: 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 State of Florida/
Notify 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

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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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#:

Original Documents Follow

Search Property	Property Sheet 🖹 Lier	n Holder's Redee	m 🖹 Forms 📝 Courtview
Redeemed From Sale	Section 2015	of many	



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 052904000 Certificate Number: 003333 of 2010

Redemption Yes 🔻	Application Date 08/29/2012	Interest Rate 18%
	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
Fax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$10,809.64	\$10,516.33
	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
egal 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 7 67

FORM128489-01111 05000818

CASHIER'S CHECK

PNCBANK
PNC Bank, National Associati

No: 0230312

DATE FAMILIARY 17, 2012

PAYTO THE ESCHUBIH COUNTY CLERK OF TOURT

DOLLARS

Becurly feturer
Included:
Deals on becur

07777/10

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 Payee Due 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 Net Received

11,292.75 11,292.75

Change

0.00

Receipt Payments

Check

Amount Reference Description

11,292.75 0230312

Receipt Applications

Holding

Amount 11,282.75

Service Charge

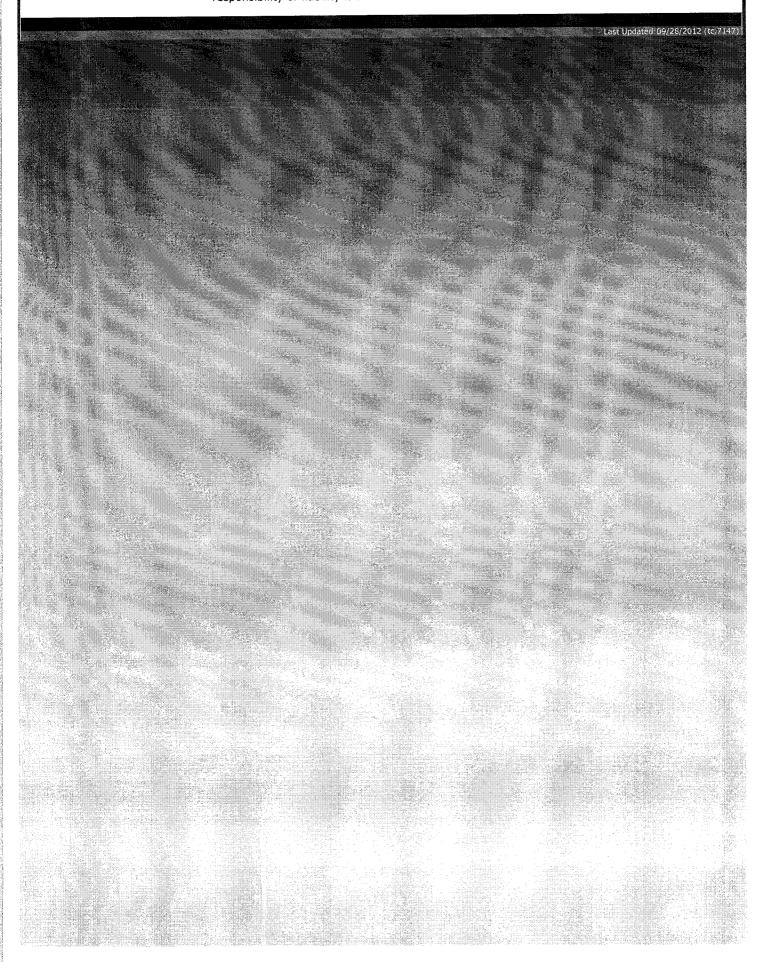
10.00

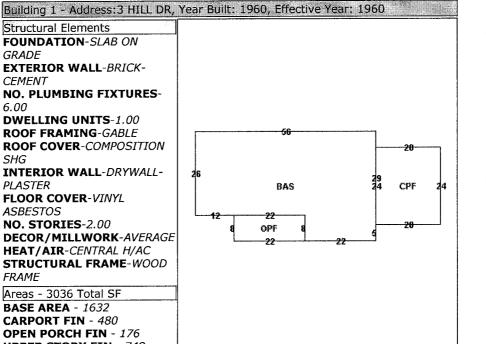
Deputy Clerk:

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.





Buildings

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**

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 ○ Reference

Account

Printer Friendly Version

General Information

Reference: 0925301300003008

Account:

052904000

Owners:

POWE HERBERT W & DALE NESHKA L

Mail:

3 HILL DR

PENSACOLA, FL 32505

Situs:

3 HILL DR 32505

Use Code:

SINGLE FAMILY RESID

Taxing

Authority:

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley,

Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:

\$58,410

Land:

\$5,852

Total:

\$64,262

Save Our Homes:

<u>Disclaimer</u>

Amendment 1 Calculations

Sales Data

Official Sale Records **Book Page Value Type Date** (New Window)

12/2002 5098 349 \$65,000 WD View Instr 02/1983 1734 662 \$38,600 WD View Instr 04/1980 1428 330 \$36,000 WD View Instr 01/1971 551 431 \$22,000 WD View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court

2012 Certified Roll Exemptions

None

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...

Extra Features

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 & CO ESCAMBIA COUNTY, FLOR

P.O. BOX 333 PENSACOLA, FL 32591-0333 (850) 595-4140

REGISTRY ACCOUNT

CAROL WATSON

TO THE CAROL WATSON ORDER 2442 BONANZA DR OF CANTONMENT,

Bank of America.

PENSACOLA, FLOR

VOID AFTER 6 MONTHS

AND 34/100 *SIX HUNDRED SEVENTY SIX

01/23/2013

" 90000 180 13" #1063100277# B98033991356#

> **PAM CHILDERS CLERK OF CIRCUIT COURT & COMPTROLLER**

9000018013

9000018013

Case Number 01/23/2013 2010 TD 003333

Description PAYMENT TAX DEEDS Amount 676.34

9000018013

Check: 9000018013 01/23/2013 CAROL WATSON

Check Amount:

676.34

PAM CHILDERS CLERK OF CIRCUIT COURT & CQ ESCAMBIA COUNTY, FLO. P.O. BOX 333

PENSACOLA, FL 32591-0333 (850) 595-4140 REGISTRY ACCOUNT

Bank of America.

PENSACOLA, FLOR

9000018033

VOID AFTER 6 MONTHS

*ONE THOUSAND TWO HUNDRED NINETY THREE

USAMERIBANK

TO THE USAMERIBANK ORDER C/O KINGERY/CROUSE OF MAGNOLIA TC2 LLC

LOCKBOX 17295

CLEARWATER, FL 33762

01/23/2013

90000 1803 3 IF 1:0631002771 898033991356

> **PAM CHILDERS CLERK OF CIRCUIT COURT & COMPTROLLER**

9000018033

Case Number 01/23/2013 2010 TD 007247 PAYMENT TAX DEEDS

Description PAYMENT TAX DEEDS Amount 431.08

01/23/2013 2010 TD 003333 01/23/2013 2010 TD 004251

PAYMENT TAX DEEDS

431.08 431.08

9000018033

Check: 9000018033 01/23/2013 USAMERIBANK

Check Amount:

1,293.24

PAM CHILDERS

CLERK OF CIRCUIT COURT & CON ESCAMBIA COUNTY, FLOR

P.O. BOX 333 PENSACOLA, FL 32591-0333 (850) 595-4140 REGISTRY ACCOUNT

Bank of America ENSACOLA, FLOR

VOID AFTER 6 MONTHS

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

JANET HOLLEY TAX COLLECTOR

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

"9000018021" "C63100277" B98033991356"

PAM CHILDERS CLERK OF CIRCUIT COURT & COMPTROLLER 9000018021

9000018021

Date Case Number 01/23/2013 2009 TD 001573	Description PAYMENT TAX DEEDS	Amount 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