

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE J & MARY J TRUSTEE
BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, Florida, 32547**

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
7656	10-2366-100	06/01/2010	01-1S3-210 BEG AT INTER OF E R/W LI OF TOWERIDGE RD AND S LI OF LT 10 BLK 2 S/D PLAT DB 102 P 600 N 85 DEG 35 MIN 0 SEC E ALG S LI 200 FT N 04 DEG 30 MIN 0 SEC W 165 FT S 85 DEG 35 MIN 0 SEC W 200 FT S 04 DEG 30 MIN 0 SEC E 165 FT TO POB OR 5397 P 1074

2011 TAX ROLL

STEPHENS TILLMAN R
9660 TOWER RIDGE RD
PENSACOLA , Florida 32526

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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

05/10/2012

Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

5/10/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-2366-100

May 16, 2012
Tax Year: 2009
Certificate Number: 7656

BEG AT INTER OF E R/W LI OF TOWERIDGE RD AND S LI OF LT 10 BLK 2 S/D PLAT DB 102 P 600 N 85 DEG 35 MIN
0 SEC E ALG S LI 200 FT N 04 DEG 30 MIN 0 SEC W 165 FT S 85 DEG 35 MIN 0 SEC W 200 FT S 04 DEG 30 MIN 0
SEC E 165 FT TO POB OR 5397 P 1074

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
May 10, 2012 / 120545**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7656**, 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: 10-2366-100**

Certificate Holder:
BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, FLORIDA 32547

Property Owner:
STEPHENS TILLMAN R
9660 TOWER RIDGE RD
PENSACOLA, FLORIDA 32526

Legal Description: 01-1S3-210

BEG AT INTER OF E R/W LI OF TOWERIDGE RD AND S LI OF LT 10 BLK 2 S/D PLAT DB 102 P 600 N 85 DEG 35 MIN 0 SEC E ALG S LI 200 FT N 04 DEG 30 MIN 0 SEC ...

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	7656	06/01/10	\$106.55	\$0.00	\$31.97	\$138.52

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
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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

\$138.52
\$0.00
\$95.40
\$150.00
\$75.00
\$458.92
\$458.92
\$7,332.50
\$6.25

*Done this 10th day of May, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Debra Mahuron

Date of Sale: February 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 007656



00074145768

Dkt: TD83 Pg#:

Original Documents Follow

4

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

In Re:

CASE NO.: 98-0002182-FL

STEPHENS, KAREN

RCD Jul 13, 1999 01:29 pm
Escambia County, Florida

Petitioner.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-629121

vs.

STEPHENS, TILLMAN R
106 FRISCO ROAD
PENSACOLA, FL 32507
Respondent.

JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that STEPHENS, TILLMAN R has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$226.50 balance at terms, not including any costs or fees.

I further certify that STEPHENS, TILLMAN R was issued a Notice of Delinquency on 06/15/1999, and thirty (30) or more days having elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 (5)(a) this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 9th day of July, 1999.

ERNIE LEE MAGAHA
CLERK OF THE COURT

Misty L. Pindus
Deputy Clerk

Escambia County, Florida

FILED & RECORDED

JUL 9 11 56 AM '99

ERNE LEE MAGAHA, CLERK
CIRCUIT COURT
COUNTY OF
ESCAMBIA, FLORIDA

**MORTGAGE NOTE
(INDIVIDUAL)**

RCD May 04, 2004 08:59 am
Escambia County, Florida

ERNIE LEE MAGAWA
Clerk of the Circuit Court
INSTRUMENT 2004-234454

Date: 03/31/2004

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker",
(jointly and severally, if more than one) promises to pay to

Stephne D. West, a single person

hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified,
the principal sum of

Twenty Five Thousand and no/100**

\$ 25,000.00 with interest from date at the rate of 7.0 percent 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 at:

6706 North 9th Avenue, Suite A-1, Pensacola, FL 32504

or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the
manner following:

Borrower hereby promises to pay monthly installments in the amount of \$290.28, with the first
installment due on May 1, 2004 and each month thereafter on the 1st in the amount of \$290.28 until
the final installment of principal and interest is due and payable on April 1, 2014.

In the event any installment is received ten days after its due date there shall be added to that
installment a 5.0% late fee.

This note may be paid in full or in part without any prepayment penalties.

This note is not assumeable without the prior written consent of the Mortgagee.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor
of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said
mortgage are by this reference make a part hereof.

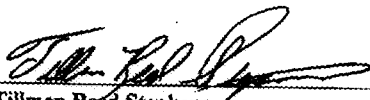
IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage or in the
performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued
interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence;
and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable
under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the
event of any subsequent default.

EACH PERSON liable herein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and
notice of dishonor and agrees to pay all costs including a reasonable attorney's fee, whether suit be brought or not, if after
maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect
the security of said mortgage.

WHENEVER used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the
context may require or admit.

Maker's address:

9660 Tower Ridge Road
Pensacola, FL 32526


Tillman Reed Stephens

IF any sum of money herein referred to be not promptly paid within Thirty days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Kimberly A. Sawyer
Print Name: Kimberly A. Sawyer
Signature: Rhonda D. Hall
Print Name: Rhonda Hall

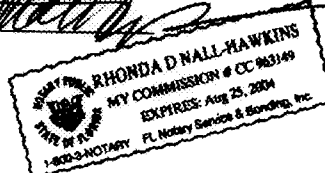
Tillman Reed Stephens
Tillman Reed Stephens

State of Florida
County of Escambia

I am a notary public of the state of Florida, and my commission expires: 08/25/04.
THE FOREGOING INSTRUMENT was acknowledged before me on 03/31/2004 by
Tillman Reed Stephens, a single person
who is personally known to me or who has produced Driver's License as identification and who take an oath.

Notary Seal

Signature: Rhonda D. Hall
Notary Public



15.00
67.50
30.00

Prepared By: RHONDA D. NALL-HAWKINS
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.
4300 BAYOU BOULEVARD, STE 17-E, PENSACOLA FL 32503
incidental to the issuance of a title insurance policy.
File No.: 04-5962-rn

DR BK 5397 PG1078
Escambia County, Florida
INSTRUMENT 2004-234454

NOT REC STAMPS PD & REC CD \$ 87.50
05/04/04 ERNIE LEE NORDEN, CLERK

INTANGIBLE TAX PD & REC CD \$ 30.00
05/04/04 ERNIE LEE NORDEN, CLERK

MORTGAGE DEED (INDIVIDUAL)

This MORTGAGE DEED executed,
on 03/31/2004 by Tillman Reed Stephens, a single person
whose post office address is 9660 Tower Ridge Road, Pensacola FL 32526
hereinafter called the MORTGAGOR, to
Stephane D. West, a single person
whose post office address is

6706 North 9th Avenue, Ste. A-1, Pensacola, FL 32504
hereinafter called the MORTGAGEE: (Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.) WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in Escambia County, Florida, viz:

BEGINNING AT THE INTERSECTION OF THE EAST R/W OF TOWER RIDGE ROAD AND THE SOUTH LINE OF LOT 10, BLOCK 2, OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 102, PAGE 600, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 85 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 200.00 FEET; THENCE NORTH 04 DEGREES 30 MINUTES 00 SECONDS WEST 165.00 FEET; THENCE SOUTH 85 DEGREES 35 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 04 DEGREES 30 MINUTES 00 SECONDS EAST 165.00 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit A hereto, and shall perform, comply with and abide by each and every covenant thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than its full insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

1950
245 02

OR BK 5397 PG1074
Escambia County, Florida
INSTRUMENT 2004-234453

Return to and Prepared By: RHONDA D. NALL-HAWKINS
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.
4300 BAYOU BOULEVARD, STE 17-E
PENSACOLA, FL
incidental to the issuance of a title insurance policy.
File Number: 04-5962-rn
Parcel ID #: 01-1S-32-1000-100-002

DEED REC. STAMP PG # ESC CO 1-245.00
05/04/04 ERNEE LEE HERRIN, CLERK

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 03/31/2004

by Stephne D. West, a single person whose post office address is:

6706 North 9th Avenue Suite A-1, Pensacola, FL 32504

hereinafter called the GRANTOR, to Tillman Reed Stephens, a single person

whose post office address is: 9660 Tower Ridge Road, Pensacola FL 32526

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:

BEGINNING AT THE INTERSECTION OF THE EAST R/W OF TOWERRIDGE ROAD AND THE SOUTH LINE OF LOT 10, BLOCK 2, OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 102, PAGE 600, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 85 DEGREES 35 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 200.00 FEET; THENCE NORTH 04 DEGREES 30 MINUTES 00 SECONDS WEST 165.00 FEET; THENCE SOUTH 85 DEGREES 35 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 04 DEGREES 30 MINUTES 00 SECONDS EAST 165.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2004 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 in the presence of the following witnesses:

Signature: Kimberly A. Sawyer
Print Name: Kimberly A. Sawyer

Signature: Stephne D. West
Print Name: Stephne D. West

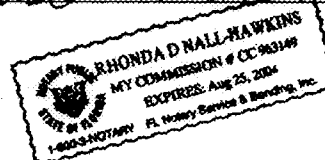
Signature: Rhonda D. Nall-Hawkins
Print Name: Rhonda D. Nall

State of Florida
County of Escambia

I am a notary public of the State of Florida and my commission expires: 08/25/04 THE FOREGOING INSTRUMENT was acknowledged before me on 03/31/2004 by: Stephne D. West, a single person who is personally known to me or who has produced Driver's License as identification and who Did take an oath.

Notary Seal

Signature: Rhonda D. Nall-Hawkins



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: 2-4-2013

TAX ACCOUNT NO.: 10-2366-100

CERTIFICATE NO.: 2010-7656

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

YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
- X Notify Escambia County, 190 Governmental Center, 32502
- X Homestead for 2011 tax year.

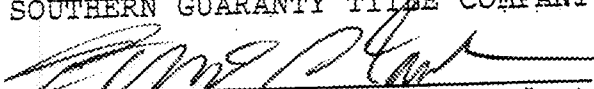
Tillman Reed Stephens
9660 Tower Ridge Rd.
Pensacola, FL 32526

Stephne D. West
6706 N. 9th Ave., Ste A-1
Pensacola, FL 32504

Karen Stephens
c/o Clerk of Court
1800 St. Mary Ave.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 27th day of July, 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.: 9633

July 24, 2012

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

1. That certain mortgage executed by Tillman Reed Stephens in favor of Stephne D. West dated 03/31/2004 and recorded 05/04/2004 in Official Records Book 5397, page 1078 of the public records of Escambia County, Florida, in the original amount of \$25,000.00.
2. Certificate of Delinquency filed by Karen Stephens recorded in O.R. Book 4437, page 1301.
3. Taxes for the year 2009 and 2011 delinquent. The assessed value is \$14,665.00. Tax ID 10-2366-100.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9633

July 24, 2012

011S321000100002 - Full Legal Description

BEG AT INTER OF E R/W LI OF TOWERIDGE RD AND S LI OF LT 10 BLK 2 S/D PLAT DB
102 P 600 N 85 DEG 35 MIN 0 SEC E ALG S LI 200 FT N 04 DEG 30 MIN 0 SEC W 165 FT S 85
DEG 35 MIN 0 SEC W 200 FT S 04 DEG 30 MIN 0 SEC E 165 FT TO POB OR 5397 P 1074

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

13-083

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 9633

July 24, 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 07-24-1992, through 07-24-2012, and said search reveals the following:

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

Tillman Reed Stephens

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

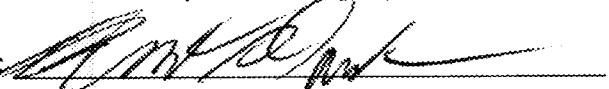
4. Taxes:

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: 

July 24, 2012

Buildings

Building 1 - Address: 9660 TOWER RIDGE RD, Year Built: 1984, Effective Year: 1984

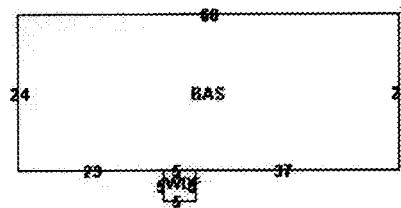
Structural Elements

MH FLOOR SYSTEM-TYPICAL
MH EXTERIOR WALL-VINYL/METAL
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
MH ROOF FRAMING-GABLE HIP
MH ROOF COVER-COMP
SHINGLE/WOOD
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH FLOOR FINISH-CARPET
NO. STORIES-1.00
MH FLOOR FINISH-VINYL
MH MILLWORK-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH STRUCTURAL FRAME-TYPICAL

Areas - 1465 Total SF

BASE AREA - 1440

WOOD DECK FIN - 25



Images



11/26/02

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.



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#) | [Tangible Property Search](#) | [Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

Account

[Printer Friendly Version](#)

☐ **Reference**



General Information	
Reference:	011S321000100002
Account:	102366100
Owners:	STEPHENS TILLMAN R
Mail:	9660 TOWER RIDGE RD PENSACOLA, FL 32526
Situs:	9660 TOWER RIDGE RD 32526
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$3,835
Land:	\$10,830
Total:	\$14,665
Save Our Homes:	\$14,665

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2004	5397	1074	\$35,000	WD	View Instr
09/1995	3832	638	\$37,400	WD	View Instr
06/1990	2867	918	\$26,500	WD	View Instr
06/1990	2867	917	\$5,000	QC	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
Legal Description	
BEG AT INTER OF E R/W LI OF TOWERIDGE RD AND S LI OF LT 10 BLK 2 S/D PLAT DB 102 P 600 N 85 DEG 35 MIN...	
Extra Features	
CARPORT FRAME BUILDING	

Parcel Information

[Restore Map](#)

[Get Map Image](#)

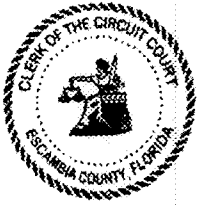
[Launch Interactive Map](#)

Section Map

Id:
01-15-32

Approx. Acreage:
0.7600

Zoned:
R-R



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



Print Date:
5/25/2012 9:38:14 AM

Transaction #: 938502
Receipt #: 201231971
Cashier Date: 5/25/2012 9:38:14 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: 05/25/2012 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#07656 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	1416102	Receipt Date	05/25/2012

Case Number	2010 TD 007656
Description	BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED APPLICATION

Judge

Received From EDDIE J & MARY J BLACKWELL

On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#938502

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/25/2012 09:38:52

Comments

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



**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 007656

Redeemed Date 07/03/2012

Name TILLMAN R STEPHENS 9660 TOWER RIDGE RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED \$455.14
 Due Tax Collector = TAXDEED \$527.12
☐ Postage = TD2 \$60.00
☐ ResearcherCopies = TD6 \$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1416102 Date: 05/25/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1416102 Date: 05/25/2012	60.00	0.00	
06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
07/03/2012	TAXDEED	TAXDEED Due Tax Collector	527.12	527.12	
07/03/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$1,323.26	\$341.00	\$0.00	\$982.26
	TOTAL	\$1,383.26	\$401.00	\$0.00	\$982.26

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

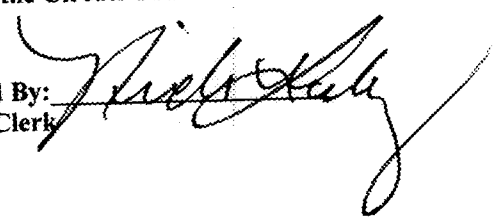
ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102366100 Certificate Number: 007656 of 2010

Payor: TILLMAN R STEPHENS 9660 TOWER RIDGE RD PENSACOLA, FL 32526 Date
07/03/2012

Clerk's Check # 18433
Tax Collector Check # 1

Clerk's Total	\$455.14
Tax Collector's Total	\$527.12
Postage	\$60.00
Researcher Copies	\$40.00
Total Received	\$1,082.26

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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

No. 0000018433

CASHIER'S CHECK

220 E NINE MILE RD.
PENSACOLA, FL 32534-3121
(850) 479-9801

Gulf Winds
FEDERAL CREDIT UNION
TRANSACTION DOCUMENT

07/03/12

\$1,082.26

*** ONE THOUSAND EIGHTY-TWO DOLLARS AND 26 CENTS ***

PAY **EXACTLY** **1,082** Dollars **26** Cents

TO THE ORDER OF
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT

Ernie Lee Magaha
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈0000018433⑈ ⑆263281679⑆ 5731100⑈

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1429099 Receipt Date 07/03/2012

Case Number 2010 TD 007656
Description BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED REDEMPTION
Judge
Received From TILLMAN R STEPHENS
On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	1,082.26
Net Received	1,082.26
Change	0.00

Receipt Payments	Amount	Reference Description
Check	1,082.26	0000018433

Receipt Applications	Amount
Holding	1,082.26

Deputy Clerk: nlk Transaction Date 07/03/2012 14:28:36

Comments



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

Tax Deed - Redemption Calculator

Account: 102366100 Certificate Number: 007656 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 02/04/2013	Redemption Date 07/03/2012 
Months	9	2
Tax Collector	\$458.92	\$458.92
Tax Collector Interest	\$61.95	\$13.77
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$527.12	\$478.94
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$54.14	\$12.03
Total Clerk	\$455.14	\$413.03
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$1,082.26	\$891.97
	Repayment Overpayment Refund Amount	\$190.29 + 120 + 221 = 531.29

Notes ☐ ACTUAL SHERIFF \$80.00 COM FEE \$
 06/28/2012 owners parents called for quote and stated they
 would try to be in within the next couple of days to ☐

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000016107

PAY

*FIVE HUNDRED THIRTY ONE AND 29/100

TILLMAN R STEPHENS

TO THE ORDER OF TILLMAN R STEPHENS
9660 TOWER RIDGE RD
PENSACOLA, FL 32526

DATE

AMOUNT

07/10/2012

531.29

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016107⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016107

Date Case Number
07/09/2012 2010 TD 007656

Description
PAYMENT TAX DEEDS

Amount
531.29

9000016107

Check: 9000016107 07/10/2012 TILLMAN R STEPHENS

Check Amount:

531.29

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

63-27
631

9000016095

VOID AFTER 6 MONTHS

PAY

*FOUR HUNDRED THIRTEEN AND 03/100

EDDIE J & MARY J BLACKWELL

TO THE ORDER OF EDDIE J & MARY J BLACKWELL
TRUSTEE BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

DATE

AMOUNT

07/10/2012

413.03

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016095⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016095

Date Case Number
07/09/2012 2010 TD 007656

Description
PAYMENT TAX DEEDS

Amount
413.03

9000016095

Check: 9000016095 07/10/2012 EDDIE J & MARY J BLACKWELL

Check Amount: 413.03

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

9000016101

63-27
63

PAY

*TWENTY EIGHT THOUSAND NINE HUNDRED EIGHTY SEVEN AND 91/100

JANET HOLLEY TAX COLLECTOR

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

DATE

07/10/2012

AMOUNT

28,987.91

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016101⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016101

Date	Case Number	Description	Amount
07/09/2012	2010 TD 006006	PAYMENT TAX DEEDS	3,587.74
07/09/2012	2010 TD 006008	PAYMENT TAX DEEDS	5,795.26
07/09/2012	2010 TD 007656	PAYMENT TAX DEEDS	478.94
07/09/2012	2010 TD 004211	PAYMENT TAX DEEDS	19,125.97

9000016101

Check: 9000016101 07/10/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 28,987.91

*Done M.
7-10-12*