

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130400

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 10939**, 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: 13-1764-000**

Certificate Holder:

US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:

TODD EDDIE S JR
PO BOX 17623
PENSACOLA, FLORIDA 32522

Legal Description: 00-0S0-090

LTS 22 23 BEL NO BLK 81 BELMONT TRACT OR 4204 P 1289 CA 95

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	10939	06/01/10	\$612.22	\$0.00	\$179.33	\$791.55

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

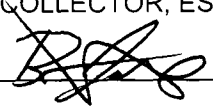
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	9120.0000	06/01/13	\$682.86	\$6.25	\$34.14	\$723.25
2012	10000.0000	06/01/12	\$685.85	\$6.25	\$102.02	\$794.12
2011	10536.0000	06/01/11	\$686.19	\$6.25	\$178.41	\$870.85

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

\$3,179.77
\$0.00
\$150.00
\$75.00
\$3,404.77
\$3,404.77
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Date of Sale: 2/3/14

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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
10939	13-1764-000	06/01/2010	00-050-090 LTS 22 23 BEL NO BLK 81 BELMONT TRACT OR 4204 P 1289 CA 95

2012 TAX ROLL

TODD EDDIE S JR
PO BOX 17623
PENSACOLA , Florida 32522

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.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
Date

\$ 10.00 DUE

This instrument prepared by
Richard Barker, Jr.
Finance Department Director
City of Pensacola, Florida

CITY OF PENSACOLA, FLORIDA
SPECIAL ASSESSMENT CERTIFICATE

No. 024

Under the Act of the Legislature of the State of Florida, entitled "An Act Relating to the Improvement by the City of Pensacola, Florida, of its Streets, Alleys and Public Ways," approved April 29, 1909.

The City Council of the City of Pensacola, acting under and by authority of the said Act of the Legislature, as the same was amended by Chapter 15425, Laws of Florida of 1931, hereby certify:

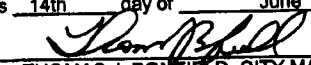
That the improvements authorized under said Act and Resolution No. 23-02 of the City Council of the City of Pensacola for the Belmont & Devilliers Streetscape Project and Underground Utility Lines in the City of Pensacola have been completed and the cost of such improvements have been ascertained and apportioned according to law, and there is hereby assessed for said improvements against the following described real property:

Owned by: Eddie S. Todd Jr.
To wit: Lots 22-23, Bel No Block 81, Belmont Tract/300 Block N. Devilliers Street in the City of Pensacola, Escambia County, Florida the sum of \$3,762.29 (Three Thousand Seven Hundred Sixty-Two & 29/100), which is due and payable in one of the following methods:

- a) In full within thirty (30) days after the date of this certificate.
- b) In ten (10) equal consecutive annual installments of principal, the first of which shall be paid 30 days after the date of this certificate. Each annual installment subsequent to the first annual installment shall be increased by an amount equaling 8% interest per annum on the unpaid balance.
- c) In 120 equal consecutive monthly installments (including principal, and interest at 8% interest per annum on the unpaid balance) commencing 30 days after the date of this certificate.

That the said sum due as aforesaid and the cost of registering and recording this certificate, as provided by law, and of cancelling the same, and of any suit brought to foreclose the same, including a reasonable attorney's fee for such foreclosure, constitute a lien upon the said parcel of land. That upon the failure of the owners of said property to pay the amount apportioned and assessed to it as aforesaid, or any installment thereof or interest thereon or any part thereof within the time or in the manner provided by law, the whole of said amount shall become due and payable and the lien given by law shall be foreclosable immediately. That this certificate is negotiable, and the right to the sums evidenced hereby, and the lien securing the same, and all remedies to collect said sums, or to enforce the said lien, shall be transferable by endorsement of the Mayor and City Clerk, under the seal of the City, and thereafter by endorsement from holder to holder.

DATED this 14th day of June, 2005.

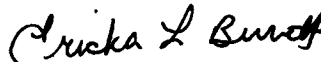

THOMAS J. BONFIELD, CITY MANAGER


SHIRLEY F. WHITE, CITY CLERK

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of June, 2005, by Thomas J. Bonfield and Shirley F. White, City Manager and City Clerk, respectively, of the City of Pensacola, a municipal corporation, on behalf of the said municipal corporation.


NOTARY PUBLIC



Ericka L. Burnett
MY COMMISSION # DD105423 EXPIRES
May 11, 2006
BONDED THRU TROY FARM INSURANCE, INC.

6.00
45.50
OR BK 4204 PG1289
Escambia County, Florida
INSTRUMENT 97-443099

DEED DOC STAMPS PD @ ESC CO \$ 45.50
12/22/97-ERNIE LEE MAGAHA, CLERK

By: *[Signature]*
RCD Dec 22, 1997 02:55 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-443099

This Document Prepared By:
ROBERT L. STONE
Clark, Partington, Hart, Larry,
Bond, Stackhouse & Stone
Post Office Box 13010
Pensacola, Florida 32591-3010

Parcel ID Number: 00-08-00-9010-220-081
Grantee's TIN: _____

WARRANTY DEED (Statutory Form-Section 682.02, F.S.)

This Indenture, Made this 26 day of November, 1997, between ROSETTA ARTILIA JONES, a Married woman, Grantor, whose address is 8268 Olympia, Detroit, Michigan 48213, and EDDIE S. TODD, JR., a married man, whose post office address is Post Office Box 17623, Pensacola, FL 32522 of the County of Escambia, State of Florida, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

Lots 22 and 23 in Block eighty-one (81) of the WEST KING TRACT, Belmont Numbering, according to map of said City copyrighted by Thos. C. Watson in 1906.

The above described property is not the homestead of Grantor who resides in the State of Michigan.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

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

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

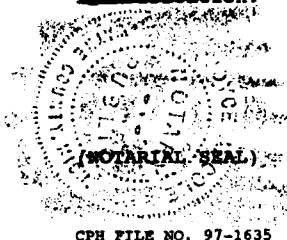
Joyce A. Cole
Joyce A. Cole
[Type/print name of witness]

Stanley M. Langford
Stanley M. Langford
[Type/print name of witness]

Rosetta Artilia Jones
Rosetta Artilia Jones

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 26th day of November, 1997, by Rosetta Artilia Jones, who () is personally known to me, on who () has produced _____
identification.



Joyce A. Cole
Joyce A. Cole
(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____
JOYCE A. COLE
Notary Public, Wayne County, MI
My Commission Expires Sept. 28, 1999

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: 02-03-2014

TAX ACCOUNT NO.: 13-1764-000

CERTIFICATE NO.: 2010-10939

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

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521

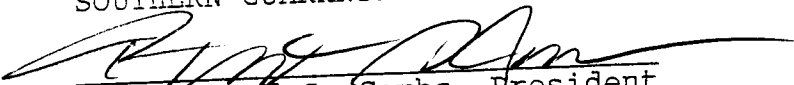
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Eddie S. Todd, Jr.
P.O. Box 17623
Pensacola, FL 32522

Certified and delivered to Escambia County Tax Collector,
this 20th day of August, 2013.

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.: 11611

August 15, 2013

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

1. Easements recorded in O.R. Book 5057, page 1778, and O.R. Book 5071, page 1717.
2. Improvement Liens filed by City of Pensacola recorded in O.R. Book 5674, page 730.
3. Taxes for the year 2009-2012 delinquent. The assessed value is \$37,500.00. Tax ID 13-1764-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11611

August 15, 2013

Lots 22 and 23, Block 81, West King Tract, Belmont Numbering, according to map of City of Pensacola copyrighted by Thos. C. Watson in 1906.

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.: 11611

August 15, 2013

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 08-15-1993, through 08-15-20-3, and said search reveals the following:

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

Eddie S. Todd, Jr.

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

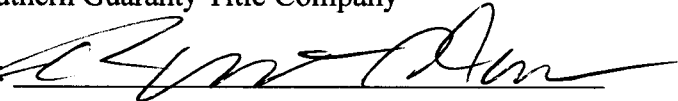
4. Taxes:

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: 

August 15, 2013