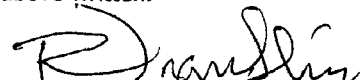


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

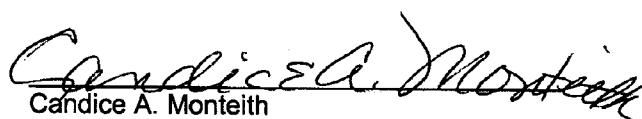
**To Have and to Hold**, the same in fee simple forever.

**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 31st of 2006.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

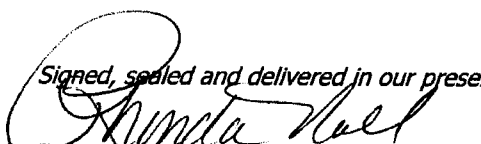


Richard A. Franklin



Candice A. Monteith

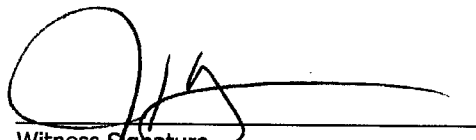
*Signed, sealed and delivered in our presence:*



Witness Signature

Print Name:

Rhonda Hall



Witness Signature

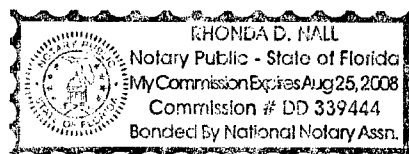
Print Name:

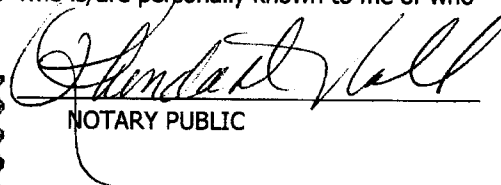
J. H. Ailey

State of **FL**

County of **Escambia**

**The Foregoing Instrument Was Acknowledged** before me on **February 28, 2007**, by **Richard A. Franklin and Candice A. Monteith, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.





NOTARY PUBLIC

Notary Print Name

My Commission Expires: \_\_\_\_\_

Feb 27 07 07:25p

Marily H Lantz

863 318 0280

p.8

1530759

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may 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 a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Tippen Avenue**Legal Address of Property: **8145 Tippin Avenue, Pensacola, Florida 32514**

The County ( X ) has accepted ( \_\_\_\_\_ ) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company**  
**4300 Bayou Boulevard, Suite 17E**  
**Pensacola, Florida 32503**

*Signed, sealed and delivered in our presence:*

Witness Signature

Print Name: Whitley

Witness Signature

Print Name: WALL

Richard A. Franklin

Candice A. Monteith

Marily Lantz as legal Guardian of the  
Property of Anne W. Monteith, an unmarried  
woman

Marily Lantz, Legal Guardian

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

Prepared by  
Rhonda Nall, an employee of  
First American Title Insurance Company  
4300 Bayou Boulevard, Suite 17E  
Pensacola, Florida 32503  
(850)484-5566

Return to: Grantee

File No.: 2124-1530759

### **WARRANTY DEED**

This indenture made on **February 28, 2007** A.D., by

**Richard A Franklin and Candice A. Montieth, husband and wife**

whose address is: **6847 North 9th Avenue Suite A, #318, Pensacola, FL 32504**  
hereinafter called the "grantor", to

**Marily Lantz as legal Guardian of the Property of Anne W. Monteith, an unmarried woman**

whose address is: **131 Woven Way, Winter Haven, FL 33884** for a life estate without any liability for waste, with full power and authority in said life estate to sell, convey, mortgage, lease and otherwise manage and dispose of the property, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, without liability for claims or debts of the remainderman, and upon the death of the life tenant, the remainder, if any, to the said Candice A. Monteith

(collectively the Grantee):

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 County, **Florida**, to-wit:

Lot 5, Block A, GATEWOOD ESTATES, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 92, of the Public Records of Escambia County, Florida.

Parcel Identification Number: **071S29-1100-050-001**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Aff-MD - 11-121902

2  
Rec \$

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
7139 - B North 9th Avenue  
Pensacola Florida 32504  
Incident to the issuance of a title insurance policy.  
Parcel ID #: 07-1S-29-1100-050-001

## MARRIAGE / DEATH AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

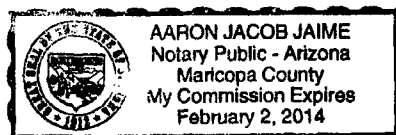
Before me, the undersigned authority, this January 9, 2012 personally appeared Richard A. Franklin who after being first duly sworn on oath deposes and says that he/she is the husband of Candice A. Monteith and that they were husband and wife on June 25, 2003, the date they took title to property recorded in Official Records Book 5169 at Page 1185 of the Public Records of Escambia County, Florida, and that their marriage was/has been continuous and uninterrupted until the death of Candice A. Monteith. Affiant further sayeth not.

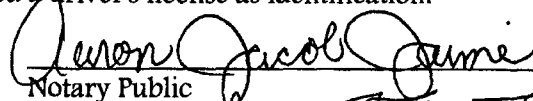
  
Richard A. Franklin

STATE OF  
COUNTY OF

Arizona  
Maricopa

The foregoing instrument was acknowledged before me this the January 9<sup>th</sup>, 2012, by Richard A. Franklin, who is either personally known to me or who produced a driver's license as identification.



  
Notary Public  
Printed Name: Aaron Jacob Jaime  
My commission expires: 2/2/2014

File Number: 11-121902

## **EXHIBIT "A"**

Lot 5, Block A, GATEWOOD ESTATES, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 92, of the Public Records of Escambia County, Florida.

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in **ESCAMBIA** County, Florida:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

**PROVISIONS PERTAINING TO THE RELEASES ARE CONTAINED IN THE REHABILITATION LOAN RIDER WHICH IS ATTACHED TO THIS MORTGAGE AND MADE A PART HEREOF.**

**THIS IS A PURCHASE MONEY SECURITY INSTRUMENT. TAX STATEMENTS SHOULD BE SENT TO:  
WELLS FARGO HOME MORTGAGE, P.O. BOX 11758, NEWARK, NJ 071014758**

which has the address of **8145 TIPPIN AVE, PENSACOLA**  
Florida 32514 [Zip Code] ("Property Address");

[Street, City],

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

**UNIFORM COVENANTS.**

**1. Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

**2. Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

  
Initials

(u)

REC  
DOCS 325.85 INT 186.11  
11-121902

Mtg: \$93,055.00

Prepared by:  
WELLS FARGO BANK, N.A.

KAREN GUILFOYLE  
3210 LAKE EMMA RD, 3RD FLOOR SUITE 3000  
LAKE MARY, FL 327460000

[Space Above This Line For Recording Data]

State of Florida

## MORTGAGE

FHA Case No.

091-5504982 702

THIS MORTGAGE ("Security Instrument") is given on MAY 08, 2013  
The Mortgagor is RAYMOND P MAYER, A SINGLE PERSON

8145 TIPPIN AVENUE, PENSACOLA, FL 32514

, whose address is

("Borrower"). This Security Instrument is given to WELLS FARGO BANK, N.A.

which is organized and existing under the laws of THE UNITED STATES, and  
whose address is 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

("Lender"). Borrower owes Lender the principal sum of  
NINETY THREE THOUSAND FIFTY FIVE AND 00/100

Dollars (U.S. \$\*\*\*\*\*93,055.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which  
provides for monthly payments, with the full debt, if not paid earlier, due and payable on JUNE 01, 2043

. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the  
Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums,  
with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance

FHA Florida Mortgage - 4/96

4R[FL] (9604).01

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 8

Initials

*PM*



3

Sales Price: \$ -0-  
Rec \$  
Doc St \$ .70

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
7139 - B North 9th Avenue  
Pensacola Florida 32504  
Incident to the issuance of a title insurance policy.  
File Number: 11-121902  
Parcel ID #: 07-1S-29-1100-050-001

### General Warranty Deed

Made this January 9, 2012 A.D. By **Richard A. Franklin, an unmarried widower**, whose address is: 2024 South Cortez Road #127 Apache Junction, AZ 85119, hereinafter called the grantor, to **Richard A. Franklin and Reza A. Marvashti, as joint tenants with full rights of survivorship** whose address is: 2024 South Cortez Road #127 Apache Junction, AZ 85119, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

**Lot 5, Block A, GATEWOOD ESTATES, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 92, of the Public Records of Escambia County, Florida.**

Parcel ID Number: 07-1S-29-1100-050-001

**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, 2011.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

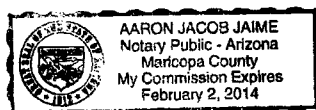
1.(sign) Susan L. Hoffman  
Witness Printed Name Susan L. Hoffman

Richard A. Franklin (Seal)  
Richard A. Franklin  
Address: 2024 South Cortez Road #127 Apache Junction, AZ 85119

2.(sign) Jessica Marie Shikany  
Witness Printed Name Jessica Marie Shikany  
State of Arizona  
County of Maricopa

\_\_\_\_\_(Seal)

The foregoing instrument was acknowledged before me this 9th day of January, 2012, by Richard A. Franklin, who is/are personally known to me or who has produced a driver's license as identification.



Aaron Jacob Jaime  
Notary Public  
Print Name: Aaron Jacob Jaime  
My Commission Expires: 2/2/2014



WD12-woH/S - 11-121902

Sales Price: 40,000.00

Rec

Doc 280.00

Prepared by:

Karen McClammy, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

File Number: 11-121902

Parcel ID #: 07-18-29-1100-050-001

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated March 27, 2013 by Reza A. Marvashti, a married, whose post office address is 1  
Fairfax Circle Fredericksburg, VA 22405 hereinafter called the GRANTOR, to  
Raymond P. Mayer, a single person whose post office address is 8145  
Tippin Ave. Pensacola, FL 32514 hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:  
Lot 5, Block A, GATEWOOD ESTATES, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 92, of the Public Records of Escambia County, Florida.

*Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.*

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Sign: Pat J Cox

Witness Print Name: Pat J Cox

2. Sign: Emma England

Witness Print Name: Emma England

STATE OF  
COUNTY OF

Virginia  
Fredericksburg

THE FOREGOING INSTRUMENT was acknowledged before me this March 27, 2013 by Reza A. Marvashti who is either personally known to me or who produced a driver's license as identification.

(SEAL)

Reza A. Marvashti

Amy Anderson Hansen  
Notary Public

Print Name: Amy Anderson Hansen

My Commission Expires: October 31, 2013

AMY ANDERSON HANSEN  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2013  
COMMISSION # 249085

WD12 - 11-121902

Sales Price: 40,000.00  
Rec  
Doc 280.00

Prepared by:  
Karen McClammy, an employee of  
Citizens Title Group, Inc.,  
7139 - B North 9th Avenue  
Pensacola Florida 32504  
Incident to the issuance of a title insurance policy.  
Parcel ID #: 07-15-29-1100-050-001

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated March 18, 2013 by Richard A. Franklin, an unremarried widower, whose post office address is 2024 South Cortez Road #127 Apache Junction, AZ 85119 hereinafter called the GRANTOR, to Raymond P. Mayer, a single person whose post office address is 8145 Tippin Ave. Pensacola, FL 32514 hereinafter called the GRANTEE:  
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:  
Lot 5, Block A, GATEWOOD ESTATES, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 92, of the Public Records of Escambia County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Sign: Karen S. McClammy  
Witness Print Name:

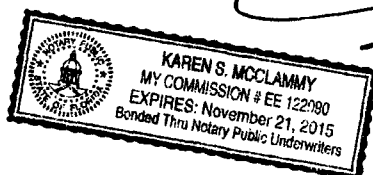
Richard A. Franklin  
Richard A. Franklin

2. Sign: Raymond P. Mayer  
Witness Print Name:

STATE OF FL  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 18, 2013 by Richard A. Franklin who is either personally known to me or who produced a driver's license as identification.

(SEAL)



Richard A. Franklin  
Notary Public  
Print Name:  
My Commission Expires:

# 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: 10-7-2013

TAX ACCOUNT NO.: 01-0405-516

CERTIFICATE NO.: 2011-120

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.

Raymond P. Mayer  
8145 Tippin Ave.  
Pensacola, FL 32514

Wells Fargo Bank, N.A.  
101 North Phillips Ave.  
Sioux Falls, SD 57104

Certified and delivered to Escambia County Tax Collector,  
this 22nd day of May, 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.: 10272

May 14, 2013

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

1. That certain mortgage executed by Raymond P. Mayer in favor of Wells Fargo Bank, N.A. dated 05/08/2013 and recorded 05/09/2013 in Official Records Book 7014, page 410 of the public records of Escambia County, Florida, in the original amount of \$93,055.00.
2. Taxes for the year 2010-2011 delinquent. The assessed value is \$107,710.00. Tax ID 01-0405-516.

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.: 10272

May 14, 2013

**Lot 5, Block A, Gatewood Estates, as per plat thereof, recorded in Plat Book 5, Page A, of  
the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

13-666

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10272

May 14, 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 05-14-1993, through 05-14-2013, and said search reveals the following:

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

Raymond P. Mayer

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 14, 2013

**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 # 2011 TD 000120  
 Redeemed Date 05/09/2013**

**Name** CITIZEN TITLE 7139B NORTH 9TH AVE PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$513.39
Due Tax Collector = TAXDEED	\$6,943.40
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

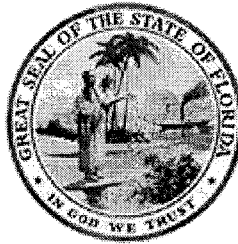
**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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 # 2011 TD 000120  
 Redeemed Date 05/09/2013**

**Name** CITIZEN TITLE 7139B NORTH 9TH AVE PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$513.39
Due Tax Collector = TAXDEED	\$6,943.40
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



**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: 010405516 Certificate Number: 000120 of 2011**

**Payor: CITIZEN TITLE 7139B NORTH 9TH AVE PENSACOLA, FL 32504 Date 05/09/2013**

Clerk's Check #	176009729	Clerk's Total	\$513.39
Tax Collector Check #	1	Tax Collector's Total	\$6,943.40
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$7,556.79

**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>

# Escambia County Receipt of Transaction

Receipt # 2013024393

Cashiered by: mavila

Pam Childers  
Clerk of Court  
Escambia County, Florida

**Received From:**

CITIZENS TITLE GROUP  
7139B NORTH 9TH AVE  
PENSACOLA, FL 32504

**On Behalf Of:**

CATALINA TAX CO LLC

On: 5/9/13 2:05 pm  
Transaction # 100556520

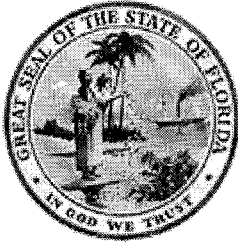
CaseNumber 2011 TD 000120

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	6943.40	0.00	0.00	6943.40	6943.40	0.00
(TD6) TITLE RESEARCHER COPY CHARGES	40.00	0.00	0.00	40.00	40.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	513.39	0.00	0.00	513.39	513.39	0.00
(TD2) POSTAGE TAX DEEDS	60.00	0.00	0.00	60.00	60.00	0.00
<b>Total:</b>	<b>8027.79</b>	<b>471.00</b>	<b>0.00</b>	<b>7556.79</b>	<b>7556.79</b>	<b>0.00</b>

<b>Grand Total:</b>	<b>8027.79</b>	<b>471.00</b>	<b>0.00</b>	<b>7556.79</b>	<b>7556.79</b>	<b>0.00</b>
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## PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	176009729	OK	7556.79	0.00	0.00	0.00	7556.79
<b>Payments Total:</b>			<b>7556.79</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7556.79</b>



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

**Tax Deed - Redemption Calculator**

**Account: 010405516 Certificate Number: 000120 of 2011**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2013"/>	Redemption Date <input type="text" value="05/09/2013"/>
Months	6	1
Tax Collector	<input type="text" value="\$6,364.36"/>	<input type="text" value="\$6,364.36"/>
Tax Collector Interest	\$572.79	\$95.47
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,943.40	\$6,466.08
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$42.39	\$7.07
Total Clerk	\$513.39	\$478.07
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$7,556.79	\$7,044.15
	Repayment Overpayment Refund Amount	\$512.64 + 120 + 221 = 853.64

Notes

**Submit**

**Reset**

**Print Preview**

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

Bank of America  
 PENSACOLA, FLORIDA

63-27  
 631

9000018640

VOID AFTER 6 MONTHS

PAY

EIGHT HUNDRED FIFTY-THREE AND 64/100

CITIZEN TITLE

DATE

AMOUNT

TO THE  
 ORDER  
 OF

CITIZEN TITLE

7139B NORTH 9TH AVE  
 PENSACOLA, FL 32504

05/14/2013

\$853.64

*Pam Childers*  
 PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018640⑈ ⑆063100277⑆ 898033991356⑈

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

9000018640

05/14/2013 2011 TD 000120

Case # 2011 TD 000120 Registry Check

853.64

9000018640

05/14/2013 CITIZEN TITLE

\$853.64



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

Bank of America  
 PENSACOLA, FLORIDA

63-27  
 631

9000018639

VOID AFTER 6 MONTHS

PAY

\*NINE HUNDRED FIFTY-SIX AND 14/100

CATALINA TAX CO LLC

DATE

AMOUNT

TO THE  
 ORDER  
 OF  
 CATALINA TAX CO LLC  
 PO BOX 645040  
 CINCINNATI, OH 45264

05/14/2013

\$956.14

*Pam Childers*  
 PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018639⑈ ⑆063100277⑆ 898033991356⑈

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

9000018639

05/14/2013	2011 TD 000120	Case # 2011 TD 000120 Registry Check	478.07
05/14/2013	2011 TD 000490	Case # 2011 TD 000490 Registry Check	478.07

9000018639

05/14/2013 CATALINA TAX CO LLC \$956.14

**TAX DEED FINAL CHECK REGISTER**

Date: 05/14/2013

Check #	Cash Acct	Date Issued	Void	Vendor
OK				

Case Number

**Amerit**

[illegible]



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

Bank of America  
PENSACOLA, FLORIDA

9000018648

63-27  
631

VOID AFTER 6 MONTHS

PAY

NINETY EIGHT THOUSAND ONE HUNDRED SIXTY-ONE AND 29/100

JANET HOLLEY TAX COLLECTOR

TO THE  
ORDER  
OF

JANET HOLLEY TAX COLLECTOR

231 PALAFOX PLACE

PENSACOLA, FL 32502

DATE

AMOUNT

05/14/2013

\$98,161.29

*Pam Childers*  
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018648⑈ ⑆063100277⑆ 898033991356⑈

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

9000018648

05/14/2013	2010 TD 011239	Case # 2010 TD 011239 Registry Check	2,426.88
05/14/2013	2010 TD 005412	Case # 2010 TD 005412 Registry Check	3,714.27
05/14/2013	2010 TD 008781	Case # 2010 TD 008781 Registry Check	3,448.02
05/14/2013	2010 TD 011175	Case # 2010 TD 011175 Registry Check	4,354.54
05/14/2013	2010 TD 011057	Case # 2010 TD 011057 Registry Check	3,493.58
05/14/2013	2010 TD 005255	Case # 2010 TD 005255 Registry Check	4,701.35
05/14/2013		Additional payments total:	76,022.65

9000018648

05/14/2013 JANET HOLLEY TAX  
COLLECTOR

\$98,161.29

*Donna M.  
5-14-13*

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

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

2000052070

PAY

\*SEVENTY AND 00/100

CITIZENS TITLE

TO THE  
ORDER  
OF

CITIZENS TITLE  
7139 B NORTH 9TH AVENUE  
PENSACOLA, FL 32504

DATE

AMOUNT

10/31/2013

\$70.00

*Pam Childers*  
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈2000052070⑈ ⑆063100277⑆ 898033991356⑈

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

2000052070

10/31/2013 2013 NC 000074

Case # 2013 NC 000074 Refund from receipt# 0

70.00

2000052070

10/31/2013 CITIZENS TITLE

\$70.00



**Escambia County Receipt of Transaction**  
**Receipt # 2013077802**

Cashiered by: morf

Pam Childers  
Clerk of Court  
Escambia County, Florida

**Received From:**  
CITIZENS TITLE  
7139 B NORTH 9TH AVENUE  
PENSACOLA, FL 32504

**On Behalf Of:**  
OFFICIAL RECORDS TAX DEED ON LINE FEE

On: 10/25/13 2:56 pm  
Transaction # 100616689

**CaseNumber 2013 NC 000074**

<b>Fee Description</b>	<b>Fee</b>	<b>Prior Paid</b>	<b>Waived</b>	<b>Due</b>	<b>Paid</b>	<b>Balance</b>
(REFUND) REFUNDS >\$5 OR BY WRITTEN REC	910.00	140.00	0.00	770.00	70.00	700.00
<b>Total:</b>	<b>910.00</b>	<b>140.00</b>	<b>0.00</b>	<b>770.00</b>	<b>70.00</b>	<b>700.00</b>
<b>Grand Total:</b>	<b>910.00</b>	<b>140.00</b>	<b>0.00</b>	<b>770.00</b>	<b>70.00</b>	<b>700.00</b>

**PAYMENTS**

<b>Payment Type</b>	<b>Reference</b>		<b>Amount</b>	<b>Refund</b>	<b>Overage</b>	<b>Change</b>	<b>Net Amount</b>
CASH	2013TD000120	OK	70.00	0.00	0.00	0.00	70.00
<b>Payments Total:</b>			<b>70.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>70.00</b>



**Pam Childers**

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

13-6660

November 4, 2013

Citizens Title  
7139 B North 9<sup>th</sup> Avenue  
Pensacola, FL 32504

Re: 00120 2011

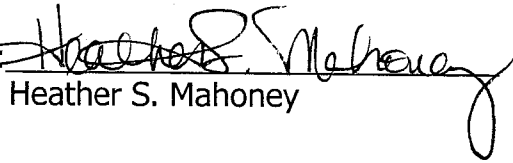
Dear Citizens Title,

The records of this office show that an application for tax deed was made on the property represented by the certificate referenced above. Please find enclosed a check for \$70.00. This amount represents a refund of the unused Online Auction fees.

Should you have any questions, please feel free to contact us at 850-595-3793.

Sincerely,  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By:

  
Heather S. Mahoney

HMS/enc



JANET HOLLEY

## ESCAMBIA COUNTY TAX COLLECTOR

## Tax Record



Last Update: 5/3/2013 1:10:35 PM CDT

## Details

## Tax Record

» Print View

Legal Desc.

Appraiser Data →

Tax Payment

Payment History

Print Tax Bill **NEW!**

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>	<b>Tax Type</b>	<b>Ta</b>
01-0405-516	REAL ESTATE	
<b>Mailing Address</b> MONTEITH CANDICE A C/O REZA MARVASHTI 1 FAIRFAX CIR FREDERICKSBURG VA 22405		
<b>Property Address</b> 8145 TIPPIN AVE		
<b>GEO Number</b> 071S29-1100		
A tax deed has been applied on this account. Please contact Escambia County Clerk of Court immediately.		
<b>Exempt Amount</b>		
See Below		
<b>Exemption Detail</b> NO EXEMPTIONS <b>Legal Description (click)</b> 071S29-1100-050-001 8145 92 OR 6112 P 1090 OR 6374		
<b>Taxing Authority</b>	<b>Rate</b>	
COUNTY	6.9755	
PUBLIC SCHOOLS		
By Local Board	2.2480	11,710
By State Law	5.5100	\$107,710
SHERIFF	0.6850	\$107,710
WATER MANAGEMENT	0.0400	\$107,710
<b>Total Millage</b>		15.4585
<b>Total Taxes</b>		\$
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	
NFP	FIRE (CALL 595-4960)	
474-1833		
<b>Total Assessments</b>		
Taxes & Assessments		

TDA APPLIED-  
 WE DO NOT  
 HAVE YET.  
 SHE NEEDS  
 ANOTHER ASSESSMENT!

KAREN @  
 CITIZENS  
 TITLE  
 needs pay off  
 for closing

DR-512  
R.05/88

Application Number: 130045

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CATALINA TAX CO LLC US BANK % CATALINA TAX  
CO LLC  
P.O. BOX 645040  
CINCINNATI, Ohio, 45264-5040**

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
120.0000	01-0405-516	06/01/2011	07-1S2-911 LT 5 BLK A GATEWOOD ESTATES PB 6 P 92 OR 6112 P 1090 OR 6374 P 706

### 2012 TAX ROLL

MONTEITH CANDICE A  
C/O REZA MARVASHTI  
1 FAIRFAX CIR  
FREDERICKSBURG , Virginia 22405

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.

towercap (Donna Ernwein)  
Applicant's Signature

04/25/2013  
Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 25, 2013 / 130045

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 120.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-0405-516**

**Certificate Holder:**  
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC  
P.O. BOX 645040  
CINCINNATI, OHIO 45264-5040

**Property Owner:**  
MONTEITH CANDICE A  
C/O REZA MARVASHTI  
1 FAIRFAX CIR  
FREDERICKSBURG, VIRGINIA 22405

**Legal Description:** 07-1S2-911  
LT 5 BLK A GATEWOOD ESTATES PB 6 P 92 OR 6112 P 1090 OR 6374 P 706

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	120.0000	06/01/11	\$2,100.12	\$0.00	\$105.01	\$2,205.13

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

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	84.0000	06/01/12	\$2,024.24	\$6.25	\$101.21	\$2,131.70

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2012)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$4,336.83
\$0.00
\$1,802.53
\$150.00
\$75.00
\$6,364.36
\$6,364.36
\$6.25

\*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Blenda Makuron*

Date of Sale:

*October 5, 2013*

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