

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 28, 2013 / 130715**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 2168.0000**, 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: 03-2642-000**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**  
SANTOS EZEQUIEL  
839 FAIRFAX DR  
PENSACOLA, FLORIDA 32503

**Legal Description:** 31-1S3-019  
W 100 FT OF N 140 FT OF LT A BLK 1 ABB S/D PB 1 P 82 OR 6067 P 1481 OR 6077 P 783

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	2168.0000	06/01/11	\$1,865.81	\$0.00	\$93.29	\$1,959.10

**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	1726.0000	06/01/13	\$1,733.25	\$6.25	\$86.66	\$1,826.16
2012	1906.0000	06/01/12	\$1,809.17	\$6.25	\$90.46	\$1,905.88

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

\$5,691.14
\$0.00
\$150.00
\$75.00
\$5,916.14
\$5,916.14
\$6.25

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CPCA  
Senior Deputy Tax Collector

Date of Sale: 7<sup>th</sup> July 2014

\* 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,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2168.0000	03-2642-000	06/01/2011	31-1S3-019 W 100 FT OF N 140 FT OF LT A BLK 1 ABB S/D PB 1 P 82 OR 6067 P 1481 OR 6077 P 783

### **2012 TAX ROLL**

SANTOS EZEQUIEL  
839 FAIRFAX DR  
PENSACOLA , Florida 32503

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.

tda2012 (Taimur Jamil)

Applicant's Signature

08/28/2013

Date

# 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.: 10943

October 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 10-14-1993, through 10-14-2013, and said search reveals the following:

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

Ezequiel Santos

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

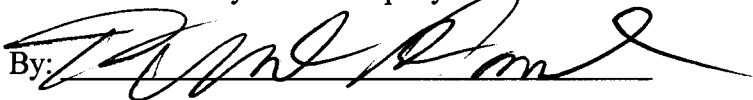
4. Taxes:

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: 

October 14, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10943

October 14, 2013

**The West 100.00 feet of the North 140.00 feet of Lot A, Block 1, ABB Subdivision, as per plat thereof, recorded in Plat Book 1, Page 82, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10943

October 14, 2013

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6786, page 564.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$78,652.00. Tax ID 03-2642-000.

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.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 03-2642-000

CERTIFICATE NO.: 2011-2168

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

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

Ezequiel Santos  
839 Fairfax Dr,  
Pensacola, FL 32503

Unknown Tenants  
2361 Lansing Dr.  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 23rd day of October, 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.

Space above this line for recording data

### WARRANTY DEED

For good consideration, we Ezequiel Santos County of Escambia , State of Florida, hereby bargain, deed and convey to Ezequiel Santos, 839 Fairfax Drive, Pensacola, 32503 County of Escambia, State of Florida, the following described land in Escambia County, free and clear with WARRANTY COVENANTS; to wit:

THE WEST 100.00 FEET OF THE NORTH 140.00 FEET OF LOT A, BLOCK 1, ABB SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 31, T-1-S,R-30W,ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 82 OF THE PUBLIC RECORDS OF SAID COUNTY.  
OR BK 6067 PG 1481

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of Escambia County.

WITNESS the hands and seal of said Grantors this 30<sup>TH</sup> day of January 2007.

Lynora Boone  
Witness(to Grantor) Lynora Boone

Ezequiel Santos  
Grantor Ezequiel Santos

Lisa English  
Witness(to Grantor) Lisa English

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

On January 30, 2007, before me, Lisa English (notary), personally appeared, Ezequiel Santos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lisa English

Affiant  Known  Produced ID

Type of ID Tennessee Driver License



**Lisa English**  
Commission #DD221236  
Expires: Jul 11, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

(Seal)

Prepared By:  
Lisa English  
c/o Bill Thompson's Office Equipment  
103 S. Baylen Street  
Pensacola, Florida 32502  
(850) 434-2365

**IN THE CIRCUIT COURT OF THE 1ST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION**

**BARNETT BANK, N.A., as successor by merger  
to BARNETT BANK OF WEST FLORIDA,  
Plaintiff,**

vs.

Case No.98-00851-CA-01  
DIVISION D

**JOHN H. DAVIS and KATHERINE L. DAVIS,  
HIS WIFE; HAROLD D. JONES, UNKNOWN SPOUSE,  
IF ANY, OF HAROLD D. JONES; UNKNOWN TENANT  
#1, N/K/A WAYNE BAKER, UNKNOWN TENANT #2,  
N/K/A DONNA BAKER, IN POSSESSION OF THE  
SUBJECT REAL PROPERTY;  
Defendants.**

**CERTIFICATE OF TITLE**

The undersigned ERNIE LEE MAGAHA, Clerk of the Circuit Court, certifies that he executed and filed a Certificate of Sale in this action on November 17, 1998, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The property described below:

**The West 100.00 feet of the North 140.00 feet of Lot A, Block 1,  
Abb Subdivision, a subdivision of a portion of Section 31, T-1-S,  
R-30-W, Escambia County, Florida, as recorded in Plat Book 1,  
at Page 82 of the public records of said County.**

was sold to Ezequiel Santos.

WITNESS my hand and the seal of the Court this 8<sup>th</sup> day of January, 2007.



**ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
190 Governmental Center  
Pensacola, Florida, 32501**

By: [Signature]  
Deputy Clerk

Copies furnished to:

John H. Davis and Katherine L. Davis  
2361 Lansing Dr.  
Pensacola, FL, 32504

Case: 1998 CA 000851



00008123459

Dkt: CA1173 Pg#: 1

*Bid # 20,081.00*



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

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit:

SANTOS, EZEQUIEL  
2361 Lansing Drive

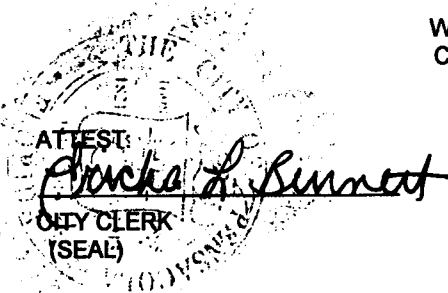
W 100' of N 140' of Lot A Block 1 ABB S/D

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 3rd day of November, 2011. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 3rd day of November, 2011.

THE CITY OF PENSACOLA  
a municipal corporation

  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of  
November, 2011, by William H. Reynolds, City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.



  
NOTARY PUBLIC