

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 28, 2013 / 130727**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 3032.0000** , 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: 05-1550-000**

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

**Property Owner:**  
BAKER BENNIE  
PO BOX 6259  
PENSACOLA, FLORIDA 32503

**Legal Description:** 04-2S3-070  
S 10 FT OF LT 20 AND N 63 FT OF LT 21 BLK 12 GRANADA PB 2 P 50/67 OR 3789 P 287

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
2012	2905.0000	06/01/12	\$1,363.04	\$0.00	\$80.93	\$1,443.97
2011	3032.0000	06/01/11	\$1,416.82	\$0.00	\$87.67	\$1,504.49

**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	2655.0000	06/01/13	\$1,299.22	\$6.25	\$64.96	\$1,370.43

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

\$4,318.89
\$0.00
\$150.00
\$75.00
\$4,543.89
\$4,543.89
\$12.50

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA  
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>
3032.0000	05-1550-000	06/01/2011	04-2S3-070 S 10 FT OF LT 20 AND N 63 FT OF LT 21 BLK 12 GRANADA PB 2 P 50/67 OR 3789 P 287

**2012 TAX ROLL**

BAKER BENNIE  
PO BOX 6259  
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.: 10958

October 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 10-15-1993, through 10-15-2013, and said search reveals the following:

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

Bennie Baker

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 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10958

October 15, 2013

**South 10 feet of Lot 20 and North 63 feet of Lot 21, Block 12, Granada, Plat Book 2, page 50/67, O.R. Book 3789, page 287.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10958

October 15, 2013

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$57,902.00. Tax ID 05-1550-000.

**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.: 05-1550-000

CERTIFICATE NO.: 2011-3032

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

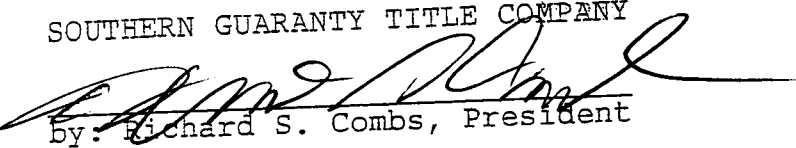
    X Homestead for     tax year.

Bennie Baker  
P.O. Box 6259  
Pensacola, FL 32503

Unknown Tenants  
105 Escalona Ave.  
Pensacola, FL 32503

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.

10.50 Rec  
11.50 Doc  
43.75 Asm.

OR BK3789 Pg0287  
INSTRUMENT 00215955

This Instrument prepared by:

J. ARBY VAN SLYKE  
Post Office Box 13244  
Pensacola, Florida 32591  
(904) 438-0440

D S PD Deed \$171.50  
Mort 80.00 ASUM 843.75  
JUNE 21, 1995  
Jim Moyo, Comptroller  
Cert. Reg. 59-2043328-27-01  
BY: *J. Kniggle* D.C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that NORWEST FINANCIAL FLORIDA, INC., Grantor, a corporation, for and in consideration of Ten and no/100ths Dollars, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Bennie Baker, a single woman who resides at P.O. BOX 6259, PENSACOLA, FL 32503, Grantee, her heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

That portion of Lot 20 lying South of a line radial to the curved front lot line drawn from a point on the front lot line 10.0 feet North of the Southeast corner of said Lot 20 and that portion of Lot 21 lying North of a line radial to the curved front lot line drawn from a point on the front lot line 63.00 feet South of the Northeast corner of said Lot 21, all in Block 12, Granada, according to plat filed in Plat Book 2 at Page 50 of the public records of Escambia County, Florida.

Parcel ID No.: 04-2S-30-7001-020-012

Subject to that certain mortgage executed by France E. McCaskill, a single woman, and Finly Collins, a divorced and unremarried woman, to Colonial Mortgage Company in the principal sum of \$19,000.00, dated 10/21/75 and recorded 10/22/75 in Official Record Book 944 at page 276; assigned to Federal National Mortgage Association in Official Record Book 3590, Page 143 of the public records of Escambia County, Florida, which the Grantee expressly assumes and agrees to pay. ASSUMPTION BALANCE: \$12,431.80

Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property; that Grantor warrants the title to the property for any acts of Grantor and will defend it against the lawful claim of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said corporation, grantor, has executed these presents causing its name to be signed by its

*Stewart Little*

PRESIDENT and its corporate seal to be affixed  
hereto this 20<sup>th</sup> day of April, 1995.

Signed, sealed and delivered  
in the presence of:

Cheri A. Shaw  
Witness: CHERI A. SHAW

Mauriceen Wormuth  
Witness: Mauriceen Wormuth

NORWEST FINANCIAL FLORIDA,  
INC.

By: [Signature]  
STEVE R. WAGNER  
its: President

ATTEST:

Faye L. Kunz  
Name: Faye L. Kunz, Secretary

STATE OF IOWA

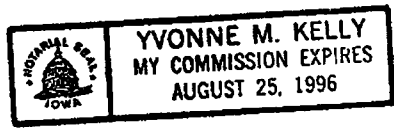
COUNTY OF POLK

The foregoing instrument was sworn to and subscribed before  
me this 20<sup>th</sup> day of April, 1995, by Steve R. Wagner  
as the President for NORWEST FINANCIAL FLORIDA, INC.,  
on behalf of the corporation. (He/She is personally known to me OR  
has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Person Taking  
Acknowledgment

Name of Acknowledger Typed,  
Printed or Stamped

Title or Rank: Notary Public



Instrument 00215955  
Filed and recorded in the  
public records  
JUNE 21, 1995  
at 04:14 P.M.  
in Book and Page noted  
above or hereon  
and record verified  
JIM MOYE,  
COMPTROLLER  
Escambia County,  
Florida