

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Aug 28, 2013 / 130776**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 10701.0000** , 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: 13-3128-000**

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

Property Owner:
ROPER ANNIE MAE LIFE EST & ROPER LARRY D &
1404 N HAYNE ST
PENSACOLA , FLORIDA 32503

Legal Description: 00-0S0-090
N1/2 OF LT 2 AND ALL OF LT 3 AND S 5 FT OF LT 4 BLK 41 EAST KING TRACT OR 4507 P 1787 CA 65

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	10169.0000	06/01/12	\$690.30	\$0.00	\$40.99	\$731.29
2011	10701.0000	06/01/11	\$373.32	\$0.00	\$54.60	\$427.92

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	9274.0000	06/01/13	\$691.77	\$6.25	\$34.59	\$732.61

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

\$1,891.82
\$0.00
\$150.00
\$75.00
\$2,116.82
\$2,116.82
\$30,972.50
\$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: 7th 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:

Certificate No.	Parcel ID Number	Date	Legal Description
10701.0000	13-3128-000	06/01/2011	00-050-090 N1/2 OF LT 2 AND ALL OF LT 3 AND S 5 FT OF LT 4 BLK 41 EAST KING TRACT OR 4507 P 1787 CA 65

2012 TAX ROLL

ROPER ANNIE MAE LIFE EST & ROPER
LARRY D &
1404 N HAYNE ST
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.: 11009

October 21, 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 10-21-1993, through 10-21-2013, and said search reveals the following:

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

Larry D. Roper and Letita B. Roper, husband and wife, and Annie Mae Roper, life estate

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

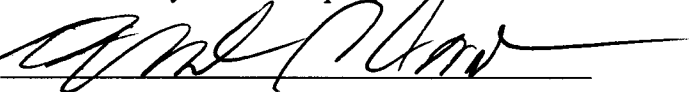
4. Taxes:

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 21, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11009

October 21, 2013

North 1/2 of Lot 2 and all of Lot 3 and South 5 feet of Lot 4, Block 41, East King Tract, O.R. Book 4507, page 1787, CA 65, and North 25 feet of Lot 4, Block 41, East King Tract, O.R. Book 4507, page 1787, CA 65.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11009

October 21, 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 \$61,945.00. Tax ID 13-3128-000.

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: rcsgt@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.: 13-3128-000

CERTIFICATE NO.: 2011-10701

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.

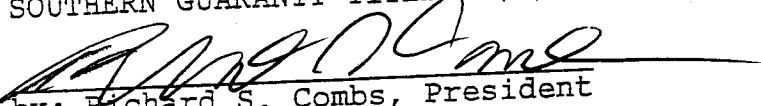
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for 2012 tax year.

Larry D. Roper
Letita B. Roper
Annie Mae Roper
1404 N. Hayne St.
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.

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

1404 N. Hayne Street
Pensacola FL 32503
Grantors Address

KNOW ALL MEN BY THERS PRESENTS: That I, **Annie Mae Roper** a widow, for and in consideration, of one dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged do remise, release, and quit claim unto **Larry D. Roper and Letitia B. Roper**, husband and wife, joint tenants with rights of survivorship, and **Annie Mae Roper** a widow, a life estate, and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

North 1/2 of Lot 2 and all of Lot 3 and South 5 feet of Lot 4 Block 41 East King Tract OR 4507 Page 1787 CA 65 and North 25 feet of Lot 4 block 41 East King Tract OR 4507 Page 1787 CA 65 (1404 N. Hayne Street, Pensacola, FL)

This is the homestead of the grantor, but not a sale of land.

To have and to hold the above described improvements to said property unto the said purchasers, their heirs and assigns forever. This donation is made and accepted for and in the consideration of the love and affection given and received by grantor and grantee.

Title insurance has been neither requested nor purchased. Both Grantor and Grantee indemnify preparer hereof from any and all defects in title.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of March A.D. 2012

[Signature]
WITNESS Jennifer Mason

Annie M Roper (SEAL)
ANNIE MAE ROPER

[Signature]
WITNESS Joseph Aed

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30 day of March 2012, by Annie Mae Roper, who is personally known to me or who produced Florida State ID as identification and who did not take an oath.

[Signature]
Notary Public
My Comm Expires: June 2, 2014

THIS INSTRUMENT PREPARED BY:
Larry D. Roper
5042 Skylark CT
Pensacola, FL 32505

