

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 29, 2014 / 140694**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 576.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-4884-400**

**Certificate Holder:**  
KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**  
DEVALCOURT ROGER T  
5555 SANDVIEW DR  
PENSACOLA , FLORIDA 32507

**Legal Description:**

BEG NW COR OF SEC N 90 DEG E ALG N LI 33 FT S 00 DEG 15 MIN 22 SEC W ALG EXT OF E R/W LI OF ASHLAND AVE (66 FT R/W) 363 FT N 90 DEG E 197 FT N 00 DEG ...

**See attachment for full legal description.**

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	576.0000	06/01/12	\$811.79	\$0.00	\$65.96	\$877.75

**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	490.0000	06/01/13	\$801.41	\$6.25	\$40.07	\$847.73

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

\$1,725.48
\$0.00
\$250.00
\$75.00
\$2,050.48
\$2,050.48
\$6.25

\*Done this 29th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: May 4, 2015

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

7/29/2014

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 01-4884-400**

July 31, 2014  
Tax Year: 2011  
Certificate Number: 576.0000

BEG NW COR OF SEC N 90 DEG E ALG N LI 33 FT S 00 DEG 15 MIN 22 SEC W ALG EXT OF E R/W LI OF ASHLAND AVE (66 FT R/W) 363 FT N 90 DEG E 197 FT N 00 DEG E 110 75/ 100 FT FOR POB CONT N 00 DEG E 219 25/100 FT TO S R/W LI OF 10 MILE RD (66 FT R/W) S 90 DEG W ALG S R/W LI 100 FT S 00 DEG W 219 25 /100 FT N 90 DEG E 100 FT TO POB OR 6238 P 753

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**KEVIN C TANG FOUNDATION  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

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
576.0000	01-4884-400	06/01/2012	BEG NW COR OF SEC N 90 DEG E ALG N LI 33 FT S 00 DEG 15 MIN 22 SEC W ALG EXT OF E R/W LI OF ASHLAND AVE (66 FT R/W) 363 FT N 90 DEG E 197 FT N 00 DEG E 110 75/ 100 FT FOR POB CONT N 00 DEG E 219 25/100 FT TO S R/W LI OF 10 MILE RD (66 FT R/W) S 90 DEG W ALG S R/W LI 100 FT S 00 DEG W 219 25 /100 FT N 90 DEG E 100 FT TO POB OR 6238 P 753

**2013 TAX ROLL**

DEVALCOURT ROGER T  
5555 SANDVIEW DR  
PENSACOLA , Florida 32507

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.

jsherpa (John Lemkey)  
Applicant's Signature

07/29/2014  
Date

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-343

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11917

February 5, 2015

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

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 02-05-1995, through 02-05-2015, and said search reveals the following:

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

Roger T. Devalcourt

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: 

February 5, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11917

February 5, 2015

**091S302101018004 - Full Legal Description**

BEG NW COR OF SEC N 90 DEG E ALG N LI 33 FT S 00 DEG 15 MIN 22 SEC W ALG EXT OF E R/W LI OF ASHLAND AVE (66 FT R/W) 363 FT N 90 DEG E 197 FT N 00 DEG E 110 75/ 100 FT FOR POB CONT N 00 DEG E 219 25/100 FT TO S R/W LI OF 10 MILE RD (66 FT R/W) S 90 DEG W ALG S R/W LI 100 FT S 00 DEG W 219 25/100 FT N 90 DEG E 100 FT TO POB OR 6926 P 1010

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11917

February 5, 2015

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

1. That certain mortgage executed by Brrian D. and Jennifer A. McGhee in favor of Roger T. Devalcourt dated 10/22/2007 and recorded 10/25/2007 in Official Records Book 6238, page 758 of the public records of Escambia County, Florida, in the original amount of \$60,494.00.
2. Taxes for the year 2011-2012 delinquent. The assessed value is \$40,782.00. Tax ID 01-4884-400.

**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: 5-4-2015

TAX ACCOUNT NO.: 01-4884-400

CERTIFICATE NO.: 2012-576

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

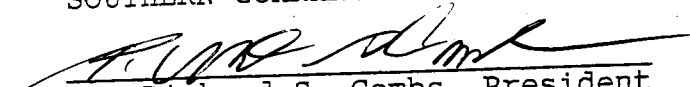
    X Homestead for     tax year.

Roger T. Devalcourt  
5555 Sandview Dr.  
Pensacola, FL 32507

Unknown Tenants  
1400 Ten Mile Rd.  
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,  
this 5th day of February, 2015.

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.

2700 AC  
526.40 Doc  
553.40 Stamp

This instrument was prepared by:

William E. Farrington, II  
Wilson, Harrell, Farrington, Ford,  
Wilson, Spain & Parsons, P.A.  
307 S. Palafox Street  
Pensacola, FL 32502  
(850) 438-1111

### WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS INDENTURE is made this 19<sup>th</sup> day of October, 2012, by and between BRIAN DOUGLAS MCGHEE and JENNIFER ANN MCGHEE, husband and wife, hereinafter referred to as "Grantors", and ROGER T. DEVALCOURT, of 5555 Sandview Drive, Pensacola, FL 32507, hereinafter referred to as "Grantee".

#### WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantors at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have and hereby do grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives and assigns of Grantee, all that tract or parcel of land described as follows:

See Attached Legal

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTORS DO HEREBY WARRANT and shall forever defend the right and title to said tract or parcel of land unto Grantee, and their heirs, legal representatives and assigns of Grantee, against the claims of all persons whomsoever.

THIS CONVEYANCE is given in lieu of foreclosure but not in satisfaction of that certain Mortgage from BRIAN DOUGLAS MCGHEE and JENNIFER ANN MCGHEE, husband and wife, to ROGER T. DEVALCOURT, dated October 22, 2007, and recorded in Official Records Book 6238, Page 758, of the Public Records of Escambia County, Florida. This is an absolute conveyance, the consideration for which, in addition to that stated above, is the release of the Grantors from personal liability under the debt secured by the aforesaid Mortgage. This conveyance is not and should not be construed as a conveyance to secure a debt. It is the intent of Grantors and Grantee that title to the property should not be merged with the lien of the aforesaid Mortgage and this conveyance should be so construed.

SIGNED, SEALED AND DELIVERED by Grantors the day and year first above written.

Signed in the presence of:

Sign: [Signature]  
Print: William E. Farrington, II  
witness

[Signature] (SEAL)  
BRIAN DOUGLAS MCGHEE

Sign: [Signature]  
Print: Angela E. Bonds  
witness

[Signature] (SEAL)  
JENNIFER ANN MCGHEE



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2012, by BRIAN DOUGLAS MCGHEE and JENNIFER ANN MCGHEE, husband and wife, who are personally known to me or who produced D.L. Lewis - Jr as identification.



WILLIAM E. FARRINGTON II  
MY COMMISSION # EE 015573  
EXPIRES: November 1, 2014  
Bonded thru Budget Notary Services

Sign: [Handwritten Signature]  
Print: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO N90°00'00"E ALONG THE NORTH LINE OF SAID SECTION 9 FOR A DISTANCE OF 33.00 FEET; THENCE GO S00°15'22"W ALONG THE AND THE EXTENSION OF THE EAST R/W LINE OF ASHLAND AVENUE (66' R/W) FOR A DISTANCE OF 363.00 FEET; THENCE DEPARTING SAID EAST R/W LINE OF ASHLAND AVENUE GO N90°00'00"E FOR A DISTANCE OF 197.00 FEET; THENCE GO N00°00'00"E FOR A DISTANCE OF 110.75 FEET FOR THE P.O.B.; THENCE CONTINUE N00°00'00"E FOR A DISTANCE OF 219.25 FEET TO THE SOUTH R/W LINE OF 10 MILE ROAD (66' R/W); THENCE GO S90°00'00"W ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID SOUTH R/W LINE OF 10 MILE ROAD, GO S00°00'00"W FOR A DISTANCE OF 219.25 FEET; THENCE GO N90°00'00"E FOR A DISTANCE OF 100.00 FEET TO THE P.O.B. THE ABOVE-DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL  
PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY  
IS \$58,465.21, TOGETHER WITH ACCRUED INTEREST, IF ANY AND  
ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE  
TERMS OF THIS MORTGAGE.

78.00  
120.99  
211.75

This instrument was prepared by:  
William E. Farrington, II  
After recording return to:  
Wilson, Harrell, Farrington, Ford,  
Fricke, Wilson & Spain, P.A.  
307 South Palafox Street  
Pensacola, Florida 32502  
WHFF# 1-42731

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on this 22nd day of October, 2007. The Mortgagor is **BRIAN DOUGLAS MCGHEE AND JENNIFER ANN MCGHEE, HUSBAND AND WIFE** ("Borrowers"). This Security Instrument is given to **ROGER T. DEVALCOURT 5555 Sandview Drive, Pensacola, Florida 32507** ("Lender"). Borrower owes Lender the principal sum of **Sixty Thousand Four Hundred Ninety Four and no/100** Dollars (U.S. \$60,494.00). 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 November 1, 2012. 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 of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Escambia County, Florida:

See Attached Exhibit "A"

which has the address of : 1415 West Ten Mile Rd., Cantonment, FL 32533 ("Property Address");

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.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; Prepayment and Late Charges:** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds")

BM 

**Exhibit "A"**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO N90°00'00"E ALONG THE NORTH LINE OF SAID SECTION 9 FOR A DISTANCE OF 33.00 FEET; THENCE GO S00°15'22"W ALONG THE AND THE EXTENSION OF THE EAST R/W LINE OF ASHLAND AVENUE (66' R/W) FOR A DISTANCE OF 363.00 FEET; THENCE DEPARTING SAID EAST R/W LINE OF ASHLAND AVENUE GO N90°00'00"E FOR A DISTANCE OF 197.00 FEET; THENCE GO N00°00'00"E FOR A DISTANCE OF 110.75 FEET FOR THE P.O.B.; THENCE CONTINUE N00°00'00"E FOR A DISTANCE OF 219.25 FEET TO THE SOUTH R/W LINE OF 10 MILE ROAD (66' R/W); THENCE GO S90°00'00"W ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID SOUTH R/W LINE OF 10 MILE ROAD, GO S00°00'00"W FOR A DISTANCE OF 219.25 FEET; THENCE GO N90°00'00"E FOR A DISTANCE OF 100.00 FEET TO THE P.O.B. THE ABOVE-DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.