FORM 513 (r.12/00)

#### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 15, 2014 / 140307

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 1763.0000, 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: 03-1726-000

Certificate Holder: ARONI-G LLC 8902 N DALE MABRY HWY SUITE 20 TAMPA, FLORIDA 33614 Property Owner: GODWN THOMAS C JR 191 TRAVIS ST PENSACOLA, FLORIDA 32503

**Legal Description:** 

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SE ...

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	1763.0000	06/01/12	\$876.10	\$0.00	\$140.18	\$1,016.28

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	1589.0000	06/01/13	\$894.33	\$6.25	\$44.72	\$945.30

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$1,961.58
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$796.77
4. Ownership and Encumbrance Report Fee	\$250.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$3,083.35
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	\$3,083.35
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	\$6,25
17. Total Amount to Redeem	<del></del>
in rount under to nedom	<b>!</b>

\*Done this 15th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Cardice deux

Date of Sale: January 5,

<sup>\*</sup> 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** 

5/15/2014

### FULL LEGAL DESCRIPTION Parcel ID Number: 03-1726-000

May 21, 2014 Tax Year: 2011

Certificate Number: 1763.0000

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T1S R30 OR 1855 P 822

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

**TO: Tax Collector of Escambia County** 

In accordance with Florida Statutes, I,

**ARONI-G LLC** 

8902 N DALE MABRY HWY SUITE 20

TAMPA, Florida, 33614

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

Certificate No. 1763.0000

Parcel ID Number 03-1726-000 **Date** 06/01/2012

**Legal Description** 

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC

25/27 T1S R30 OR 1855 P 822

2013 TAX ROLL

GODWIN THOMAS C JR 191 TRAVIS 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.

SLRICE1 (Bobby Eggleston)

05/15/2014

### **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.: 11594

October 8, 2014

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 10-08-1994, through 10-08-2014, and said search reveals the following:

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

Thomas C. Godwin, Jr.

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: Jan Donk

October 8, 2014

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11594

October 8, 2014

271S303101022050 - Full Legal Description

BEG AT NW COR OF LT 50 S ALG W LI LT 50 225 FT FOR POB E 135 FT S 180 FT W 135 FT N 180 FT TO POB S/D OF LT 2 W OF H/W ALL LTS 3 & 4 SEC 27 & LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T1S R30 OR 1855 P 822

## OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11594 October 8, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$42,608.00. Tax ID 03-1726-000.

#### 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

	P.O. Box 1312 Pensacola, FL 32596
	CERTIFICATION: TITLE SEARCH FOR TDA
	TAX DEED SALE DATE: 1-5-2015
	TAX ACCOUNT NO.: 03-1726-000
	CERTIFICATE NO.: 2012-1763
	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 BOX 12910, 32521
	X Notify City of Pensacola, P.O. Box 12910, 32521
	X Notify Escambia County, 190 Governmental Center, 32502
	X Homestead for tax year.
	Thomas C. Godwin, Jr. 191 Travis St. Pensacola, FL 32503
	Unknown Tenants 6241 Jalyn Rd. Pensacola, FL 32503
	Certified and delivered to Escambia County Tax Collector, this 8th day of October , 2014 .
	SOUTHERN GUARANTY TATLE COMPANY
شتبع	by: Richard S. Combs, President
	NOTE: The above listed addresses are based upon current information

NOTE: The above listed addresses are based upon current i available, but said addresses are not guaranteed to be true or correct.

State of Florida 950 WARRANTY DEED

of All Men by These Presents: That	WILLIE MAE GODWIN & THOMAS C. GODWIN
and in consideration of TWENTY THOUSAND	AND 00/100
and in Consideration of	DOLLARS
receipt whereof is hereby acknowledged, do bargain, sell, o	rest, Vensa Cola Fl.
HIS heirs, executors, administrators a ate, lying and being in the	and assigns, forever, the following described real property,  County of Escambia State of Florida
wit:	
Commence at the Northwest corner of Range 30 West, Escambia County, FL, the 50 for 225.0 feet to the P.O.B., thence r 50 for 135.0 feet, thence run South paral feet, thence run West parallel to the Nort run North along the West line of Lot 50 for	lel to the West line of Lot 50 for 180.0
TITLE TO PROPERTY CONVEYED NEITH PREPARER HEREOF.	ER EXAMINED NOR APPROVED BY THE
•	
:	
	and anywise appearances thereto belonging or in anywise appear
ogether with all and singular the tenements, hereditaments uning, free from all exemptions and right of homestead.	
they are	well seized of an indefeasable
are in the simple in the said property and he VS a good	right to convey the same; that it is free of sen of distance
rance, and that their heirs, executors and admini kecutors, administrators and assigns, in the quiet and peace	Same hossession and enjoyment that are
wfully claiming the same, shall and will igrever worrows at	na dejena.
IN WITNESS WHEREOF, we have here	unto set OUT hands and seals this 15th
ay of <u>December</u> A. D. 19.83	The Son Haden 100 AL
igned, sealed and delivered in the presence of	. WHALE WAL GODWIN
Muy July 280	Desires C. Salum sor, (SEAL
Lipa K. Eisenach	THOMAS C. GODWIN, SR. (SEAL
Files	(SEAI
AND RECOR	(SEAI
A C	A STATE OF THE STA
State of Morida \ 44 3 2 20 mg	
( then 25 PM	1984 St. 198
Escambia County	Maria Constitut a THOMAS CE CONSTITUTE SE
Before the subscriber personally appeared	AND
his wife, known to me, and known to me to be the individ	dual s described by said names in and who secured?
foregoing instrument and acknowledged that Lhey exe	cuted the same for the uses and purposes mercun set torto.
Given under my hand and official seal this15th	10.47
This instrument was prepared by:	Notary Public
: - <del>-</del>	~ // \$1 A1
GEORGE G. PHILLIPS 112 West Gregory Street	1. 128 1587

45.00