Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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

Certificate No. 1908.0000

Parcel ID Number 03-2659-100

Date 06/01/2012

Legal Description

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR

6554 P 1631

2013 TAX ROLL WOODSON SUSAN P 7130 BAHAMA RD PENSACOLA, Florida 32504

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.

MTAGCaz (Flor Anne Militar)

04/25/2014

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County: Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK

PO BOX 645132 LOCKBOX # 005132 CINCINNATI OH 45264

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

Certificate No.

Property No.

Date

Legal Description

2012/ 1908.000

03-2659-100

06/01/2012

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

I agree to pay all delinquent taxes, redeem all outstanding tax 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 tax collector's fees, ownership and encumbrance report 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.

Certificate

TAX COLLECTOR'S CERTIFICATION

Application Date/Number APR 25, 2014 140205

Total

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 1908.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 03-2659-100

Cert US BANK AS CUST FOR CAZ CREEK

Holder PO BOX 645132

LOCKBOX # 005132 **CINCINNATI OH 45264** **Property** Owner

WOODSON SUSAN P 7130 BAHAMA RD

PENSACOLA FL 32504

T/C Fee

Interest

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

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 Application: Date of Sale

2012/ 1908.000	06/01/2012	662.79	0.00	33.14	695.93
Certificates Redeemed by	Applicant in Connection Wi	th This Tax Deed Application	or included (County) in	connection with this Tax D	eed Application:
Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 1730.000	06/01/2013	674.91	6.25	33.75	714.91

Face Amount

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	1,410.84
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	622.21
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	2,358.05
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.	29,241.50
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	
* Done this the 06th day of May, 2014	
Date of Sale:	Wakum
* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date	U

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date

1m2089W 778 % WARRANTY DEED This Indenture made take 14th day of Light! . 19 99 BETWEEN SPEROS CHELIR RAG MANI CHEKER, MUSBAND AND WIFE . of 7151 M. TIPPEM AVENUE, PENSACOLA, PLORIDA 32504 GRANTOR . THEMS R. WOODSON and SUSAN P. WOODSON, SUSBAND AND WIFE , of 7130 BAHAMA ROAD, PENSACOLA, FLORIDA GRANNER* WITHESSETH, That said Grantor, for and in consideration of the sum of TEN LHD 00/100°? (\$10.00) Dollars and other good and valuable desiderations to said grantor in hand paid by said granter, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the matter and granter's heirs forever the following described land located that the County of ESCAMBIA, State of FLORIDA, to-wit: AT THE SOUTHWAFT CORNER OF LOT "E" OF FLOCK 1, AND SUBDIVISION, AND SUBDIV and said grantor does hereby fully wavrant the title to said land, and wilk defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires. IN SITEESS WHEREOF, Grautor has hereunto set grantor's hand and seal this day and year first above written. 0 φ C) I HEARESY CERTIFY that on this yell day of agent .1977, before me an officer duly qualified to take acknowledgements, personally appeared: ,19 59, before me. SPYROS GERRER and HAHI GREKER to me known to be the persons dessell instrument in actional desde before the foregoing have executed the foregoing have executed the same. Prepared My:
SUBJE COFFEY
TITLE SERVICES OF WEST FLORID
1802 MORTH MINTH AVENUE
PPHSACOLA, FLORIDA 32503
PR: (904)-432-8415
78-9-387 EXFIRATION: HOPANY PLANE STATE OF PLONEA HY COMMISSION SID HOV. Q. 1993 MICH END HOV. O. 197 BL COURSE, OC. UND

> Cartilled to be a true copy the original on file in this office Witness my leand and official seal ERNIE LISE MAGAHA

Clark of the Circuit Co.

COUNT

WITNESSES:

lionical	land
Witness Signa	ture
Print Name:	LOVINGO MOO

Witness Signature
Print Name: __Ca/up __Wissk

COUNTY OF Albany

The foregoing instrument was acknowledged before me, this 18 day of December, 2009, by THOMAS R. WOODSON, who is personally known to me or who has produced 12 Diversions as identification.

Michelle Rigney
Notary Public State of NY
No. 01RI6171805
Qualified in Schenectady County
My Commission Expires 7/23/2011

NOTARY PUBLIC

[Print, type or stamp commissioned name of notary or deputy clerk.]

Prepared by: MICHAEL L. GUTTMANN 314 S. Baylen Street Suite 201 Pensacola, FL 32502

Return to address shown above.

QUITCLAIM DEED

This Quitclaim Deed made this 18° day of December, 2009, by THOMAS R. WOODSON, a single man, as Grantor, to SUSAN P. WOODSON, of 7130 Bahama Road, Pensacola, Florida 32504, as Grantee.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever, all the right, title, interest, claim and demand which he has in and to that real property located in Escambia County, Florida, and more particularly described as follows:

See attached exhibit.

Parcel Identification Number: 31-1S-30-1901-056-001

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity to the only proper use and benefit of Grantee forever.

THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Grantor, THOMAS R. WOODSON

Address: 3227 Creighton Road

Pensacola, Florida 32504

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: 12-1-2014
TAX ACCOUNT NO.: 03-2659-100
CERTIFICATE NO.: 2012-1908
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 2013 tax year.
Susan P. Woodson 7130 Bahama Rd. Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector, this 10th day of September , 2014.

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.

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11471 September 3, 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 \$59,360.00. Tax ID 03-2659-100.

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.

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11471

September 3, 2014

311S301901056001 - Full Legal Description

S 86 FT OF N 344 FT OF E 124 62/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 2689 P 776 OR 6554 P 1631

Southern Guaranty Title Company

14-868

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11471

September 3, 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 09-03-1994, through 09-03-2014, and said search reveals the following:

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

Susan P. Woodson

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:

September 3, 2014