

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154**

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
4903.0000	08-1284-000	06/01/2012	LT 1 AND S 16 FT OF LT 2 BLK 9 CORRY S/D PB 1 P 55 SEC 50/51 T2S R 30 W OR 3426 P 745 OR 4137 P 67 OR 4748 P 79 CA 207

2013 TAX ROLL

NIX CALVIN G & NIX MARIA A
5003 PRIETO DR
PENSACOLA , Florida 32506

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.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140628

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4903.0000**, 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: 08-1284-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
NIX CALVIN G & NIX MARIA A
5003 PRIETO DR
PENSACOLA, FLORIDA 32506

Legal Description:

LT 1 AND S 16 FT OF LT 2 BLK 9 CORRY S/D PB 1 P 55 SEC 50/51 T2S R 30 W OR 3426 P 745 OR 4137 P 67 OR 4748 P 79 CA 207

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	4903.0000	06/01/12	\$698.07	\$0.00	\$128.56	\$826.63

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
2014	4171.0000	06/01/14	\$659.46	\$6.25	\$32.97	\$698.68
2013	4508.0000	06/01/13	\$674.10	\$6.25	\$33.71	\$714.06

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- _____
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,239.37
\$0.00
\$250.00
\$75.00
\$2,564.37
\$2,564.37
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: Apr 16, 2015

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

ZT18



Florida Department of Revenue

WARRANT

**MARIA A. NIX
5003 PRIETO DR
PENSACOLA FL 32506-5367**

Tax : Sales and Use Tax
Business Partner #: 4053706
Contract Object # : Audit
FEIN :
Warrant # : 1000000646756
Re: Warrant issued under Chapter
212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.

The taxpayer named above in the County of Escambia, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$2,437.08
PENALTY	\$582.78
INTEREST	\$431.62
TOTAL	\$3,451.48
FEE(S)	\$20.00
GRAND TOTAL	\$3,471.48

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola, Escambia County, Florida, this 10th day of November, 2014.



Marshall Stranburg, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

A handwritten signature in black ink, appearing to read "Marshall Stranburg", followed by a horizontal line.
Authorized Agent

Please bill to:
PENSACOLA SERVICE CENTER
3670 N L ST STE C
PENSACOLA FL 32505-5254
850/595-5170

DR-78
R. 10/10

Department of Health • Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE

USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2013 ML 002253

(APPLICATION NUMBER)

APPLICATION TO MARRY

1. GROOM'S NAME (First, Middle, Last) DONALD RAYMOND HUNOLD JR			2. DATE OF BIRTH (Month, Day, Year) 02/10/1975		
3a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA		3b. COUNTY ESCAMBIA		3c. STATE FLORIDA	
5a. BRIDE'S NAME (First, Middle, Last) MARIA ANN NIX			5b. MAIDEN SURNAME (if different) ARDIS		4. BIRTHPLACE (State or foreign Country) RHODE ISLAND
7a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA			7b. COUNTY ESCAMBIA		6. DATE OF BIRTH (Month, Day, Year) 10/16/1964
			7c. STATE FLORIDA		8. BIRTHPLACE (State or foreign Country) FLORIDA

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF GROOM (Sign full name using black ink) <i>Donald Raymond Hunold Jr</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 08/13/2013	
11. TITLE OF OFFICIAL DEPUTY CLERK		12. SIGNATURE OF OFFICIAL (Use black ink) <i>Martha Yeager</i>	
13. SIGNATURE OF BRIDE (Sign full name using black ink) <i>Maria Ann Nix</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 08/13/2013	
15. TITLE OF OFFICIAL DEPUTY CLERK		15. SIGNATURE OF OFFICIAL (Use black ink) <i>Martha Yeager</i>	

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE ESCAMBIA COUNTY	18. DATE LICENSE ISSUED 08/13/2013	18a. DATE LICENSE EFFECTIVE 08/16/2013	19. EXPIRATION DATE 10/15/2013
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>Pam Childers</i>		20b. TITLE CLERK OF COURTS	20c. BY D.C. <i>my</i>

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year) AUGUST 23, 2013		22. CITY, TOWN, OR LOCATION OF MARRIAGE MILTON, FLORIDA	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>Pam Newton</i>		23c. ADDRESS (Of person performing ceremony) 6495 CAROLINE ST MILTON, FLORIDA 32570	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) PAM NEWTON DEPUTY CLERK		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Pam Childers</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Anna K. Tucker</i>	

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

3999945 DT

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2013085722

DATE ISSUED: June 6, 2014

DECEDENT INFORMATION

STATE FILE DATE: June 20, 2013

NAME: CALVIN GEORGE NIX SR

DATE OF DEATH: June 13, 2013

SEX: MALE

AGE: 071 YEARS

DATE OF BIRTH: January 27, 1942

SSN: ~~XXXXXXXX~~

BIRTHPLACE: PENSACOLA, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 5003 PRIETO DRIVE

LOCATION OF DEATH: PENSACOLA, ESCAMBIA COUNTY

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: MARRIED

SPOUSE (IF FEMALE, MAIDEN NAME): MARIA A ARDIS

RESIDENCE: 5003 PRIETO DRIVE, PENSACOLA, FLORIDA 32506, UNITED STATES

COUNTY: ESCAMBIA

OCCUPATION, INDUSTRY: OWNER/OPERATOR, BAR

RACE: ☒ White ☐ Black or African American

☐ Asian Indian

☐ Chinese

☐ Filipino

☐ Native Hawaiian

☐ American Indian or Alaskan Native--Tribal

☐ Japanese

☐ Korean

☐ Vietnamese

☐ Guamanian or Chamorro

☐ Samoan

☐ Other Pacific Is.

☐ Other Asian:

☐ Other:

☐ Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER: GRAFTON NIX SR

MOTHER: GLADYS GANN

INFORMANT: MARIA NIX

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 5003 PRIETO DRIVE, PENSACOLA, FLORIDA 32506, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: BAYVIEW MEMORIAL PARK

PENSACOLA, FLORIDA

METHOD OF DISPOSITION: BURIAL

FUNERAL DIRECTOR/LICENSE NUMBER: ROBERT E. YOUNG, F045036

FUNERAL FACILITY: TRIMBLE FAMILY FUNERAL HOME F041209

440 TOLSON COURT, PENSACOLA, FLORIDA 32505

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 1300

CERTIFIER'S NAME: THOMAS DEAN CHINNENBERG

CERTIFIER'S LICENSE NUMBER: ME000069

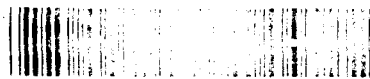
NAME OF ATTENDING PHYSICIAN (if other than Certifier): NOT ENTERED

THE ABOVE SIGNATURE AND NAME MUST BE REGISTERED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS A COPY OF THE ORIGINAL AND MUST BE KEPT ON FILE IN THIS OFFICE. IT IS THE RESPONSIBILITY OF THE CLERK OF THE CIRCUIT COURT TO VERIFY THE PRESENCE OF THE WATERMARK AND TO REPORT ANY DISCREPANCIES TO THE CLERK OF THE CIRCUIT COURT. THE CLERK OF THE CIRCUIT COURT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES IN THE DOCUMENT. THE CLERK OF THE CIRCUIT COURT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES IN THE DOCUMENT. THE CLERK OF THE CIRCUIT COURT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES IN THE DOCUMENT.

REQ: 2014948127



* 3 2 0 0 6 2 4 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

OR BK 4137 PG0075
Escambia County, Florida
INSTRUMENT 97-390944

EXHIBIT "A"

LOT 1 AND THE SOUTH 16.00 FEET OF LOT 2, BLOCK 9 OF CORRY
SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 50 & 51,
TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE
55 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

CSH

RCD Jun 05, 1997 01:56 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-390944

29. U.C.C. PROVISIONS. If checked, the following are applicable to, but do not limit, this Mortgage:

- ☐ Construction Loan. This Mortgage secures an obligation incurred for the construction of an improvement on the Property.
- ☐ Fixture Filing. Mortgagor grants to Lender a security interest in all goods that Mortgagor owns now or in the future and that are or will become fixtures related to the Property.
- ☐ Crops; Timber; Minerals; Rents, Issues, and Profits. Mortgagor grants to Lender a security interest in all crops, timber and minerals located on the Property as well as all rents, issues, and profits of them including, but not limited to, all Conservation Reserve Program (CRP) and Payment in Kind (PIK) payments and similar governmental programs (all of which shall also be included in the term "Property").
- ☐ Personal Property. Mortgagor grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagor owns now or in the future and that are used or useful in the construction, ownership, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

30. OTHER TERMS. If checked, the following are applicable to this Mortgage:

- ☐ Line of Credit. The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.

☒ Additional Terms. COLLATERAL 1ST MORTGAGE OF EVEN DATE

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

☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

Entity Name: CALVIN, GEORGE NIX, SR.
HUSBAND

(Signature) *Calvin George Nix, Sr.* (Date)

(Signature) Witness: Denis A. Braslow (Date)

Entity Name: LINDA M. NIX
WIFE

(Signature) *Linda M. Nix* (Date)

(Signature) Witness: Dorothy I. Willis (Date)

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments.

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF ESCAMBIA } ss.
This instrument was acknowledged before me this 3RD day of JUNE, 1997
(Individual) by Calvin George Nix, Sr. and His Wife, Linda M. Nix
who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE(S) as identification.
My commission expires:

(Seal)



Denis A. Braslow
MY COMMISSION # CC571656 EXPIRES
September 7, 2000
BONDED THRU TROY FARM INSURANCE, INC.

(Notary Public)

DENIS A. BRASLOW

(Printed Name of Acknowledger)

(Business or Entity Acknowledgment)
STATE OF , COUNTY OF } ss.
This instrument was acknowledged before me this day of
by
(Title(s))
of (Name of Business or Entity)
a on behalf of the business or entity.
He/she is personally known to me or has produced as identification.
My commission expires:

(Seal)

(Notary Public)

(Printed Name of Acknowledger)

This document was prepared by SHEILA H. COLSTON.....
HORIZON BANK OF FLORIDA.....
State of Florida's Documentary Stamp Tax required by law in the
amount of \$ 212.80..... has been paid to the Clerk of the
Circuit Court (or the County Comptroller, if applicable) for the
County of ESCAMBIA....., State of Florida.

MTG DOC STAMPS PD @ ESC CO \$ 212.80
06/05/97 ERNIE LEE MAGNHA, CLERK
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 121.52
06/05/97 ERNIE LEE MAGNHA, CLERK
By: *[Signature]*

33.00
-12.80
121.52

RETURN TO:
DENIS A. BRASLOW
ATTORNEY AT LAW
220 SOUTH PALAFOX ST.
PENSACOLA, FL 32501

☐ IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.
☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

State of Florida

Space Above This Line For Recording Data

REAL ESTATE MORTGAGE (With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage is JUNE 3, 1997..... and the parties and their addresses are as follows:

MORTGAGOR: CALVIN GEORGE NIX SR..... LINDA M. NIX.....
HUSBAND..... WIFE.....
2682 TUNNEL RD..... 2682 TUNNEL ROAD.....
PACEL FL 32571..... PACEL FL 32571.....
SOCIAL SECURITY #: 266-52-4289..... SOCIAL SECURITY #: 262-86-2035.....
☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.
LENDER: HORIZON BANK OF FLORIDA.....
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA.....
180 N. PALAFOX ST., PO. BOX 1272.....
PENSACOLA, FL 32596.....
TAXPAYER I.D. #: 59-0398580.....

2. MORTGAGE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

See attached Exhibit "A"
for legal description

The property is located in ESCAMBIA..... at
(County)

1011 S. OLD CORY FIELD..... PENSACOLA, FL..... Florida 32507.....
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed \$ 120,000.00..... This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.

4. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:

A. The promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all extensions, renewals, modifications or substitutions (Evidence of Debt): NOTE #2843138513 IN THE NAMES OF CALVIN GEORGE NIX SR. AND LINDA M. NIX IN THE AMOUNT OF \$60,760.00 AT THE INITIAL INTEREST RATE OF 10.50% THIS LOAN CAN ADJUST ANNUALLY TO CHASE MANHATTAN PRIME PLUS 2% WITH A 2% CAP PER YEAR 8% FLOOR 18% CEILING.....

(e.g., borrower's name, note amount, interest rate, maturity date)

[Signature]

Prepared by: LAURA E. KEENE
Berose & Keene
417 East Zaragoza Street
Pensacola, Florida 32501
FBN: 312835
Phone: (904) 438-3111

DR BK 4748 PGO079
Escambia County, Florida
INSTRUMENT 2001-868567

DEED DOC STAMPS PD @ ESC CO \$ 182.70
08/02/01 ERNIE LEE MAGAHA, CLERK

By: *Ernie Lee Magaha*

RCD Aug 02, 2001 02:26 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-868567

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Grantor **LINDA M. NIX**, Social Security Number [REDACTED] a divorced and unmarried woman, whose address is: Santa Rosa County, Florida for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto Grantee **CALVIN GEORGE NIX**, Social Security Number [REDACTED] a divorced and unmarried man, whose address is: 5104 North "W" Street, Pensacola, FL his heirs, personal representatives, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

LOT 1 AND THE SOUTH 16.00 FEET OF LOT 2, BLOCK 9 OF CORY SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 50 & 51, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of June, 2001.

Signed sealed and delivered
in the presence of:

Mary H. Johnson
Witness: MARY H. JOHNSON
(Print)

T. S. Johnson
Witness: T. S. JOHNSON
(Print)

Linda M. Nix
Grantor's Signature

2682 TUNNEL ROAD
Address of Grantor

PACE
City

FL 32571
State Zip

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS DAY, before the undersigned, personally appeared LINDA M. NIX, who ☒ is personally known to me and known to me to be the individual described herein or who ☐ has produced _____ as identification, and who executed the foregoing, and acknowledged that she executed the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 6 day of June, 2001.

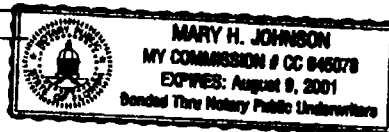
Mary H. Johnson
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

Commission Number: _____


My Commission expires: _____

Social Security/Tax ID No. of Grantee: [REDACTED]

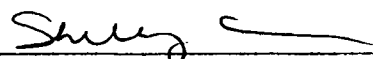


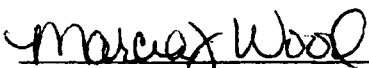
The Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever, except taxes for the year 2011 and thereafter and easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


CALVIN GEORGE NIX a/k/a
CALVIN GEORGE NIX, SR.,
Grantor

Signed, sealed, and
delivered in our presence:


SHELLEY CHUNN - Witness


MARCIA J. WOOD - Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CALVIN GEORGE NIX a/k/a CALVIN GEORGE NIX, SR., who is personally known to me or have shown valid identification, who is named Grantor in the following instrument, and that he acknowledged executing the same, in the presence of two subscribing witnesses.

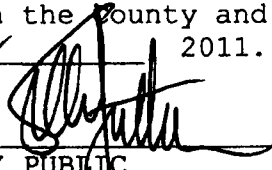
WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November 2011.

(Notary Seal)



Stephen M. Guttmann
Florida Notary No. DD734637
Commission Expires 2/13/12

This Document Prepared By:
STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street, Suite 203
Pensacola, FL 32502
(All information provided by
Grantor, without titlework).


NOTARY PUBLIC
My Commission Expires:

WARRANTY DEED

THIS INDENTURE, made this 1st day of
NOVEMBER, 2011 A.D., between
CALVIN GEORGE NIX a/k/a CALVIN GEORGE NIX,
SR., as Grantor; and CALVIN GEORGE NIX and
MARIA A. NIX, husband and wife, 5003 Prieto
Drive, Pensacola, FL 32506, as Grantee.

WITNESSETH that the Grantor, for and in consideration of
the sum of TEN & NO/100 (\$10.00) dollars, and other good and
valuable consideration to Grantor in hand paid by Grantees, the
receipt whereof is hereby acknowledged, has granted, bargained
and sold to the said Grantees and Grantees' heirs and assigns
forever the following described land, situate, lying and being
in the county of Escambia, State of Florida, to-wit:

Legal Description:

Parcel 1:

✓
LOT 1 AND THE SOUTH 16.00 FEET OF LOT 2, BLOCK 9 OF CORRY
SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 50 &
51, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN PLAT
BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA.

Parcel 2:

PARCEL ID# 3625303500013001

LOT 13, BLOCK 1, MYRTLE HILLS, A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 30
WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4, AT PAGE 10, OF THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The above-described properties are not the homestead of the
Grantor.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 08-1284-000

CERTIFICATE NO.: 2012-4903

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.

Estate of Calvin George Nix aka
Calvin George Nix, Sr.
Maria A. Nix aka
Maria A. Hunold
5003 Prieto
Pensacola, FL 32506

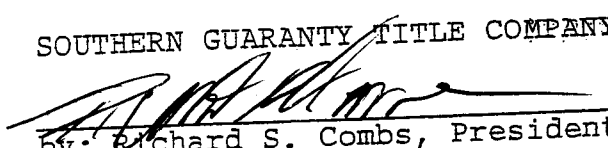
Unknown Tenants
1011 Old Corry Filed Rd.
Pensacola, FL 32507

Coastal Bank & Trust
formerly Horizon Bank of Florida
125 W. Romana St.
Pensacola, FL 32502

Florida Dept. of Revenue
3670 North L St. Ste C
Pensacola, FL 32505-5254

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11861

January 20, 2015

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

1. That certain mortgage executed by Calvin George Nix, Sr. and Linda M. Nix in favor of Horizon Bank of Florida NKA Coastal Bank & Trust dated 06/03/1997 and recorded 06/05/1997 in Official Records Book 4137, page 69 of the public records of Escambia County, Florida, in the original amount of \$60,760.00.
2. Tax Lien filed by Florida Dept. of Revenue against Maria A. Nix recorded in O.R. Book 7259, page 1822.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$34,786.00. Tax ID 08-1284-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11861

January 20, 2015

**Lot 1 and the South 16.00 feet of Lot 2, Block 9, Corry Subdivision, as per plat thereof,
recorded in Plat Book 1, Page 55, of the Public Records of Escambia County, Florida**

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.: 11861

January 20, 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 01-16-1995, through 01-16-2015, and said search reveals the following:

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

Calvin George Nix AKA Calvin George Mix, Sr., deceased and Maria A. Nix AKA Maria A. Hunold

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: 

January 20, 2015