

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 10-1732-100**

July 11, 2014  
Tax Year: 2011  
Certificate Number: 6732.0000

BEG AT CENTER LI INTER OF GULF BEACH H/W & DOGTRACK RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACK RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 671 47/100 FT FOR POB N 23 DEG 39 MIN W 250 FT S 70 DEG 1 MIN W 205 FT MORE OR LESS TO CENTER LI OF JONES SWAMP CREEK SLY ALG CREEK CENTER LI 250 FT MORE OR LESS TO INTER WITH ABOVE MENTIONED CURVE ELY ALG CURVE 265 FT MORE OR LESS TO POB BEING LT 1 OF BAYOU EST ALSO BEG AT CENTER LI INTER OF GULF BEACH H/W & DOG TRACT RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACT RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG OF 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 481 47/100 FT FOR POB CONT WLY ALG CURVE 190 FT N 23 DEG 39 MIN W 250 FT N 70 DEG 1 MIN E 190 FT S 23 DEG 39 MIN E 250 FT TO POB OR 5433 P 1395 BEING LT 2 OF BAYOU EST OR 5941 P 1411 OR 6603 P 1977

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

## 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
6732.0000	10-1732-100	06/01/2012	BEG AT CENTER LI INTER OF GULF BEACH H/W & DOGTRACK RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACK RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 671 47/100 FT FOR POB N 23 DEG 39 MIN W 250 FT S 70 DEG 1 MIN W 205 FT MORE OR LESS TO CENTER LI OF JONES SWAMP CREEK SLY ALG CREEK CENTER LI 250 FT MORE OR LESS TO INTER WITH ABOVE MENTIONED CURVE ELY ALG CUR ... <b>See attachment for full legal description.</b>

### **2013 TAX ROLL**

STEPHENS BOBBY LUCILLE  
1804 E LA RUA ST  
PENSACOLA , Florida 32501

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

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

7/7/2014

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 10-1732-100**

July 11, 2014  
Tax Year: 2011  
Certificate Number: 6732.0000

BEG AT CENTER LI INTER OF GULF BEACH H/W & DOGTRACK RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACK RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 671 47/100 FT FOR POB N 23 DEG 39 MIN W 250 FT S 70 DEG 1 MIN W 205 FT MORE OR LESS TO CENTER LI OF JONES SWAMP CREEK SLY ALG CREEK CENTER LI 250 FT MORE OR LESS TO INTER WITH ABOVE MENTIONED CURVE ELY ALG CURVE 265 FT MORE OR LESS TO POB BEING LT 1 OF BAYOU EST ALSO BEG AT CENTER LI INTER OF GULF BEACH H/W & DOG TRACT RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACT RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG OF 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 481 47/100 FT FOR POB CONT WLY ALG CURVE 190 FT N 23 DEG 39 MIN W 250 FT N 70 DEG 1 MIN E 190 FT S 23 DEG 39 MIN E 250 FT TO POB OR 5433 P 1395 BEING LT 2 OF BAYOU EST OR 5941 P 1411 OR 6603 P 1977

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 7, 2014 / 140648

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6732.0000**, 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: 10-1732-100**

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

**Property Owner:**  
STEPHENS BOBBY LUCILLE  
1804 E LA RUA ST  
PENSACOLA, FLORIDA 32501

**Legal Description:**

BEG AT CENTER LI INTER OF GULF BEACH H/W & DOGTRACK RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACK RD RUN S 61 DEG 8 MIN W 87 ...

**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	6732.0000	06/01/12	\$1,358.97	\$0.00	\$191.39	\$1,550.36

**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	5738.0000	06/01/14	\$1,336.28	\$6.25	\$66.81	\$1,409.34
2013	6081.0000	06/01/13	\$1,353.56	\$6.25	\$75.01	\$1,434.82
2011	7099.0000	06/01/11	\$1,697.14	\$6.25	\$389.64	\$2,093.03

- 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

\$6,487.55
\$0.00
\$250.00
\$75.00
\$6,812.55
\$6,812.55
\$6.25

\*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: April 6, 2015

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

CLERK OF THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FL

2012 SEP 10 P 2:52

CASE NUMBER: 2010-CA-1759  
DIVISION:

AMERICAN EXPRES BANK, FSB,  
Plaintiff,

vs.

BOBBY WARNER,  
Defendant(s).

**SUMMARY FINAL JUDGMENT**

This cause came before the Court on Plaintiff's Motion for Summary Final Judgment. The Court having heard argument of both parties and reviewed the proofs and pleadings in the court file, the Court finds that the Defendant(s) is/are indebted to the Plaintiff. Accordingly, it is:

ADJUDGED that the Plaintiff, AMERICAN EXPRES BANK, FSB, recover from the Defendant(s), BOBBY WARNER, the sum of \$48,813.78 , together with court costs in the amount of \$500.00, all of which shall bear interest at the prevailing statutory interest rate of four point seventy five percent (4.75%) per year from this date through December 31<sup>st</sup> of this current year. Thereafter, on January 1<sup>st</sup> of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes. For all of the above, let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 7<sup>th</sup> day of Sept-, 2012.

JUDGE

Copies Furnished to:  
✓ Brian K. Szilvasy, Esq.  
Zwicker & Associates, P.C.  
Attorneys for Plaintiff  
10550 Deerwood Park Blvd  
Bldg. 300, Ste. 300  
Jacksonville, FL 32256

✓ Jeffrey T. Sauer  
Attorney for Defendant  
510 East Zaragoza Street  
Pensacola, FL 32502

PLAINTIFF'S ADDRESS (F.S. 55.10)  
World Financial Center  
200 Vesey Street, 44<sup>th</sup> Floor  
New York, New York, 10285-3820

Case: 2010 CA 001759

00078540164

Dkt: CA1036 Pg#:

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
MAR 27 P 2:54  
IN THE CIRCUIT COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2008-CA-002358  
FILED & RECORDED  
DIVISION:

AMERICAN EXPRESS BANK, FSB

Plaintiff,

vs.

BOBBY WARNER a/k/a BOBBY LUCILLE WARNER  
a/k/a BOBBY L. WARNER,  
Defendant(s),

**FINAL JUDGMENT**

The Court finding the Defendant(s) in Default of the Stipulation is/are still indebted to the Plaintiff in the  
sum of \$119,693.74, it is:

ADJUDGED that the Plaintiff, AMERICAN EXPRESS BANK, FSB recover from the Defendant(s),

BOBBY WARNER, the sum of \$119,693.74, for which let execution issue.

DONE AND ORDERED at Pensacola, ESCAMBIA County, Florida this

27th day of March, 2013.

  
JUDGE

Copies Furnished to:

G. Michael Samples, II  
Florida Bar#0032962  
Christina N. Howard  
Florida Bar #0099460  
Eduardo A. Clark  
Florida Bar#0657778  
Parker Hastings  
Florida Bar#0093586  
ZWICKER AND ASSOCIATES, P.C.  
A Law Firm Engaged in Debt Collection  
Attorney for Plaintiff  
10550 Deerwood Park Blvd.  
Bldg. 300, Suite 300  
Jacksonville, FL 32256  
Ph# 904-997-1120  
Fax#904-997-2151

PLAINTIFF'S ADDRESS (F.S. 55.10)

American Express Centurion Bank,  
World Financial Center  
200 Vesey Street, 44<sup>th</sup> Floor  
New York, New York, 10285-3820

Bobby Warner

Defendant  
38 S BLUE ANGEL PKWY APT 234  
PENSACOLA FL 32506-6045

Case: 2008 CA 002358



00087714261

Dkt: CA1036 Pg#:

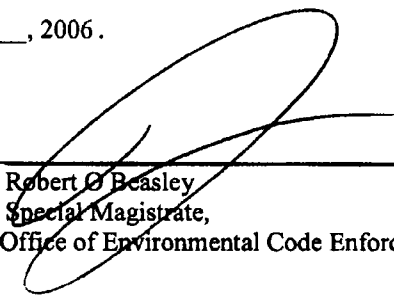
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 28 day of March, 2006.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate,  
Office of Environmental Code Enforcement

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: BESS: L. W. M. A. R. shall have until April 18, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: \_\_\_\_\_

Complete Abatement & removal of  
All debris

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100 per day, commencing April 18, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ \_\_\_\_\_ are hereby awarded in favor of Escambia County as the prevailing party against \_\_\_\_\_.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the



Recorded in Public Records 03/30/2006 at 12:18 PM OR Book 5872 Page 31,  
Instrument #2006031851, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

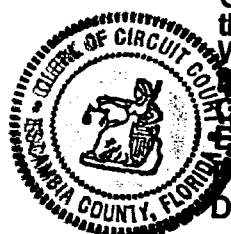
Case No.: 05-11-0117  
Location: 17351 Perdido Key Drive  
PR# 014S33-1002-099-004

Bobby L Warner  
1804 E La Rua Street  
Pensacola, FL 32501

**ORDER**

This CAUSE having come before the Office of Environmental Code  
Enforcement Special Magistrate on the Petition of the Environmental Code Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Code Enforcement Officer and the respondent or representative,  
Charles Vashis as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the Code of Ordinances \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

has occurred and continues.



Certified to be a true copy of  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida

y. Ernie Lee Magaha D.C.  
Date: 3-30-06

distance of 50 feet to the point of curvature of a simple curve concave to the North having a central angle of  $24^{\circ}$  and a radius of 3653.81 feet; thence deflecting to the left run Westerly along the curve a distance of 671.47 feet to the point of beginning of this description; thence North  $23^{\circ}39'$  West a distance of 250 feet; thence South  $70^{\circ}01'$  West a distance of 205 feet more or less to the centerline of Jones Swamp Creek; thence Southerly along the creek centerline a distance of 250 feet more or less to the intersection with the aforementioned curve; thence Easterly along said curve a distance of 265 feet, more or less to the point of beginning. All the above described parcel lying in Section 5, Township 3 South, Range 31 West, Escambia County, Florida.

#### Lot 2, Bayou Estates

✓ Commencing at the centerline intersection of Gulf Beach Highway (State Road 292) and Dogtrack Road (State Road 341), in Section 5, Township 3 South, Range 31 West, Escambia County, Florida, thence at an interior angle of  $95^{\circ}13'$  from the centerline of the aforesaid Dogtrack Road run South  $61^{\circ}08'$  West a distance of 87.41 feet; thence North  $28^{\circ}52'$  West a distance of 50 feet to the point of curvature of a simple curve concave to the North having a central angle of  $24^{\circ}$  and a radius of 3653.81 feet; thence deflecting to the left run Westerly along the curve a distance of 481.47 feet to the point of beginning of this description; thence continue Westerly along the aforesaid curve a distance of 190 feet; thence North  $23^{\circ}39'$  West a distance of 250 feet; thence North  $70^{\circ}01'$  East a distance of 190 feet; thence South  $23^{\circ}39'$  East a distance of 250 feet to the point of beginning. All the above described parcel lying in Section 5, Township 3 South, Range 31 West, Escambia County, Florida.

Parcel ID No. 05-3S-31-4000-000-001.

#### Parcel 3

Starting at the intersection of the South right of way line of Florida Highway No. 292 and the Alabama-Florida State line, run thence North  $74^{\circ}52'$  East along the said South right of way line of Florida Highway No. 292 a distance of 701.07 feet to the Point of Beginning; continue thence North  $74^{\circ}52'$  East along said line 64.93 feet; run thence due South 452 feet to the Margin of the Gulf of Mexico; run thence South  $74^{\circ}52'$  West along the Margin of the Gulf of Mexico 64.93 feet, more or less to a point due South of the Point of Beginning; run thence due North 452 feet, more or less, to the Point of Beginning; together with any and all water and riparian or littoral rights appertaining thereto; being a portion of Section 1, Township 4 South, Range 33 West, Escambia County, Florida;

LESS AND EXCEPT therefrom however the following described parcel on which the six Rolling Surf Townhouse Units have been constructed and a "common area" in which each of the owners of the six townhouse units has an undivided one-sixth interest, which entire parcel is described as follows: Starting at the intersection of the South right of way line of Florida Highway 292 and the Alabama-Florida State line thence North  $74^{\circ}52'$  East along the South line of said State Highway No. 292 a distance of 721.79 feet to the Point of Beginning; thence continue same course a distance of 44.21 feet; thence run South  $0^{\circ}00'$  East a distance of 210 feet; thence run due West at right angles to the line last run a distance of 42.68 feet; thence run

## Exhibit "A"

ESCAMBIA COUNTY, FLORIDA (Parcels 1 through 19):Parcel 1

All of Section 29, Township 1 North, Range 30 West, and Section 1, Township 1 South, Range 30 West, Escambia County, Florida, lying West of Old Ferry Pass Highway No. 10 (Old Scenic Highway 80' R/W), LESS AND EXCEPT the following described parcel: Commence at the Northeast corner of said Section 1, Township 1 South, Range 30 West, Escambia County, Florida; thence North  $87^{\circ}08'57''$  West along the North line of said Section 1 a distance of 744.98 feet for the Point of Beginning, said point being on the West right of way line of said Old Ferry Pass Highway (Old Scenic Highway 80' R/W); said point also being on a curve concave to the East having a radius of 1785.29 feet (Central Angle  $16^{\circ}11'31''$ ); thence South along said curve and right of way line an arc distance of 504.53 feet (chord distance: 502.85 feet; chord bearing: South  $15^{\circ}15'47''$  West); thence North  $73^{\circ}55'00''$  West a distance of 424.44 feet; thence North  $22^{\circ}45'03''$  East a distance of 848.14 feet, more or less to the shoreline of Ferry Bayou; thence Easterly, meander along said shoreline a distance of 570.00 feet, more or less to the West right of way line of Old Ferry Pass Highway No. 10 (Old Scenic Highway 80' R/W); thence Southwesterly along said right of way line a distance of 680.00 feet, more or less to the North line of said Section 1, Township 1 South, Range 30 West, Escambia County, Florida, and the Point of Beginning.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of Section 1, Township 1 South, Range 30 West, Escambia County, Florida; thence North  $87^{\circ}08'57''$  West along the North line of Section 1 a distance of 744.98 feet to a point on the West right of way line of Old Highway 90, said point being on a curve concave to the East, having a radius of 1785.29 feet (central angle:  $05^{\circ}05'49''$ ); thence South along said curve an arc distance of 158.81 feet (chord distance: 158.76 feet; chord bearing: South  $20^{\circ}48'39''$  West) for the Point of Beginning; thence continue along said curve an arc distance of 50.00 feet (chord distance: 50 feet; chord bearing: South  $17^{\circ}27'18''$  West); thence North  $87^{\circ}08'57''$  West a distance of 389.27 feet; thence North  $22^{\circ}45'03''$  East a distance of 51.46 feet; thence South  $87^{\circ}08'57''$  East a distance of 384.37 feet to the Point of Beginning. All lying and being in Section 1, Township 1 South, Range 30 West, Escambia County, Florida.

Parcel ID No. 01-1S-30-1001-001-009

Parcel 2

Lot 1, Bayou Estates

✓ Commencing at the centerline intersection of Gulf Beach Highway (State Road 292) and Dogtrack Road (State Road 341), in Section 5, Township 3 South, Range 31 West, Escambia County, Florida, thence at an interior angle of  $95^{\circ}13'$  from the centerline of the aforesaid Dogtrack Road run South  $61^{\circ}08'$  West a distance of 87.41 feet; thence North  $28^{\circ}52'$  West a

Prepared by and return to:  
Jeffrey T. Sauer  
Attorney at Law  
Smith, Sauer & DeMaria  
P. O. Box 12446  
Pensacola, FL 32591  
850-434-2761  
File Number: 2-4421-007  
Will Call No.:

[Space Above This Line For Recording Data]

## Trustee's Deed

This Trustee's Deed made this 9th day of June, 2009 between Bobby Lucille Stephens, an unmarried woman, Individually and as Trustee of the Bobby Lucille Stephens Revocable Trust Agreement dated May 16, 2006 whose post office address is 1804 E. LaRue Street, Pensacola, FL 32501, grantor, and Bobby Lucille Stephens, an unmarried woman whose post office address is 1804 E. LaRue Street, Pensacola, FL 32501, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto.

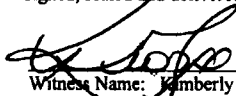
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

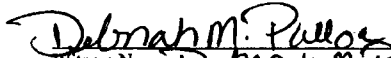
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Kimberly George


  
Bobby Lucille Stephens, Individually and as Trustee  
aforesaid

  
Witness Name: Deborah M. Pollack

State of Florida  
County of Escambia

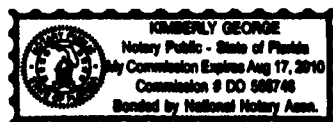
The foregoing instrument was acknowledged before me this 9th day of June, 2009 by Bobby Lucille Stephens, Individually and as Trustee of the Bobby Lucille Stephens Revocable Trust Agreement dated May 16, 2006, who [X] is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Kimberly George

My Commission Expires: August 17, 2010



# 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.: 10-1732-100

CERTIFICATE NO.: 2012-6732

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  
221 Palafox Place, 4th Floor/  
X    Notify Escambia County, 190 Governmental Center, 32502  
   X Homestead for    tax year.

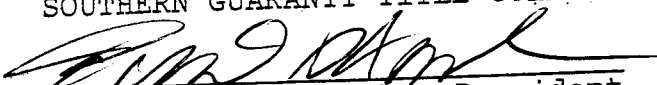
Bobby Lucille Stephens  
aka Bobby L. Warner  
1804 E. LaRue St.  
Pensacola, FL 32501

American Express Bank, FSB  
World Financial Center  
200 Vesey St., 44th Floor  
New York, NY 10285-3820

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

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.: 11876

January 21, 2015

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

1. Apparent Judgment filed by American Express Bank, FSB against Bobby L. Warner recorded in O.R. Book 6998, page 105, and O.R. Book 6907, page 612.
2. Code Enforcement Lien filed by Escambia County against Bobby L. Warner recorded in O.R. Book 5872, page 96.
3. Taxes for the year 2010-2013 delinquent. The assessed value is \$78,318.00. Tax ID 10-1732-100.

**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.: 11876

January 21, 2015

## 053S314000000001 - Full Legal Description

BEG AT CENTER LI INTER OF GULF BEACH H/W & DOGTRACK RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACK RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 671 47/100 FT FOR POB N 23 DEG 39 MIN W 250 FT S 70 DEG 1 MIN W 205 FT MORE OR LESS TO CENTER LI OF JONES SWAMP CREEK SLY ALG CREEK CENTER LI 250 FT MORE OR LESS TO INTER WITH ABOVE MENTIONED CURVE ELY ALG CURVE 265 FT MORE OR LESS TO POB BEING LT 1 OF BAYOU EST ALSO BEG AT CENTER LI INTER OF GULF BEACH H/W & DOG TRACT RD IN SEC 5 AT INTERIOR ANG 95 DEG 13 MIN FROM CENTER LI OF DOG TRACT RD RUN S 61 DEG 8 MIN W 87 41/100 FT N 28 DEG 52 MIN W 50 FT TO PC OF A SIMPLE CURVE CONCAVE TO N CENTRAL ANG OF 24 DEG & RADIUS 3653 81/100 FT DEFLECT LEFT WLY ALG CURVE 481 47/100 FT FOR POB CONT WLY ALG CURVE 190 FT N 23 DEG 39 MIN W 250 FT N 70 DEG 1 MIN E 190 FT S 23 DEG 39 MIN E 250 FT TO POB OR 5433 P 1395 BEING LT 2 OF BAYOU EST OR 5941 P 1411 OR 6603 P 1977

# **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.: 11876

January 21, 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 01-21-1995, through 01-21-2015, and said search reveals the following:

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

Bobby Lucille Stephens AKA Bobby L. Warner

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 21, 2015