



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

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX  
LLC-447  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
7532.0000	10-4800-045	06/01/2012	UNIT 303 OF PERDIDO TOWER CONDOMINIUM ALSO 1/67 INT IN COMMON ELEMENTS OR 5254 P 1950

**2013 TAX ROLL**

WILKERSON GEORGE E  
16785 PERDIDO KEY DR # 303  
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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-733

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11299

July 9, 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 07-09-1994, through 07-09-2014, and said search reveals the following:

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

George E. Wilkerson

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: 

July 9, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11299

July 9, 2014

**That certain condominium parcel composed of Unit No. 303 of Perdido Towers, a Condominium, according to the Declaration of Condominium dated March 23, 1982, and recorded in Official Record Book 1633, at pages 49 through 128 of the public records of Escambia County, Florida, on April 8, 1982; together with an undivided 1/34th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Perdido Towers, a Condominium.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11299

July 9, 2014

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

1. Subject to interest of Perdido Towers Owners Association.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$187,915.00. Tax ID 10-4800-045.

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  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 10-4800-045

CERTIFICATE NO.: 2012-7532

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

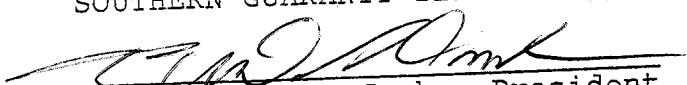
- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for \_\_\_\_\_ tax year.

George E. Wilkerson  
16785 Perdido Key Dr. #303  
Pensacola, FL 32507

Perdido Towers Owners Assoc.  
16785 Perdido Key Dr.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 9th day of July, 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.

200  
8/26/03

Prepared by and return to:  
WILLIAM E. FARRINGTON, II  
Wilson, Harrell, Smith, & Farrington, P.A.  
307 South Palafox Street  
Pensacola, Florida 32502  
WHSB&F# 1-36135

OR BK 5254 P81950  
Escambia County, Florida  
INSTRUMENT 2003-155083

DEED DOC STAMPS PD @ ESC CO \$1806.00  
10/02/03 ERNIE LEE MAGNIA, CLERK  
By: *[Signature]*

Parcel I.D. Number: 01-4S-33-1030-303-001

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That **J. Allen Schaffner and Johanna Schaffner, husband and wife**, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do/does hereby grant, bargain, sell, convey and warrant unto **George E. Wilkerson**, whose address is 500 Beacon Cove, Brandon, MS 39047; Grantee, Grantee's heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

**SEE ATTACHED**

and the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 26th Day of September, 2003.

Signed, Sealed and Delivered in the presence of:

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

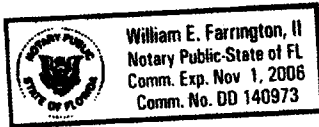
Sign: *[Signature]*  
Print: WILKERSON

*[Signature]*  
J. Allen Schaffner

*[Signature]*  
Johanna Schaffner

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th Day of September, 2003, by **J. Allen Schaffner and Johanna Schaffner, husband and wife**, who is/are personally known to me or who produced Dr. L. [unclear] as identification and did not take an oath.



Sign: *[Signature]*  
Print: \_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

OR BK 5254 PG1951  
Escambia County, Florida  
INSTRUMENT 2003-155083

That certain condominium parcel composed of Unit No. 303 of Perdido Towers, a Condominium, according to the Declaration of Condominium dated March 23, 1982, and recorded in Official Record Book 1633, at pages 49 through 128 of the public records of Escambia County, Florida, on April 8, 1982; together with an undivided 1/34th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Perdido Towers, a Condominium.

RCD Oct 02, 2003 12:25 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-155083