

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 19, 2014 / 140533

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 8940.0000**, 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: 12-0308-500**

Certificate Holder:
US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS
LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
STRAUGHN JOHN
4414 HWY 95-A NORTH
MOLINO, FLORIDA 32577

Legal Description:

1/2 INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTE ...

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	8940.0000	06/01/12	\$294.69	\$0.00	\$47.58	\$342.27

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	7596.0000	06/01/14	\$293.51	\$6.25	\$14.68	\$314.44
2013	8318.0000	06/01/13	\$296.51	\$6.25	\$14.83	\$317.59

- 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

\$974.30
\$0.00
\$250.00
\$75.00
\$1,299.30
\$1,299.30
\$6.25

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Glen M. McKinnon

Date of Sale:

March 2, 2015

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK AS CUST FOR MOONSTONE LIEN
INVESTMENTS LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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
8940.0000	12-0308-500	06/01/2012	1/2 INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742 5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB DB 559 P 209 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE

2013 TAX ROLL

STRAUGHN JOHN
4414 HWY 95-A NORTH
MOLINO , Florida 32577

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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

Date

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

6/19/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-0308-500

July 01, 2014
Tax Year: 2011
Certificate Number: 8940.0000

1/2 INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT E PARL TO S LI OF LT 2168 FT TO A
POINT 66 FT WLY FROM POINT WHERE LI WOULD INTERSECT SWLY LI OF GRANT S PARL TO W LI OF LT 742
5/10 FT TO S LI OF LT W ALG S LI 2168 FT TO POB DB 559 P 209 LESS W 594 FT LESS E 1362 FT OF S 33 FT LESS
OR 694 P 149 PAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Page 46
Page 48
Custodian, Fla.

KNOW ALL MEN BY THESE PRESENTS, that
Whereas J. Edwin Mdsberry, John Straughn, also shown of record as John Straughn and John Straughn, and Nathaniel Straughn hold the record title to 73 acres, more or less, of real property located in Government Lot 4 of Section 14, Township 2 North, Range 31 West, Escambia County, Florida;

Whereas from the descriptions in records of the conveyances to the parties, the locations of said parcels of real property, except for 10 acres belonging to John Straughn in the Southwest corner of said Government Lot 4, are difficult to ascertain on the ground; and

Whereas the parties desire to exchange deeds in order to definitely describe the parcels claimed by the respective parties, now therefore,

We, J. Edwin Mdsberry and Elizabeth S. Mdsberry, husband and wife, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, including the delivery of a deed of realty from the grantees to the grantor, J. Edwin Mdsberry, of certain property lying East of the hereinafter described real property, the receipt whereof is hereby acknowledged, do bargain, sell and grant unto John Straughn and Nathaniel Straughn, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

Begin at the Southwest corner of said Government Lot 4 in Section 14, Township 2 North, Range 31 West, thence run North along the West line of said Government Lot 4 a distance of 761.5 feet to a point thence the line thence to the South line of said Government Lot 4 a distance of 2142 feet, where

NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires June 1, 1944

IN WITNESS WHEREOF, we hereunto set our hands and seals
this 2nd day of March, A. D. 1944.
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Notary Public, personally appeared J. Edwin
Halsberry and Elizabeth A. Halsberry, husband and wife, known to me and
well known to me to be the individuals described by said names in and who
acknowledged the foregoing instrument and acknowledged that they executed the
same for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of March
A. D. 1944

[Signature]
Notary Public in and for the State of Florida
[Signature]

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: 3-2-2015

TAX ACCOUNT NO.: 12-0308-500

CERTIFICATE NO.: 2012-8940

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.

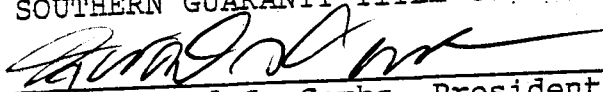
YES NO

- 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.

John Straughn
4414 Hwy. 95-A North
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 5th day of December, 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.: 11751

December 4, 2014

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4321, page 1316, and O.R. Book 4469, page 1206.
2. Taxes paid 10-10-2014. The assessed value is \$13,584.00. Tax ID 12-0308-500.

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.: 11751

December 4, 2014

1/2 INTEREST BEG AT SW COR OF GOVT LT 4 N ALG W LI OF LT 742 5/10 FT
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LESS E 1362 FT OF S 33 FT LESS OR 694 P 149 PAGE
SEC 14 T2n R31 W, 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.: 11751

December 4, 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 12-04-1994, through 12-04-2014, and said search reveals the following:

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

John Straughn, 1/2 interest

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: 

December 4, 2014