

**TAX COLLECTOR'S CERTIFICATION**

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 9786.000, 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:

12-3444-110

**Cert Holder** US BANK AS CUST FOR CAZ CREEK  
PO BOX 645132  
LOCKBOX # 005132  
CINCINNATI OH 45264

**Property Owner** PITTS MARK E &  
PITTS SHERRY ANN  
7061 KINZIE LN  
WALNUT HILL FL 32568

BEG 258 FT E OF SW COR OF  
NW 1/4 OF SW 1/4 E 209 FT  
N 209 FT W 209 FT S 209 FT  
TO POB  
OR 6009 P 798

OR 6373 P 603/604

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:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 9786.000	06/01/2012	1,195.84	0.00	59.79	1,255.63

**Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 8898.000	06/01/2013	1,099.58	6.25	54.98	1,160.81

- 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 2,416.44
- 2. Total of Delinquent Taxes Paid by Tax Deed Applicant
- 3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 990.48
- 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 3,731.92
- 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. 47,536.50
- 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

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: December 1, 2014

By [Signature]

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

**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/ 9786.000	12-3444-110	06/01/2012	BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

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.

April 25, 2014

---

Applicant's Signature

Date

DR-512  
R.05/88

Application Number: 140254

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
9786.0000	12-3444-110	06/01/2012	BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604

### 2013 TAX ROLL

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)  
Applicant's Signature

04/25/2014  
Date

**Southern Guaranty Title Company**

14-881

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11522

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

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

Mark Edward Pitts and Sherry Ann Pitts, husband and wife

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 9, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11522

September 9, 2014

**123N333201001001 - Full Legal Description**

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR  
6373 P 603/604

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11522

September 9, 2014

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

1. That certain mortgage executed by Mark Edward Pitts and Sherry Ann Pitts, husband and wife in favor of Gulf Winds Federal Credit Union dated 08/28/2008 and recorded 09/05/2008 in Official Records Book 6373, page 606 of the public records of Escambia County, Florida, in the original amount of \$84,000.00.
2. Utility Lien filed by ECUA recorded in O.R. Book 6901, page 1026.
3. Taxes for the year 2011-2013 delinquent. The assessed value is \$96,499.00. Tax ID 12-3444-110.

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: rcsqt@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.: 12-3444-110

CERTIFICATE NO.: 2012-9786

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 2013 tax year.

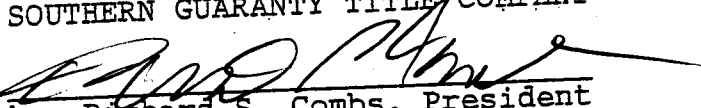
Mark Edward Pitts  
Sherry Ann Pitts  
7061 Kinzie Lane  
Walnut Hill, FL 32568

Gulf Winds Federal Credit Union  
220 East Nine Mile Rd.  
Pensacola, FL 32534

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

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.

PREPARED BY & RETURN TO:

Name: Julie Messer, an employee of Old Town Title of Pensacola, LLC  
Address: 202 West Jackson Street  
Pensacola, FL 32501  
File No. 08-07-0140  
Parcel No.: 123N33-3201-001-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

The **CORRECTIVE QUITCLAIM DEED**, made the 28th day of August, 2008, by SHERRY ANN PITTS A/K/A SHERRY A. PITTS, JOINED BY HER HUSBAND MARK EDWARD PITTS, WIFE AND HUSBAND, hereinafter called the Grantor, to **MARK EDWARD PITTS and SHERRY ANN PITTS, HUSBAND AND WIFE**, whose post office address is 7061 Kinzie Lane, Walnut Hill, FL 32568, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Escambia, State of Florida, viz:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

Grant of Easement:

The South 15 feet of the following:

Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

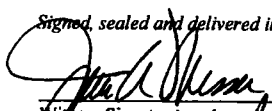
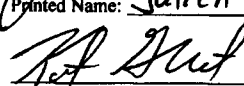
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

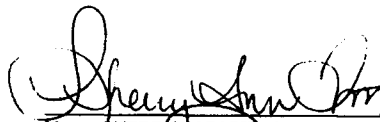

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN QUITCLAIM DEED RECORDED OCTOBER 6, 2006, IN O.R. BOOK 6009, PAGE 798, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

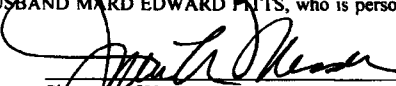
  
Witness Signature  
Printed Name: Julie A. Messer  
  
Witness Signature  
Printed Name: Kathy G. Wilson

  
Name: SHERRY ANN PITTS L.S.  
  
MARK EDWARD PITTS L.S.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of August, 2008, by SHERRY ANN PITTS A/K/A SHERRY A. PITTS, JOINED BY HER HUSBAND MARK EDWARD PITTS, who is personally known to me or who has produced driver license as identification.

Julie A. Messer  
Notary Public - State of Florida  
My Commission No. 00 787011  
My Commission Expires March 21, 2012

  
Signature of Notary  
Printed Name:  
My commission expires:



<b>PREPARED BY &amp; RETURN TO:</b>	
Name: Julie Messer, an employee of Old Town Title of Pensacola, LLC Address: 202 West Jackson Street Pensacola, FL 32501 File No. 08-07-0140 Parcel No.: 123N33-3201-001-001	
<i>SPACE ABOVE THIS LINE FOR PROCESSING DATA</i>	<i>SPACE ABOVE THIS LINE FOR RECORDING DATA</i>

This **QUITCLAIM DEED**, made the 24<sup>th</sup> day of August, 2008, by **FRED C. WARD**, hereinafter called the Grantor, to **MARK EDWARD PITTS AND SHERRY ANN PITTS, HUSBAND AND WIFE**, whose post office address is 7061 Kinzie Lane, Walnut Hill, FL 32568, hereinafter called the Grantee:

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Escambia, State of Florida, viz:

**Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.**

**Grant of Easement:**

**The South 15 feet of the following;**

**Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:**

**Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.**

TSS Master Form

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature <i>Ernest J. Coleman</i>	L.S. <i>Fred C. Ward</i>
Printed Name: <i>Ernest J. Coleman</i>	Name: <b>FRED C. WARD</b>
Witness Signature <i>Carolyn J. Coleman</i>	Address: <i>P.O. Box 58</i>
Printed Name: <i>Carolyn J. Coleman</i>	<i>Flomaton AL 36441</i>

~~STATE OF FLORIDA~~  
ALABAMA

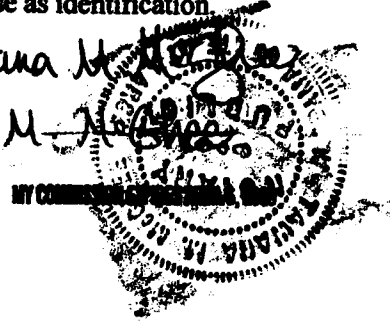
COUNTY OF *Escambia*

The foregoing instrument was acknowledged before me this 24 day of August, 2008, by FRED C. WARD, who is personally known to me or who has produced driver license as identification.

Signature of Notary *Tawana M. [Signature]*

Printed Name: *Tawana M. [Signature]*

My commission expires:



RETURN TO: OLD TOWN TITLE OF PENSACOLA  
202 W. Jackson St., Pensacola, Fl. 32501  
08-07-0140

Return To:  
GULF WINDS FEDERAL CREDIT UNION  
220 EAST NINE MILE ROAD  
PENSACOLA, FL 32534

This document was prepared by:

GULF WINDS FEDERAL CREDIT  
UNION

[Space Above This Line For Recording Data]

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated AUGUST 28, 2008 together with all Riders to this document.

(B) "Borrower" is  
MARK E PITTS AND SHERRY ANN PITTS,  
HUSBAND AND WIFE,

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is GULF WINDS FEDERAL CREDIT UNION

Lender is a FEDERAL CREDIT UNION  
organized and existing under the laws of THE STATE OF FLORIDA

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01

VMP - 6(FI) 00091.02

Page 1 of 18

Invoice:

*MP*

*JO*

1-  
LT188

5313



VMP Mortgage Forms, Inc.

Lender's address is 220 EAST NINE MILE ROAD  
PENSACOLA, FL 32534

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated AUGUST 28, 2008

The Note states that Borrower owes Lender

EIGHTY FOUR THOUSAND AND 00/100

Dollars

(U.S. \$ 84,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2020

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

*MP* *SO*

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the County of ESCAMBIA [Type of Recording Jurisdiction] of [Name of Recording Jurisdiction]

SEE ATTACHED EXHIBIT "A"

Parcel ID Number:  
7061 KINZIE LANE  
WALNUT HILL  
("Property Address"):

which currently has the address of  
[Street]  
[City], Florida 32568 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

1-  
LT188

5313

Page 3 of 18

Initials:



Form 3010 1/01

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

*Julie A. Messer*  
Witness: Julie A. Messer

*Mark E Pitts* (Seal)  
MARK E PITTS -Borrower

*Kathy G W. Von*  
Witness: Kathy G W. Von

7061 KINZIE LANE (Address)  
WALNUT HILL (Seal)  
-Borrower

7061 KINZIE LANE (Address)  
WALNUT HILL (Address)

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

(Address)

(Address)

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

(Address)

(Address)

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

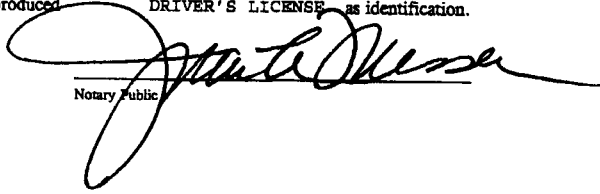
(Address)

(Address)

STATE OF FLORIDA, ESCAMBIA  
The foregoing instrument was acknowledged before me this  
MARK E PITTS and SHERRY ANN PITTS

County ss:  
AUGUST 28, 2008 by

who is personally known to me or who has produced DRIVER'S LICENSE as identification.

  
Notary Public

**Julie A. Messer**  
Notary Public - State of Florida  
My Commission No. DD 767011  
My Commission Expires March 21, 2012

EXHIBIT "A"

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.

Grant of Easement:

The South 15 feet of the following;

Five acres in a square in the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 33 West, less and except the following:

Beginning at a point which is 258 feet East of the Southwest corner of Northwest Quarter of Southwest Quarter of Section 12, Township 3 North, Range 33 West, Escambia County, Florida; thence run East 209 feet; thence run North 209 feet; thence run West 209 feet; thence run South 209 feet to the Point of Beginning.



This Instrument Was Prepared  
By And Is To Be Returned To:  
Amy Carillion  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



**NOTICE OF LIEN**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB  
OR 6009 P 798 OR 6373 P 603/604

Customer: Mark Pitts and Sherry Ann Pitts

Account Number: 303467-138890

Amount of Lien: \$ 82.86, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 8/29/12

EMERALD COAST UTILITIES AUTHORITY

BY: Amy Carillion

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of August, 20 12, by Amy Carillion of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers  
Notary Public - State of Florida



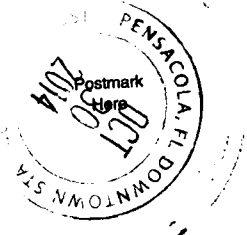
7006 1830 0000 0238 9104

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To: **GULF WINDS FEDERAL CREDIT UNION [14-881]**  
 Street, Apt or PO Box: **220 EAST NINE MILE RD**  
 City, State: **PENSACOLA FL 32514**

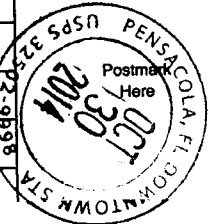
7006 1830 0000 0238 9061

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To: **MARK E PITTS [14-881]**  
 Street, Apt or PO Box: **7061 KINZIE LN**  
 City, State: **WALNUT HILL, FL 32568**

7006 1830 0000 0238 9098

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To: **SHERRY ANN PITTS [14-881]**  
 Street, Apt or PO Box: **7061 KINZIE LN**  
 City, State: **WALNUT HILL, FL 32568**

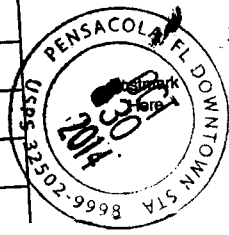
7006 1830 0000 0238 9111

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>



Sent To: **ECUA [14-881]**  
 Street, Apt or PO Box: **9255 STURDEVANT ST**  
 City, State: **PENSACOLA, FL 32514**

12/09/14

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GULF WINDS FEDERAL CREDIT UNION [14-881]  
220 EAST NINE MILE RD  
PENSACOLA FL 32514

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
*[Handwritten Signature]*

B. Received by (Printed Name)  C. Date of Delivery  
*[Handwritten Name]* 10/31/14

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ECUA [14-881]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
*[Handwritten Signature]*

B. Received by (Printed Name)  C. Date of Delivery  
*[Handwritten Name]* 10/31/14

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

12/9/86

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <i>X [Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
SHERRY ANN PITTS [14-881] 7061 KINZIE LN WALNUT HILL, FL 32568		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number		3. Service Type	
(Transfer from service label)		<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
7008 1830 0000 0238 9098		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <i>X [Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
MARK E PITTS [14-881] 7061 KINZIE LN WALNUT HILL, FL 32568		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number		3. Service Type	
(Transfer from service label)		<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
7008 1830 0000 0238 9081		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 09786 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARK E PITTS 7061 KINZIE LN WALNUT HILL, FL 32568	SHERRY ANN PITTS 7061 KINZIE LN WALNUT HILL, FL 32568
GULF WINDS FEDERAL CREDIT UNION 220 EAST NINE MILE RD PENSACOLA FL 32514	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 30th day of October 2014.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 1, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK AS CUST FOR CAZ CREEK** holder of **Tax Certificate No. 09786**, issued the **1st day of June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG 258 FT E OF SW COR OF NW 1/4 OF SW 1/4 E 209 FT N 209 FT W 209 FT S 209 FT TO POB OR 6009 P 798 OR 6373 P 603/604**

**SECTION 12, TOWNSHIP 3 N, RANGE 33 W**

**TAX ACCOUNT NUMBER 123444110 (14-881)**

The assessment of the said property under the said certificate issued was in the name of

**MARK E PITTS and SHERRY ANN PITTS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of **December**, which is the **1st day of December 2014**.

Dated this 30th day of October 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

7061 KINZIE LN 32568



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**MARK E PITTS**  
7061 KINZIE LN  
WALNUT HILL, FL 32568

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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**SHERRY ANN PITTS**  
7061 KINZIE LN  
WALNUT HILL, FL 32568

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
**NON-ENFORCEABLE RETURN OF SERVICE**

14-881

**Document Number:** ECSO14CIV049437NON

**Agency Number:** 15-001192

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 09786 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: MARK E PITTS AND SHERRY ANN PITTS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/30/2014 at 9:36 AM and served same at 8:25 AM on 11/6/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: 

DEP DON WHITE

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

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**Post Property:**

**7061 KINZIE LN 32568**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

2014 OCT 30 A 9:36

RECEIVED