

TAX COLLECTOR'S CERTIFICATION

JUL 28, 2014 10494

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 11259.000, 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:

17-0219-000

Cert CAP ONE AS COLL ASSN RMCTL2013
Holder PO BOX 54426
 NEW ORLEANS LA 70154

Property KITSAKAS DEMETRIOS A
Owner 8 ENSENADA QUATRO
 PENSACOLA BEACH FL
 32561

LT 8 BLK 5 SANTA ROSA
 VILLAS PB 7 P 49
 OR 4155 P 1335
 SHEET 14

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/ 11259.000	06/01/2012	1,714.20	0.00	269.27	1,983.47

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/ 10277.000	06/01/2013	1,777.03	6.25	88.85	1,872.13
2014/ 9466.000	06/01/2014	1,753.97	6.25	87.70	1,847.92

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 5,703.52
2. Total of Delinquent Taxes Paid by Tax Deed Applicant 3,143.45
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
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 9,171.97
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.
15. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 28th day of July, 2014

Date of Sale: May 4, 2015 TAX COLLECTOR OF Escambia County Tax Collector County

By 

* 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

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
11259.0000	17-0219-000	06/01/2012	LT 8 BLK 5 SANTA ROSA VILLAS PB 7 P 49 OR 4155 P 1335 SHEET 14

2013 TAX ROLL

KITSAKAS DEMETRIOS A
8 ENSENADA QUATRO
PENSACOLA BEACH , Florida 32561

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

OR BK 4155 P61337
Escambia County, Florida
INSTRUMENT 97-405294

RCD Jul 30, 1997 01:44 pm
Escambia County, Florida

RESIDENTIAL SALES

ABUTTING ROADWAY

MAINTENANCE DISCLOSURE

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-405294

ATTENTION; Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. **NOTE:** Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Ensenada Quatro

Legal Address of Property: 8 Ensenada Quatro, Pensacola Beach, FL 32561

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Alan B. Bookman
Emanuel, Sheppard & Condon
30 Spring Street
Pensacola, FL 32501

AS TO SELLER(S):

William Newell Newton
WILLIAM NEWELL NEWTON

Witness: R. E. G. B. J. W. V.

Witness:

AS TO BUYER(S)

Demetrios A. Kitsakas
DEMETRIOS A. KITSAKAS

Witness: R. E. G. B. J. W. V.

Witness:

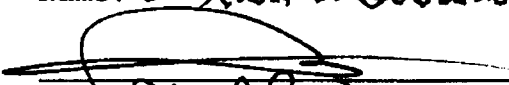
By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this 29th day of July, 1997.

Signed, sealed and delivered
in the presence of:


Name: Robert C. Godwin


WILLIAM NEWELL NEWTON

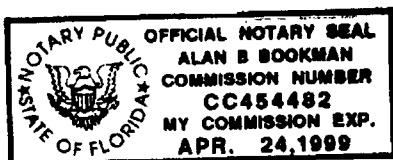

Name: Alan B. Bookman

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of July, 1997, by WILLIAM NEWELL NEWTON, appeared before me and who is/are personally known to me or who produced Ste Prim's Licer as identification and who did not take an oath.


Notary Public



DR BK 4155 PG1335
Escambia County, Florida
INSTRUMENT 97-405294

1500
1609.30
This instrument prepared by
Alan B. Bookman
Emmanuel Sheppard & Condon
30 South Spring Street
Pensacola, FL 32501
File No. A144-27047 sdc

DEED DOC STAMPS PD @ ESC CO \$1609.30
07/30/97 ERNIE LEE MAGNOLIA, CLERK
By: 

ASSIGNMENT OF LEASEHOLD INTEREST
SANTA ROSA ISLAND IN ESCAMBIA COUNTY, FLORIDA

WILLIAM NEWELL NEWTON, an **unmarried man**, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of the leasehold interest described as substitute lessee by Assignment date January 6th, 1995, and recorded in Official Record Book 3705, at page 0995 of the public records of Escambia County Florida, under that certain lease between Santa Rosa Island Authority, as an agency of Escambia County, Florida, to James M. Keltner, Builder, Inc., dated February 19, 1970, and recorded in O.R. Book 498, at page 773, of the public records of Escambia County, Florida, covering the following described real property:

Lot 8, Block 5, Santa Rosa Villas, according to Plat recorded in Plat Book 7 at Page 49, of the public records of Escambia County, Florida.

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign, and transfer all of the right, title and interest of Assignor in said lease and demised premises, and all improvements thereon, and all interest which may be hereafter acquired by Assignor in said leasehold estate to **DEMETRIOS A. KITSAKAS**, an **unmarried man**, whose mailing address is **8 Ensenada Quatro, Pensacola Beach, FL. 32561**, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, agents and assigns, forever, of Assignee.

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: 5-4-2015

TAX ACCOUNT NO.: 17-0219-000

CERTIFICATE NO.: 2012-11259

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.

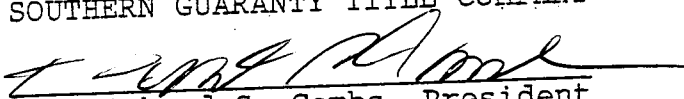
Demetrios A. Kitsakas
923 Far Oaks Dr.
Caseyville, IL 62232

Property address:
8 Ensenada Quatro
Pensacola Beach, FL 32561

SRIA
P.O. Box 1208
Pensacola Beach, FL 32562

Certified and delivered to Escambia County Tax Collector,
this 11th day of February, 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.: 11976

February 11, 2015

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

1. Subject to terms and conditions of any controlling Santa Rosa Island leases, subleases, lease assignments or condominium documents applicable to this parcel.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$114,950.00. Tax ID 17-0219-000.

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.: 11976

February 11, 2015

**Lot 8, Block 5, Santa Rosa Villas, as per plat thereof, recorded in Plat Book 7, Page 49, 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

15-401

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11976

February 11, 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 02-11-1995, through 02-11-2015, and said search reveals the following:

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

Demetrios A. Kitsakas

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

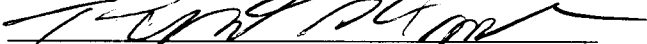
4. Taxes:

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: 

February 11, 2015