

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2013/ 296.000, Issued the 01st day of June, 2013, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 01-3742-000

**Cert Holder** WOODS COVE IV, LLC  
1801 W OLYMPIC BLVD  
FILE 1580  
PASADENA CA 91199

**Property Owner** COASTAL PLUMBING & SEWER INC  
9655 BEULAH RD  
PENSACOLA FL 32526

LTS 19 20  
HILLSIDE S/D PB 1 P 43  
OR 5796 P 1817

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
2013/ 296.000	06/01/2013	1,687.49	0.00	84.37	1,771.86

**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
2014/ 275.000	06/01/2014	1,668.15	6.25	83.41	1,757.81
2015/ 341.000	06/01/2015	1,698.06	6.25	84.90	1,789.21

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	5,318.88
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2015}	1,691.04
4. Ownership and Encumbrance Report Fee	200.00
5. Total Tax Deed Application Fee	125.00
6. Total Certified By Tax Collector To Clerk of Court	7,334.92
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	7,334.92
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	7,341.17

\* Done this the 23rd day of November, 2015

Date of Sale: February 1, 2016 TAX COLLECTOR OF Escambia County Tax Collector County By Jenna Stewart

\* 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,

**WOODS COVE IV, LLC  
1801 W OLYMPIC BLVD  
PASADENA, California, 91199**

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>
296.0000	01-3742-000	06/01/2013	LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

**2015 TAX ROLL**

COASTAL PLUMBING & SEWER INC

PENSACOLA , Florida 32526

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.

WCIVLLC (Michael Wehenkel)

11/06/2015

Applicant's Signature

Date



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

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[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	021S300601000019
<b>Account:</b>	013742000
<b>Owners:</b>	COASTAL PLUMBING & SEWER INC
<b>Mail:</b>	9655 BEULAH RD PENSACOLA, FL 32526
<b>Situs:</b>	9714 DAVIS HWY 32514
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$77,040	\$34,250	\$111,290	\$100,008
2014	\$57,780	\$33,137	\$90,917	\$90,917
2013	\$57,780	\$29,944	\$87,724	\$87,724

[Disclaimer](#)

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[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2005	5796	1817	\$150,000	WD	<a href="#">View Instr</a>
07/1984	1940	487	\$44,600	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2015 Certified Roll Exemptions
None

Legal Description
LTS 19 20 HILLSIDE S/D PB 1 P 43 OR 5796 P 1817

Extra Features
None

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
02-1S-29-2

**Approx. Acreage:**  
2.1400

**Zoned:**   
Com

**Evacuation & Flood Information**  
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

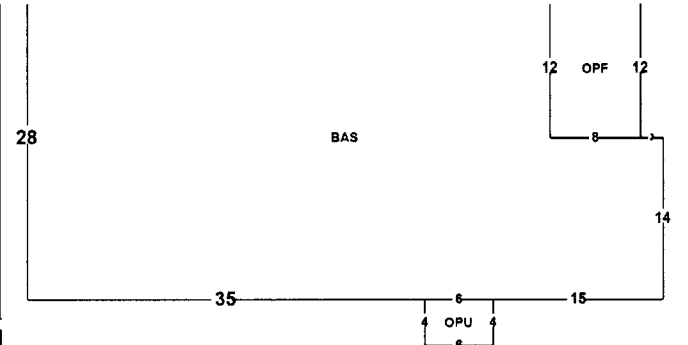
**Buildings**

Address: 9714 DAVIS HWY, Year Built: 1935, Effective Year: 1935

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG

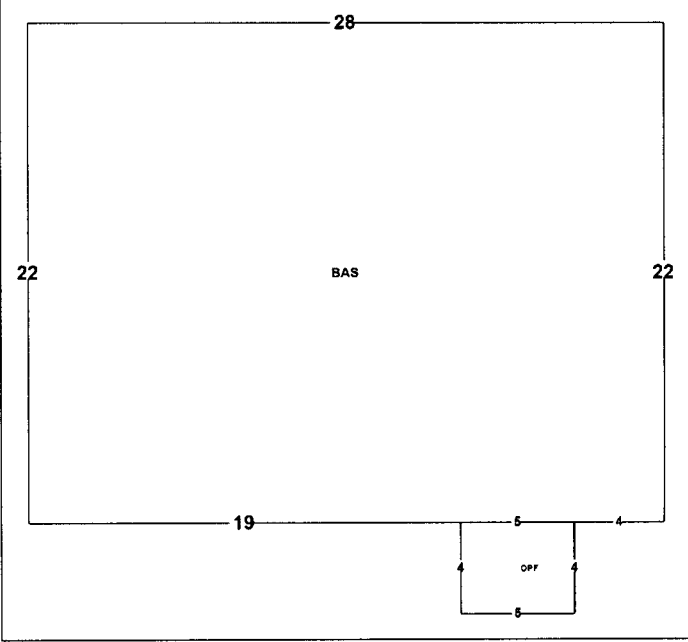
ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1548 Total SF  
 BASE AREA - 1428  
 OPEN PORCH FIN - 96  
 OPEN PORCH UNF - 24



Year Built: 1953, Effective Year: 1953

Structural Elements  
 DECOR/MILLWORK-BELOW AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-CONCRETE BLOCK  
 FLOOR COVER-PINE/SOFTWOOD  
 FOUNDATION-WOOD/NO SUB FLR  
 HEAT/AIR-UNIT HEATERS  
 INTERIOR WALL-EXPOSED BLK/BRK  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 ROOF COVER-COMPOSITION SHG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME



Areas - 636 Total SF  
 BASE AREA - 616  
 OPEN PORCH FIN - 20

Images



10/22/13

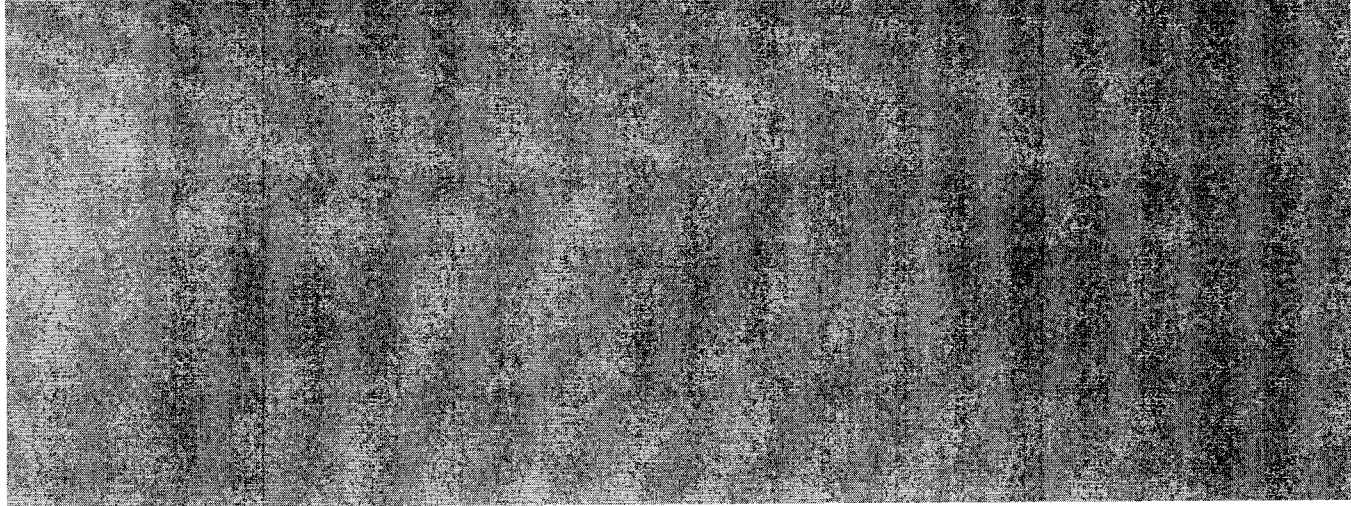


10/22/13



10/22/13

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



16-022

**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.: 12454

November 24, 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 11/24/1995, through 11/24/2015, and said search reveals the following:

- 1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:  
  
Coastal Plumbing & Sewer, Inc.
- 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: 

November 24, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12454

November 24, 2015

**Lot 19 and 20, Hillside, as per plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12454

November 24, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$111,290.00. Tax ID 01-3742-000.

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.

# 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: 2-1-2016

TAX ACCOUNT NO.: 01-3742-000

CERTIFICATE NO.: 2013-296

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

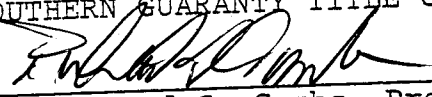
- Notify City of Pensacola, P.O. Box 12910, 32521  
 Notify Escambia County, 190 Governmental Center, 32502  
 Homestead for \_\_\_\_\_ tax year.

Coastal Plumbing & Sewer, Inc.  
9655 Beulah Rd.  
Pensacola, FL 32526

Unknown Tenants  
9714 Davis Hwy.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 24th day of November, 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.



This Instrument Prepared By:  
WILLIAM H. MITCHEM  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32591  
(850) 432-2451  
Florida Bar No.: 187836

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DONNA J. GARDNER and BROOKS R. GARDNER, JR.**, husband and wife (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **COASTAL PLUMBING & SEWER, INC.**, a Florida corporation, whose address is 3010 Keats Drive, Pensacola, Florida 32503, (herein "Grantee"), its successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

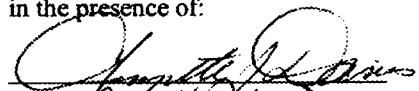
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY THIS REFERENCE

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of  
December, 2005.

Signed, sealed and delivered  
in the presence of:

  
Name: Matthew D. Vinson

  
Name: Donna J. Gardner

  
Donna J. Gardner

9714 Davis Hwy.  
Pensacola, Florida 32514

Annette J. Davis  
Name: Annette J. Davis

Matthew D. Vinson  
Name: Matthew D. Vinson

Brooks R. Gardner, Jr.  
Brooks R. Gardner, Jr.

9714 Davis Hwy.  
Pensacola, Florida 32514

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2005, by  
Donna J. Gardner and Brooks R. Gardner, Jr., who did not take an oath and who:

\_\_\_ is/are personally known to me.  
 produced current Florida driver's license as identification.  
\_\_\_ produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)

Annette J. Davis  
Notary Public

Name of Notary Printed \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



EXHIBIT A

Lots 19 and 20 in Hillside, a subdivision of a part of the Joseph Noriega Grant, Section 2, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat of said Subdivision recorded in Plat Book 1 at Page 43, of the public records of said County.

EXHIBIT B

1. Taxes for the year 2006 and subsequent years, which are not yet due. Parcel I.D. # 02-1S-30-0601-000-019.
2. Restrictions, conditions, reservations, easements and other matters as set forth on recorded plat of Hillside as recorded in Plat Book 1, Page 43, of the public records of Escambia County, Florida.
3. Subject to typical creek as shown on survey by Sweeney & Associates, Inc., dated November 21, 2005 under Job No. 05-8880.

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

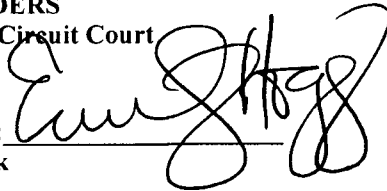
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**

**Account: 013742000 Certificate Number: 000296 of 2013**

**Payor: COASTAL PLUMBING AND SEWER INC 5748 SPARKLEBERRY LANE PENSACOLA FL**  
**32526 Date 12/18/2015**

Clerk's Check #	119105705	Clerk's Total	<del>\$492.20</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$7671.24</del>
		Postage	\$13.46
		Researcher Copies	\$4.00
		Total Received	<del>\$8,180.90</del> \$ 7588.26

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 MENTAL HEALTH  
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 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2013 TD 000296**  
**Redeemed Date 12/18/2015**

**Name** COASTAL PLUMBING AND SEWER INC 5748 SPARKLEBERRY LANE PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$492.20
Due Tax Collector = TAXDEED	\$7,671.24
Postage = TD2	\$13.46
Researcher Copies = TD6	\$4.00

**\$7588.26**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 013742000 Certificate Number: 000296 of 2013**

Redemption  Yes  
 Application Date 11/06/2015  
 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>02/01/2016</u>	Redemption Date <u>12/18/2015</u>
Months	3	1
Tax Collector	\$7,334.92	\$7,334.92
Tax Collector Interest	\$330.07	\$110.02
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,671.24	\$7,451.19 <b>TC</b>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$21.20	\$7.07
Total Clerk	\$492.20	\$478.07 <b>CH</b>
Postage	\$13.46	\$0.00
Researcher Copies	\$4.00	\$0.00
Total Redemption Amount	\$8,180.90	\$7,929.26
	Repayment Overpayment Refund Amount	\$251.64

ACTUAL SHERIFF \$80.00  
 12/3/15 TALKED TO OWNER MIKE DAVIS AND TOLD HIM PAYOFF WAS  
**Notes** \$7588.26 IF PAID BEFORE 12/22/15. EBH





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 29, 2015

WOODS COVE IV LLC  
1801 W OLYMPIC BLVD  
FILE 1580  
PASADENA CA 91199

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 009958	\$471.00	\$7.07	\$478.07
2013 TD 000296	\$471.00	\$7.07	\$478.07

**TOTAL \$956.14**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division