

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-3147-000

December 07, 2015
Tax Year: 2012
Certificate Number: 4230.0000

BEG AT A POINT ON E LI OF SEC AT A POINT 2563 48/100 FT SLY FROM NW COR OF SEC 34 CONTINUE SLY
ALG ELY LI OF SEC 35 769 8/10 FT FOR POB WLY 200 FT SLY AT RT ANG 226 FT WLY AT RT ANG 132 FT TO
W LI OF LT 7 CONTINUE SAME COURSE 125 FT SLY 877 FT TO INTER WITH W LI OF LT 7 SLY ALG W LI OF
LT 7 924 2/10 FT TO SW COR OF LT 7 ELY ALG S LI OF SEC TO SE COR OF SEC NWLY 2072 2/10 FT TO POB
OR 4816 P 7 LESS FAIRFAX MANOR PB 3 P 88 LESS OR 647 P 90 SATTERWHITE LESS OR 2536 P 935
ESCAMBIA COUNTY

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.

dbarr12 (Travis Barr)

Applicant's Signature

12/02/2015

Date

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**STILLWATER FALLS LLC
600 LAKE HARBOR CIR
ORLANDO, Florida, 32809**

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
4230.0000	07-3147-000	06/01/2013	BEG AT A POINT ON E LI OF SEC AT A POINT 2563 48/100 FT SLY FROM NW COR OF SEC 34 CONTINUE SLY ALG ELY LI OF SEC 35 769 8/10 FT FOR POB WLY 200 FT SLY AT RT ANG 226 FT WLY AT RT ANG 132 FT TO W LI OF LT 7 CONTINUE SAME COURSE 125 FT SLY 877 FT TO INTER WITH W LI OF LT 7 SLY ALG W LI OF LT 7 924 2/10 ... See attachment for full legal description.

2015 TAX ROLL
BROWDER JEROME B

LILLIAN , Alabama 36549

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.

dbarr12 (Travis Barr)

Applicant's Signature

12/02/2015

Date

TAX COLLECTOR'S CERTIFICATION

LI OF LT 7 SLY ALG W LI OF
LT 7 924 2/10 FT TO SW COR
OF LT 7 ELY ALG S LI OF SEC
TO SE COR OF SEC NWLY 2072
2/10 FT TO POB
OR 4816 P 7
LESS FAIRFAX MANOR
PB 3 P 88
LESS OR 647 P 90
SATTERWHITE
LESS OR 2536 P 935 ESCAMBIA
COUNTY

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2013/ 4230.000, 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:

07-3147-000

Cert STILLWATER FALLS LLC
Holder 600 LAKE HARBOR CIR
 ORLANDO FL 32809

Property BROWDER JEROME B
Owner 10588 ADKINSON LN
 LILLIAN AL 36549

**** See Additional Legal Next Page ****

BEG AT A POINT ON E LI OF

SEC AT A POINT 2563 48/100

FT SLY FROM NW COR OF SEC

34 CONTINUE SLY ALG ELY LI

OF SEC 35 769 8/10 FT FOR

POB WLY 200 FT SLY AT RT

ANG 226 FT WLY AT RT ANG

132 FT TO W LI OF LT 7

CONTINUE SAME COURSE 125 FT

SLY 877 FT TO INTER WITH W

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/ 4230.000	07/10/2013	167.38	0.00	75.32	242.70

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/ 3910.000	06/30/2014	163.16	6.25	46.50	215.91
2015/ 4196.000	06/01/2015	154.74	6.25	16.25	177.24

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 635.85
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2015} 136.53
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 1,097.38
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 15th day of December, 2015

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

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



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

◀ Navigate Mode Account Reference ▶

[Printer Friendly Version](#)

General Information

Reference: 352S307001000000
Account: 073147000
Owners: BROWDER JEROME B
Mail: 10588 ADKINSON LN
LILLIAN, AL 36549
Situs: 651 EDGECLIFF DR END OF 32506
Use Code: WASTE LAND
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$5,748	\$3,801	\$9,549	\$9,458
2014	\$5,748	\$2,851	\$8,599	\$8,599
2013	\$5,748	\$2,709	\$8,457	\$8,457

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2001	4816	7	\$16,000	QC	View Instr
09/1999	4544	728	\$8,000	WD	View Instr
11/1994	3716	178	\$5,000	QC	View Instr
01/1972	623	996	\$10,000	WD	View Instr

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

2015 Certified Roll Exemptions

None

Legal Description

BEG AT A POINT ON E LI OF SEC AT A POINT 2563
48/100 FT SLY FROM NW COR OF SEC 34 CONTINUE
SLY ALG ELY LI OF SEC 35 769...

Extra Features

CHAINLINK FENCE
TOWER

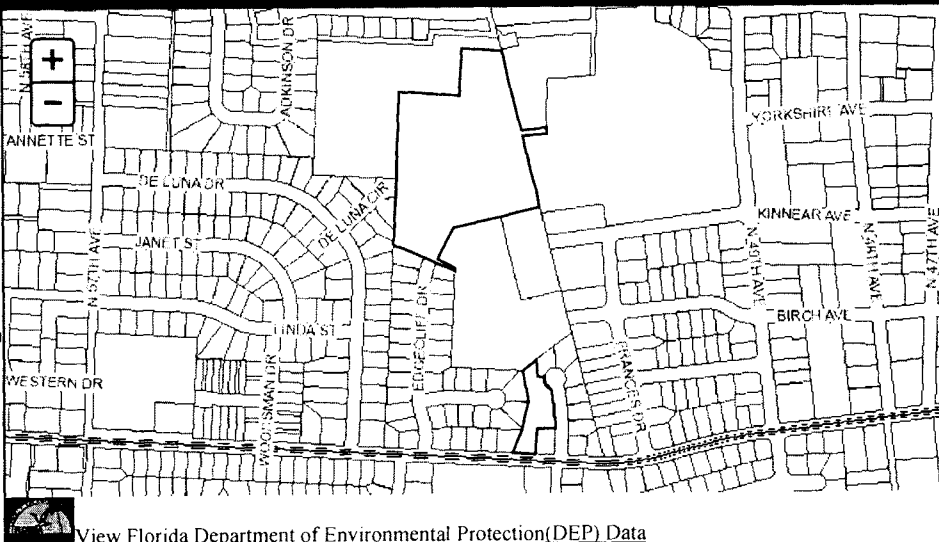
Parcel Information

Section Map Id:
35-2S-30-2

Approx. Acreage:
12.1000

Zoned:

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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.

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.: 12466

December 10, 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 12-09-1995, through 12-09-2015, and said search reveals the following:

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

Jerome B. Browder AKA Jerry Browder

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 10, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12466

December 10, 2015

352S307001000000 - Full Legal Description

BEG AT A POINT ON E LI OF SEC AT A POINT 2563 48/100 FT SLY FROM NW COR OF SEC 34 CONTINUE SLY
ALG ELY LI OF SEC 35 769 8/10 FT FOR POB WLY 200 FT SLY AT RT ANG 226 FT WLY AT RT ANG 132 FT TO
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LT 7 924 2/10 FT TO SW COR OF LT 7 ELY ALG S LI OF SEC TO SE COR OF SEC NWLY 2072 2/10 FT TO POB OR
4816 P 7 LESS FAIRFAX MANOR PB 3 P 88 LESS OR 647 P 90 SATTERWHITE LESS OR 2536 P 935 ESCAMBIA
COUNTY

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12466

December 10, 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 \$9,549.00. Tax ID 07-3147-000.

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: 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: 2-1-2016

TAX ACCOUNT NO.: 07-3147-000

CERTIFICATE NO.: 2013-4230

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.

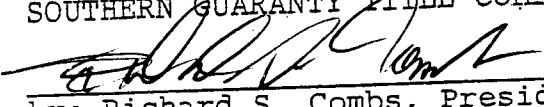
YES NO

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

Jerome B. Browder aka
Jerry Browder
10588 Adkinson Lane
Lillian, AL 36549

Certified and delivered to Escambia County Tax Collector,
this 10th day of December, 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 Document Prepared by: RECORDING: 33.00
First American Title Insurance Co. ADD. INDEX 1.00
7370 College Parkway, Suite 104 DOC STAMPS: 112.00
Fort Myers, Florida 33907 TOTAL 146.00
941-939-2224

①
OR BK 4816 PG0007
Escambia County, Florida
INSTRUMENT 2001-910039

QUIT CLAIM DEED

DEED DOC STAMPS PD & ESC CO \$ 112.00
12/10/01 EMILIE LEE WARD, CLERK
By: *[Signature]*

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

For ten dollars and other good and valuable consideration, Willow Valley Properties, Inc., a dissolved Florida Corporation, by and through its surviving and majority trustees/Directors, to wit: Charles B. Mitchell; Robert D. Bell; and Jerry Browder, a/k/a Jerome B. Browder, hereby bargain, deed and convey to Jerry Browder, a/k/a Jerome B. Browder, with a residence of 10588 Adkinson Lane, Lillian, AL 36549 the following described land in Escambia County, Florida, free and clear with warranty covenants, to wit:

All that piece of parcel of land as described on the attached "Exhibit A", in fee simple, together with easements of record. Being the same property conveyed to the Grantors by deed recorded at Book 623 Page 996, dated July 6, 1972, and recorded on July 10, 1972.

Grantors further, for themselves and their heirs, hereby covenant with Grantee, his heirs, and assigns, that Grantors are lawfully seized in fee simple of the above-described premises; that they have a good right to convey, do hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the described piece of parcel of land, situate, lying and being in the County of Escambia, State of Florida as described herein.

WITNESS the hand and seal of said Grantor this 13 day of NOVEMBER 2001.

[Signature: Lucy T. Mitchell]
Witness: Lucy T. Mitchell
(print name)

[Signature: John M. Carr]
Witness: John M. Carr
(print name)

[Signature: Charles B. Mitchell]
Charles B. Mitchell
Surviving Trustee

RECORD AND RETURN TO:
KAREN D. GELLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
800 S.E. MONTEREY COMMONS BLVD. #200
STUART, FLORIDA 34996

STATE OF FLORIDA)

COUNTY OF ESCAMBIA

WITNESS my hand and official seal that on the 13 day of November, 2001
before me, Lynn M. Carr, personally appeared Charles B. Mitchell, personally known to me (or
provided sufficient identification: _____) to be the person whose name is subscribed to the
within instrument and acknowledged to me that they executed the same in their authorized capacity, and
that by their signatures to be the persons executing this instrument.



Lynn M. Carr
(print name) Lynn M. Carr
Notary
My Commission Expires: _____

WITNESS the hand and seal of said Grantor this 9TH day of NOVEMBER, 2001.

Thomas E. Wheeler, Jr.
Witness: Thomas E. Wheeler, Jr.
(print name)

Duffy Peterson
Witness: Duffy Peterson
(print name)

Jerry Browder
Jerry Browder, a/k/a Jerome B. Browder
Surviving Trustee

STATE OF FLORIDA)

COUNTY OF ESCAMBIA

WITNESS my hand and official seal that on the 9TH day of November, 2001
before me, Thomas E. Wheeler, Jr. personally appeared Jerry Browder, a/k/a Jerome B. Browder,
personally known to me (or provided sufficient identification: _____) to be the person
whose name is subscribed to the within instrument and acknowledged to me that they executed the same
in their authorized capacity, and that by their signatures to be the persons executing this instrument.

Thomas E. Wheeler, Jr.
(print name) Thomas E. Wheeler, Jr.
Notary
My Commission Expires: _____

2 of 3 pages



Thomas E. Wheeler, Jr.
My Commission DD007597
Expires March 8, 2005

WITNESS the hand and seal of said Grantor this 9TH day of NOVEMBER, 2001.

Robert D. Bell
Robert D. Bell
Surviving Trustee

Thomas F. Wheeler, Jr.
Witness: Thomas F. Wheeler, Jr.
(print name)

Patty Peterson
Witness: Patty Peterson
(print name)

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

WITNESS my hand and official seal that on the 9th day of November, 2001 ,
before me, Thomas F. Wheeler, Jr., personally appeared Robert D. Bell , personally known to me (or
provided sufficient identification: _____) to be the person whose name is subscribed to the
within instrument and acknowledged to me that they executed the same in their authorized capacity, and
that by their signatures to be the persons executing this instrument.

Thomas F. Wheeler, Jr.
(print name) Thomas F. Wheeler, Jr.
Notary
My Commission Expires: _____



Thomas E. Wheeler, Jr.
My Commission DD007897
Expires March 8, 2006

That portion of Sections 34 and 35, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:
Commencing at the Northwest corner of said Section 34;
thence South 16°30' East, along the West line of said Section,
a distance of 2,780.0 feet to an iron rod in the Northwest
corner of Lot 53 of Ravenswood Gardens, according to plat
filed in Plat Book 1, at Page 21, of the records of said
County, for the POINT OF BEGINNING; thence South 89°00'
East, 311.45 feet to a point in the Northwest corner of
Block "A", of SECOND ADDITION TO PEN HAVEN SUBDIVISION,
according to plat filed in Plat Book 3, at Page 25, of the
records of said County; thence South 00°10' East, along the
West line of said block, 188.6 feet, also being the North-
west corner of Lot 55, of said Ravenswood Gardens; thence
North 82°45' East, along the South line of said Block "A",
296.0 feet to an iron rod; thence South 1°47' West, along
the West line of Block 17, of said SECOND ADDITION TO PEN
HAVEN SUBDIVISION, 483.3 feet to an iron rod; thence South
82°47' West, along said block, 241.9 feet to the corner of
said block; thence South 2°21' East, along said block,
261.9 feet to the corner of said block; thence South 83°15'
West, along said block, 111.95 feet to an iron rod in the
corner of said block; thence South 16°30' East, along said
block, 280.67 feet to an iron rod in the most Southeasterly
corner of Lot 25 of said Block 17; thence South 73°30' West,
448.71 feet to an iron rod; thence South 11°12' West,
220.39 feet to a point in the North line of FAIRFAX MANOR
Subdivision, according to plat filed in Plat Book 3, at
Page 88 of the records of said County; thence North 65°56'
West, along the North line of said subdivision, 237.20
feet to a point in the East line of DELONA PARK Subdivision,
according to plat filed in Plat Book 3, at Page 20, of the
records of said County; thence North 1°15' East, along said
subdivision and its extension thereof, 735.16 feet to a
concrete monument; thence South 86°16' East, 257.04 feet
to an iron rod; thence North 3°43' East, 226.0 feet to a
concrete monument in the South line of MEADOWBROOK Subdivision,
according to plat filed in Plat Book 4, at Page 7, of the
records of said County; thence South 86°12' East, 200.0 feet
to an iron rod at the Southeast corner of said subdivision;
thence North 16°30' West, along said subdivision, 3.6 feet,
thence North 76°30' East, 88.0 feet to an iron rod; thence
North 16°30' West, 62.69 feet; thence South 76°30' West,
63.0 feet to an iron rod; thence North 43°04' West, 55.9
feet to a point in the East line of said MEADOWBROOK Sub-
division; thence North 16°30' West, along said subdivision,
438.60 feet to the point of beginning, containing 17.5178
acres, more or less.

AND

That certain parcel of land in Section 35, Township 2 South,
Range 30 West, being shown on the plat of Fairfax Manor as
recorded in Plat Book 3, at Page 88, as Lot 9, Block "C",
although marked "not included in this plat", LESS AND EXCEPT
that portion included in description in deed recorded in
O.R. Book 280, Page 602, of the public records of Escambia
County, Florida.

This Document Prepared by:
First American Title Insurance Co.
7370 College Parkway, Suite 104
Fort Myers, Florida 33907
(941) 939-2224

DR BK 4816 PG0011
Escambia County, Florida
INSTRUMENT 2001-910039

FIRST AMERICAN TITLE INSURANCE COMPANY
Owner/Seller Affidavit

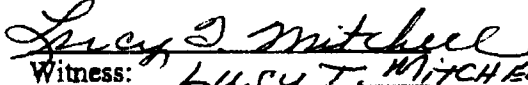
State of Florida ;
County of Escambia ;

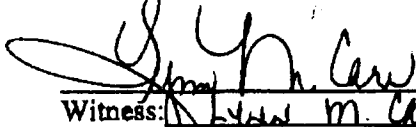
The undersigned Charles B. Mitchell, Robert D. Bell, and Jerry Browder, a/k/a Jerome B. Browder, surviving Trustees/Directors of Willow Valley Properties, Inc., a dissolved Florida Corporation, ("the Owner"), have personal knowledge of the facts sworn to in this Affidavit and have the power and authority to execute this Affidavit on behalf of the Owner, being first duly sworn on oath, depose and say;

That the aforementioned individuals are the Majority/Surviving of the Trustees/Directors ("the Owner") of the property.

WITNESS the hand and seal of said Affiant this 13 day of NOVEMBER 2001.


Charles B. Mitchell
Surviving Trustee


Witness: LUCY T. MITCHELL
(print name)


Witness: LYNN M. CARR
(print name)

STATE OF FLORIDA,
COUNTY OF ESCAMBIA)

WITNESS my hand and official seal that on the 13 day of November, 2001
before me, Charles B. Mitchell, personally appeared Charles B. Mitchell,
personally known to me (or provided sufficient identification: _____)
to be the person whose name is subscribed to the within instrument and acknowledged to me that
they executed the same in their authorized capacity, and that by their signatures to be the persons
executing this instrument.



Lynn M. Carr
Notary
My Commission Expires: _____

WITNESS the hand and seal of said Affiant this 9TH day of NOVEMBER,
2001.

Jerry Browder
Jerry Browder, a/k/a Jerome B. Browder
Surviving Trustee

Thomas E. Peterson
Witness: Thomas E. Peterson
(print name)

Patty Peterson
Witness: Patty Peterson
(print name)

STATE OF FLORIDA,
COUNTY OF ESCAMBIA

OR BK 4816 PG0013
Escambia County, Florida
INSTRUMENT 2001-910039

JEROME B. BROWDER

WITNESS my hand and official seal that on the 9th day of November, 2001 before me, Thomas E. Wheeler, Jr., personally appeared Charles B. Mitchell, personally known to me (or provided sufficient identification: _____) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures to be the persons executing this instrument.

[Signature]
Notary

My Commission Expires: _____



Thomas E. Wheeler, Jr.
My Commission DD007597
Expires March 8, 2006

WITNESS the hand and seal of said Grantor this 9th day of November, 2001.

[Signature]
Robert D. Bell
Surviving Trustee

[Signature]
Witness: Thomas E. Wheeler, Jr.
(print name)

[Signature]
Witness: Patty Peterson
(print name)

RCD Dec 10, 2001 04:09 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-910039

STATE OF FLORIDA)

COUNTY OF ESCAMBIA

WITNESS my hand and official seal that on the 9th day of November, 2001 before me, [Signature], personally appeared Robert D. Bell, personally known to me (or provided sufficient identification: _____) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures to be the persons executing this instrument.

[Signature]
(print name)
Notary

My Commission Expires: _____



Thomas E. Wheeler, Jr.
My Commission DD007597
Expires March 8, 2006

1500
5600

This instrument Prepared By

State of Florida

ESCAMBIA County

WILMER H. MITCHELL

ATTORNEY AT LAW

130 EAST GOVERNMENT STREET

PENSACOLA, FLORIDA 32501

DEED OF REALTY

FOR SALE BY
MAYOR PRINTING COMPANY
PENSACOLA, FLA.
32501

Know All Men by These Presents, That

Charles B. Mitchell, Jr.

OR BK 4544 PG 0728
Escambia County, Florida
INSTRUMENT 00-722836

for and in consideration of

EIGHT THOUSAND AND 00/100 (\$8,000.00)

DOLLARS,

and convey
the receipt whereof is hereby acknowledged, do bargain, sell and grant unto

✓ Jerome B. Browder

all right, title and interest of the
Grantor in and to the following described real property

✓ 407 Bayshore Dr, Pensacola, FL 32507

his heirs, executors, administrators and assigns, forever, the following described real property,

situate, lying and being in the _____, County of Escambia

State of Florida to-wit:

See attached Exhibit "A"

DEED DOC STAMPS PD 8 ESC CO 1 35.00
04/07/00 ERNEST LEE HIGDON, CLERK

Note: This conveyance is without warranty.

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 Witness Whereof, I have hereunto set my hand and seal this 10th
day of September A. D. 19 99.

Charles B. Mitchell, Jr.
Charles B. Mitchell, Jr.

Signed, sealed and delivered in the presence of

Wilmer H. Mitchell
Edna S. Mitchell
WILMER H. MITCHELL
EDNA S. MITCHELL

Exhibit "A"

That portion of Sections 34 and 35, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:
Commencing at the Northwest corner of said Section 34;
thence South 16°30' East, along the West line of said Section,
a distance of 2,780.0 feet to an iron rod in the Northwest
corner of Lot 53 of Ravenswood Gardens, according to plat
filed in Plat Book 1, at Page 21, of the records of said
County, for the POINT OF BEGINNING; thence South 89°00'
East, 311.45 feet to a point in the Northwest corner of
Block "A", of SECOND ADDITION TO PEN HAVEN SUBDIVISION,
according to plat filed in Plat Book 3, at Page 25, of the
records of said County; thence South 00°10' East, along the
West line of said block, 188.6 feet, also being the North-
west corner of Lot 55, of said Ravenswood Gardens; thence
North 82°45' East, along the South line of said Block "A",
296.0 feet to an iron rod; thence South 1°47' East, along
the West line of Block 17, of said SECOND ADDITION TO PEN
HAVEN SUBDIVISION, 483.3 feet to an iron rod; thence South
82°47' West, along said block, 241.9 feet to the corner of
said block; thence South 2°21' East, along said block,
261.9 feet to the corner of said block; thence South 83°15'
West, along said block, 111.95 feet to an iron rod in the
corner of said block; thence South 16°30' East, along said
block, 280.67 feet to an iron rod in the most Southwesterly
corner of Lot 25 of said Block 17; thence South 73°30' West,
448.71 feet to an iron rod; thence South 11°12' West,
270.39 feet to a point in the North line of FAIRFAX MANOR
Subdivision, according to plat filed in Plat Book 3, at
Page 88 of the records of said County; thence North 65°36'
West, along the North line of said subdivision, 237.28
feet to a point in the East line of DELUNA PARK Subdivision,
according to plat filed in Plat Book 3, at Page 20, of the
records of said County; thence North 1°15' East, along said
subdivision and its extension thereof, 735.16 feet to a
concrete monument; thence South 86°16' East, 237.04 feet
to an iron rod; thence North 3°43' East, 226.8 feet to a
concrete monument in the South line of MEADOWBROOK Subdivision,
according to plat filed in Plat Book 4, at Page 7, of the
records of said County; thence South 86°12' East, 208.0 feet
to an iron rod at the Southeast corner of said subdivision;
thence North 16°30' West, along said subdivision, 3.6 feet,
thence North 76°30' East, 88.0 feet to an iron rod; thence
North 16°30' West, 67.69 feet; thence South 76°30' West,
63.0 feet to an iron rod; thence North 43°04' West, 53.9
feet to a point in the East line of said MEADOWBROOK Sub-
division; thence North 16°30' West, along said subdivision,
438.60 feet to the point of beginning, containing 17.5178
acres, more or less.

AND

That certain parcel of land in Section 35, Township 2 South,
Range 30 West, being shown on the plat of Fairfax Manor as
recorded in Plat Book 3, at Page 88, as Lot 9, Block "C",
although marked "not included in this plat", LESS AND EXCEPT
that portion included in description in deed recorded in
O.R. Book 280, Page 602, of the public records of Escambia
County, Florida.

DR BK 4544 PG 0730
Escambia County, Florida
INSTRUMENT 00-722836

RCD Apr 07, 2000 10:34 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-722836

STATE OF FLORIDA

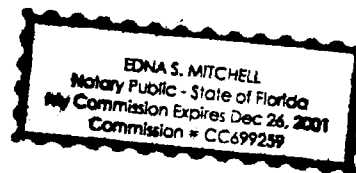
COUNTY OF ESCAMBIA

Before the undersigned authority personally appeared Charles B. Mitchell, Jr., identified to me by the fact that he is personally known to me and he acknowledged that he executed the above instrument for the uses and purposes therein set forth.

Acknowledged before me this 10th day of September, 1999.

Edna S. Mitchell
Notary Public, State of Florida

My Commission Expires:



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 February 1, 2016, 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 STILLWATER FALLS LLC holder of Tax Certificate No. 04230, issued the 1st day of June, A.D., 2013 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:

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SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073147000 (16-050)

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

JEROME B BROWDER AKA JERRY BROWDER

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 February, which is the 1st day of February 2016.

Dated this 31st day of December 2015.

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.

Post Property:

651 EDGECLIFF DR END OF 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 04230 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 31, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JEROME B BROWDER AKA JERRY BROWDER 10588 ADKINSON LN LILLIAN, AL 36549	JEROME B BROWDER 407 BAYSHORE DR PENSACOLA FL 32507
--	---

WITNESS my official seal this 31th day of December 2015.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

13/4230

7015 1520 0002 1475 5335

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.80
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ 4.80

Total Postage
 \$ 6.73

Sent To
 JEROME B BROWDER [16-050]
 407 BAYSHORE DR
 PENSACOLA FL 32507

Postmark Here
 DOWNTOWN STA
 31 2015

PS Form 3842, October 2010

7015 1520 0002 1475 5328

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$ 2.80
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ 4.80

Total Postage
 \$ 6.73

Sent To
 JEROME B BROWDER AKA JERRY
 BROWDER [16-050]
 10588 ADKINSON LN
 LILLIAN, AL 36549

Postmark Here
 DOWNTOWN STA
 31 2015

PS Form 3842, October 2010

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

JEROME B BROWDER AKA JERRY
BROWDER [16-050]
10588 ADKINSON LANE
LILLIAN, AL 36549



9590 9403 0679 5196 4355 35

2. Article Number (Transfer from service label)

7015 1520 0002 1475 5328

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Agent

☐ Addressee

C. Date of Delivery

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

all Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

13/04/230

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Post Property:

651 EDGECLIFF DR END OF 32506



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

16-050

Document Number: ECSO16CIV000069NON

Agency Number: 16-003243

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #04230 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JEROME B BROWDER AKA JERRY BROWDER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/4/2016 at 7:17 AM and served same at 7:19 AM on 1/5/2016 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Karen M Hughes 924
K. HUGHES, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



**NOTICE OF APPLICATION FOR
TAX DEED**

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-12-31-2015-01-07-14-21-2016

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

02/01/2016 - TAX CERT # 04230

in the CIRCUIT Court
was published in said newspaper in the issues of

DECEMBER 31, 2015 & JANUARY 7, 14, & 21, 2016

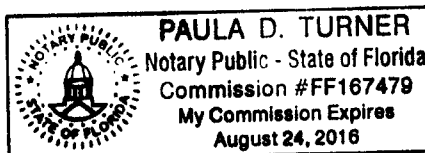
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

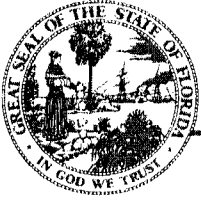
Sworn to and subscribed before me this 21ST DAY OF
JANUARY A.D., 2016

PAULA D. TURNER

NOTARY PUBLIC



292



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 26, 2016

STILLWATER FALLS LLC
600 LAKE HARBOR CIR
ORLANDO FL 32809

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.

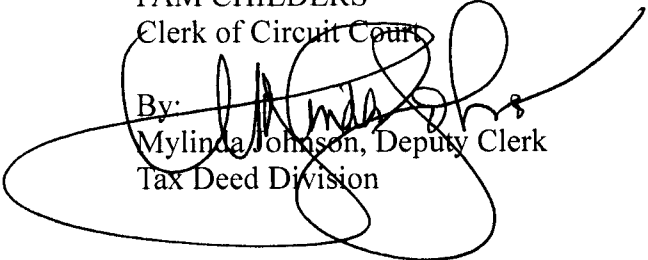
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 04230	\$542.00	\$8.13	\$550.13

Tax Account 07-3147-000

TOTAL \$550.13

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Mylinda Johnson, Deputy Clerk
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 26, 2016

JEROME BROWDER
10588 ADKINSON LANE
LILLIAN AL 36549

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 04230
651 EDGECLIFF DR END OF 32506

\$104.59

TOTAL \$104.59

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By

Mylanda Johnson
Tax Deed Division