

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2013/ 4332	06-01-2013	LT 3 BLK 4 CORRY HEIGHTS PB 1 P 93 OR 6411 P 733 CA 182

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 all 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.

Electronic signature on file

Applicant's Signature

06-13-2016

Date

17-061

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600503

Date of Tax Deed Application
Jun 13, 2016

This is to certify that **TC 13, LLC WWW.BUYTHISTAXLIEN.COM**, holder of **Tax Sale Certificate Number 2013 / 4332**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **07-4188-000**

Cert Holder:
TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 SPO BOX 173017
TAMPA, FL 33672

Property Owner:
MEINJOHANS JAN K
5 COMMANDER DR
PENSACOLA, FL 32506
LT 3 BLK 4 CORRY HEIGHTS PB 1 P 93 OR 6411 P 733 CA 182

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/4332	07-4188-000	06/01/2013	276.78	29.87	306.65

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/3933	07-4188-000	06/01/2016	305.76	6.25	15.29	327.30
2015/4318	07-4188-000	06/01/2015	275.10	6.25	13.76	295.11

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	929.06
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,304.06

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	17,762.00
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	


Done this the 4th day of August, 2016 Janet Holley, Tax Collector of Escambia County

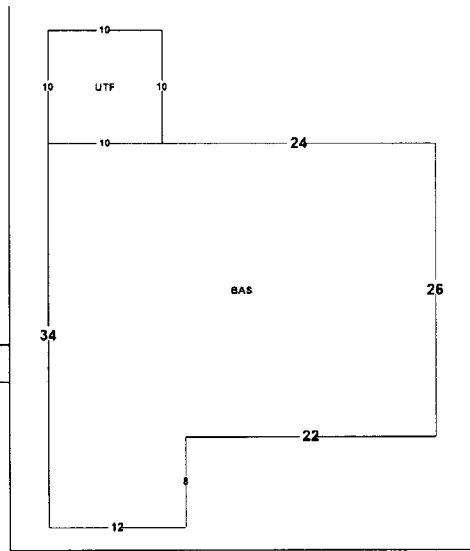
Date of Sale: **3 January 2017**

By *Shirley Rich, CFC*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-4188-000 2013

EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1080 Total SF
BASE AREA - 980
UTILITY FIN - 100



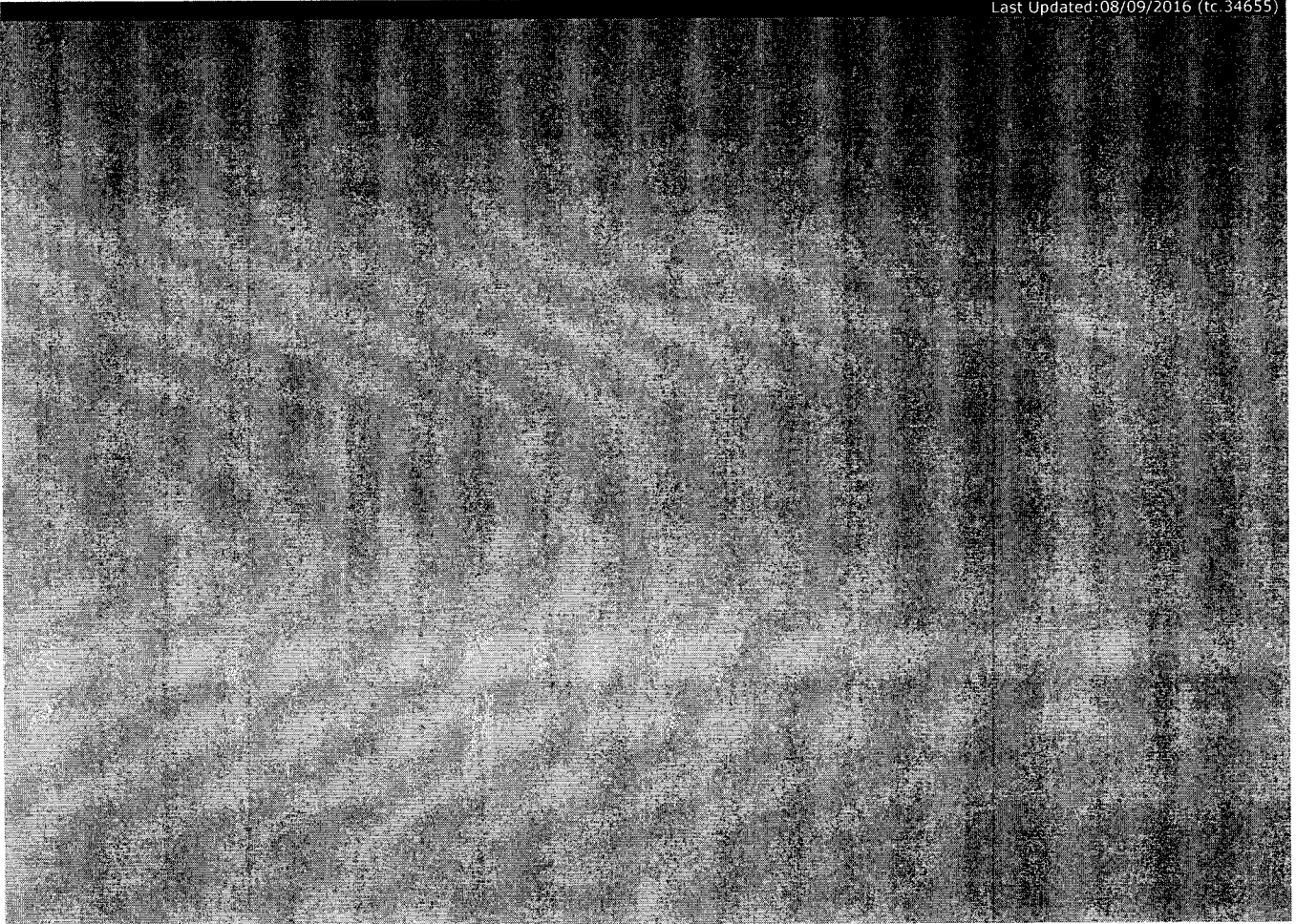
Images



3/12/10

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.

Last Updated: 08/09/2016 (tc 34655)





Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

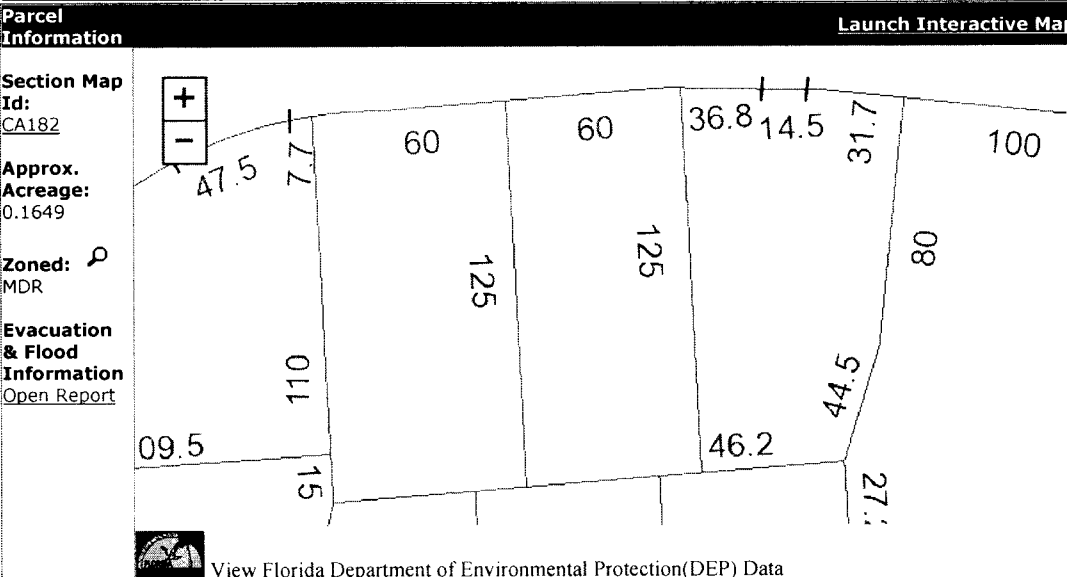
[Printer Friendly Version](#)

General Information	
Reference:	372S309000003004
Account:	074188000
Owners:	MEINJOHANS JAN K
Mail:	5 COMMANDER DR PENSACOLA, FL 32506
Situs:	5 COMMANDER DR 32507
Use Code:	SINGLE FAMILY RESID
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	\$7,000	\$28,588	\$35,588	\$35,524
2014	\$7,000	\$28,243	\$35,243	\$35,243
2013	\$9,500	\$25,553	\$35,053	\$35,053
Disclaimer				
Amendment 1/Portability Calculations				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/30/2008	6411	777	\$100	QC	View Instr
12/30/2008	6411	733	\$48,000	WD	View Instr
12/1994	4295	868	\$100	WD	View Instr
07/1988	2576	849	\$100	QC	View Instr
05/1988	2554	1	\$20,000	QC	View Instr
06/1985	2188	204	\$2,000	QC	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2015 Certified Roll Exemptions
HOMESTEAD EXEMPTION
Legal Description
LT 3 BLK 4 CORRY HEIGHTS PB 1 P 93 OR 6411 P 733 CA 182
Extra Features
WOOD DECK



Buildings	
Address: 5 COMMANDER DR, Year Built: 1948, Effective Year: 1948	
Structural Elements	
DECOR/MILLWORK-BELOW AVERAGE	
DWELLING UNITS-1	



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 074188000 Certificate Number: 004332 of 2013

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/03/2017"/>	Redemption Date <input type="text" value="08/10/2016"/>
Months	7	2
Tax Collector	<input type="text" value="\$1,304.06"/>	<input type="text" value="\$1,304.06"/>
Tax Collector Interest	\$136.93	\$39.12
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,447.24	<input type="text" value="\$1,349.43"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$13.50
Total Clerk	\$497.25	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,044.49	\$1,812.93
	Repayment Overpayment Refund Amount	\$231.56

Notes

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



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

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

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

Case # 2013 TD 004332

Redeemed Date 08/10/2016

Name Jan Meinjohans 5 COMMANDER DR PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$1,447.24
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

17-061

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

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

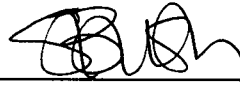
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 074188000 Certificate Number: 004332 of 2013**

Payor: Jan Meinjohans 5 COMMANDER DR PENSACOLA, FL 32506 Date 08/10/2016

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$1,447.24
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$2,004.49
			\$ 1492.93

**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 and Comptroller, Escambia County

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

August 11, 2016

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO BOX 173017
TAMPA FL 33672

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.

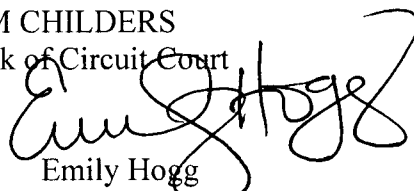
TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 004332	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

DEPARTMENT OF HEALTH • VITAL STATISTICS
STATE OF FLORIDA
MARRIAGE RECORD
 TYPE IN UPPERCASE
 USE BLACK INK

This license not valid unless seal of Clerk,
 Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2013 ML 000328

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. GROOM'S NAME (First, Middle, Last) TY ALLEN ROGERS		2. DATE OF BIRTH (Month, Day, Year) 11/13/1968	
3a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA	3b. COUNTY ESCAMBIA	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) OHIO
5a. BRIDE'S NAME (First, Middle, Last) JAN KATE MEINJOHANS		5b. MAIDEN SURNAME (If different)	
7a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA		7b. COUNTY ESCAMBIA	7c. STATE FLORIDA
		8. DATE OF BIRTH (Month, Day, Year) 05/23/1964	
		8. BIRTHPLACE (State or Foreign Country) INDIANA	
WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.			
9. SIGNATURE OF GROOM (Sign full name using black ink) <i>Ty Allen Rogers</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 02/20/2013	
11. TITLE OF OFFICIAL CLERK OF COURTS		12. SIGNATURE OF OFFICIAL (Use black ink) <i>Blandys Rappia</i> DEPUTY CLERK	
13. SIGNATURE OF BRIDE (Sign full name using black ink) <i>Jan Kate Meinjohans</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 02/20/2013	
15. TITLE OF OFFICIAL CLERK OF COURTS		16. SIGNATURE OF OFFICIAL (Use black ink) <i>Blandys Rappia</i> DEPUTY CLERK	
LICENSE TO MARRY			
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID			
17. COUNTY ISSUING LICENSE ESCAMBIA	18. DATE LICENSE ISSUED 02/20/2013	18a. DATE LICENSE EFFECTIVE 02/23/2013	19. EXPIRATION DATE 04/24/2013
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>Pam Childers</i>		20b. TITLE CLERK OF COURTS	20c. BY D.C. <i>PC</i>
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) March 13, 2013		22. CITY, TOWN, OR LOCATION OF MARRIAGE Pensacola, Florida	
23. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>Darlene Martinez</i>		23c. ADDRESS (Of person performing ceremony) Pensacola FL 440 N Navy Blvd 32507	
24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Darlene Martinez - Notary</i>		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)	
D. MARTINEZ NOTARY PUBLIC STATE OF FLORIDA Comm # EE 004802 Expires 9/4/2014			



INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$47,500.00 in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within THIRTY days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

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

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)

Linda Salter
Witness Signature

LINDA SALTER
Witness Printed Name

Jan K. Meinjohans L.S.
Jan K. Meinjohans
5 Commander Drive, Pensacola, FL 32506

5 Commander Drive, Pensacola, FL 32506 L.S.

Tracy Hausfeld
Witness Signature

Tracy Hausfeld
Witness Printed Name

L.S.

L.S.

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 30th day of December, 2008, by Jan K. Meinjohans who is personally known to me or has produced drivers license as identification and did (did not) take an oath.

Linda G. Salter
Notary Public

SEAL

Linda G. Salter
Notary Public State of Florida
My Commission No. DD 066962
My Commission Expires June 17, 2011

Printed Notary Name

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: December 30th, 2008

NOTE

PENSACOLA, FL

AMOUNT: **\$47,500.00**

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

Karen McGovern fka Karen Christensen, a single woman

the principal sum of **\$47,500.00 (Forty-Seven Thousand Five Hundred and 00/100) DOLLARS**

together with interest thereon at the rate of **6% (Six and 00/100 percent)** per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **144** equal consecutive monthly installments of principal and interest in the amount of **\$463.53** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **December 30th, 2020**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Payments received 10 days or more late will be assessed a 5.0% late fee.

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **6% (Six and 00/100 percent)** per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **1322 Laval Court, Mobile, AL 36693** or such other place as shall be designated by the holder of this note in writing.

Return to:

SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503
TELEPHONE:

File No. **0805-511**

THIS MORTGAGE DEED

Executed the **30th** day of **December, 2008** by:

Jan K. Meinjohans, a single woman

hereinafter called the mortgagor, to

Karen McGovern fka Karen Christensen, a single woman

hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

Lot 3, Block 4, Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, according to plat recorded in Plat Book 1, Page 93, of the Public Records of Escambia County, Florida.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Numbers: 372S30-9000-003-004

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30th day of December, 2008 by Karen McGovern fka Karen Christensen, a single woman, whose post office address is 1322 Laval Court, Mobile, AL 36693 herein called the grantor, to Jan K. Meinjohans, a single woman, whose post office address is 5 Commander Drive, Pensacola, FL 32506, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 3, Block 4, Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, according to plat recorded in Plat Book 1, Page 93, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

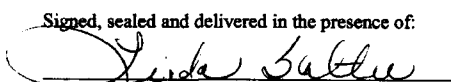
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

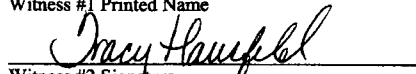
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007

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

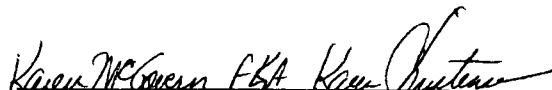
Signed, sealed and delivered in the presence of:


Witness #1 Signature

LINDA SALTER
Witness #1 Printed Name


Witness #2 Signature

Tracy Hausfeld
Witness #2 Printed Name

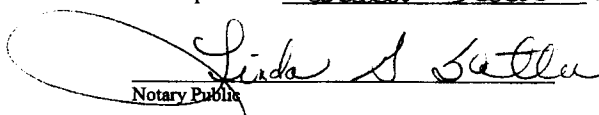

Karen McGovern fka Karen Christensen

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of December, 2008 by Karen McGovern fka Karen Christensen who is personally known to me or has produced driver's license as identification.

SEAL


Notary Public

Printed Notary Name

My Commission Expires:

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: 1-3-2017

TAX ACCOUNT NO.: 07-4188-000

CERTIFICATE NO.: 2013-4332

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.

Jan K. Meinjohans
aka Jan Rogers
5 Commander Dr.
Pensacola, FL 32506

Karen McGovern
1322 Laval Court
Mobile, AL 36693

Certified and delivered to Escambia County Tax Collector,
this 31st day of October, 2016.

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.: 13205

October 31, 2016

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

1. That certain mortgage executed by Jan K. Meinjohans in favor of Karen McGovern dated 12/30/2008 and recorded 12/31/2008 in Official Records Book 6411, page 736 of the public records of Escambia County, Florida, in the original amount of \$47,500.00.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$37,193.00. Tax ID 07-4188-000.

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.: 13205

October 31, 2016

Lot 3, Block 4, Corry Heights, as per plat thereof, recorded in Plat Book 1, Page 93, 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

17-061
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13205

October 31, 2016

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 10-31-1996, through 10-31-2016, and said search reveals the following:

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

Jan K. Meinjohans

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 

October 31, 2016