

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CCTS CAP FL 81471 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, Texas, 78230**

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
6840.0000	10-4552-778	06/01/2013	UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO 1152/100480 INT IN COMMON ELEMENTS OR 6662 P 1236

2013 TAX ROLL

PURPLE PARROT CONDO LLC
4502 OLD PASS RD
GULFPORT , Mississippi 39501

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.

propel1 (Misty Dante)

Applicant's Signature

04/10/2015

Date

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 10, 2015 / 150028

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6840.0000** , issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-4552-778**

Certificate Holder:

CCTS CAP FL 81471 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, TEXAS 78230

Property Owner:

PURPLE PARROT CONDO LLC
4502 OLD PASS RD
GULFPORT , MISSISSIPPI 39501

Legal Description:

UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO 1152/100480 INT IN COMMON ELEMENTS OR 6662 P 1236

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 TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	6840.0000	06/01/13	\$1,821.56	\$0.00	\$91.08	\$1,912.64

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,912.64
\$0.00
\$200.00
\$125.00
\$2,237.64
\$2,237.64
\$6.25

*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: July 6, 2015

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



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
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Sale
List

Amendment 1/Portability
Calculations

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 ☐ Account
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General Information

Reference: 263S321002064001
Account: 104552778
Owners: PURPLE PARROT CONDO LLC
Mail: 4502 OLD PASS RD
 GULFPORT, MS 39501
Situs: 13555 PERDIDO KEY DR C-9 32507
Use Code: CONDO-RES UNIT
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$107,378
Land: \$0
Total: \$107,378
Non-Homestead Cap: \$100,884

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/27/2012	6945	1100	\$100	WD	View Instr
09/20/2012	6913	1925	\$125,000	WD	View Instr
09/30/2010	6662	1236	\$103,000	WD	View Instr
07/16/2010	6615	785	\$100	CT	View Instr
02/2006	5841	796	\$300,000	WD	View Instr
07/2003	5204	1333	\$59,500	WD	View Instr
10/2001	4784	1913	\$154,900	WD	View Instr
07/1999	4439	1111	\$395,000	WD	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

UNIT C9 PURPLE PARROT VILLAGE CONDO ALSO
1152/100480 INT IN COMMON ELEMENTS OR 6945 P
1100

Extra Features

None

Parcel Information

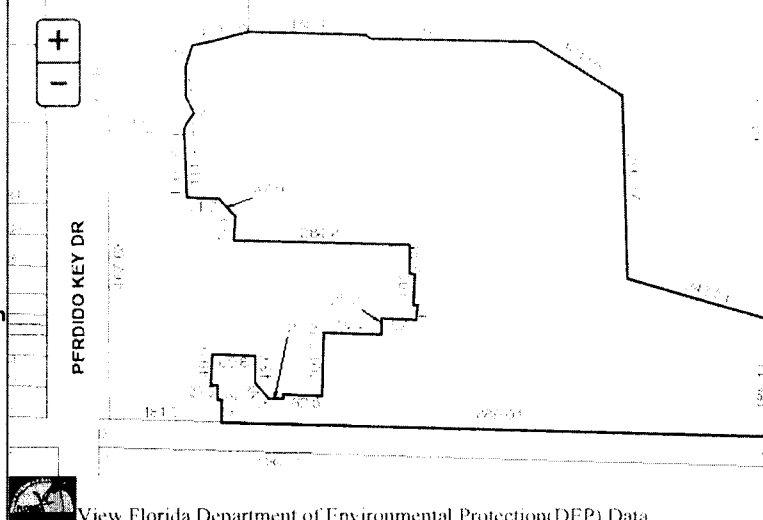
[Launch Interactive Map](#)

Section
Map Id:
 26-35-32

Approx. Acreage:
 9.4600

Zoned:
 CCPK

Evacuation & Flood Information
[Open Report](#)



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

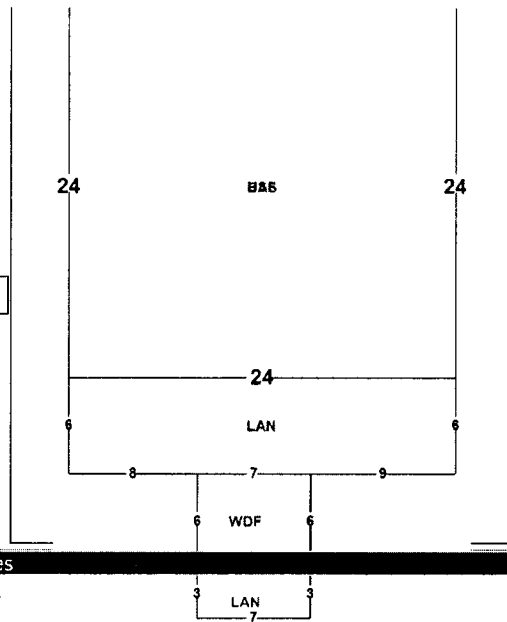
Buildings

Address: 13555 PERDIDO KEY DR C-9, Year Built: 2001, Effective Year: 2001

Structural Elements

DECOR/MILLWORK-AVERAGE

BASE AREA - 576
LANAI - 309
UPPER STORY FIN - 576
WOOD DECK FIN - 42
WOOD DECK UNF - 24



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.

Last Updated: 04/29/2015 (tc.10223)

Prepared by:

Wilson, Hamrell, Farrington, Ford, et al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-47254

General Warranty Deed

Made this September 24, 2012 A.D. By James Hurd Gaddy, Jr., hereinafter called the grantor, to Purple Parrot Condo, LLC, a Mississippi Limited Liability Company, whose post office address is: 4502 Old Pass Road, Gulfport, MS 39501, hereinafter called the grantee:

(Whoever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Unit C-9, Purple Parrot Village, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4533, Page 1257, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The above described property is not the Constitutional Homestead of the Grantor.

Parcel ID Number: 263S321002064001

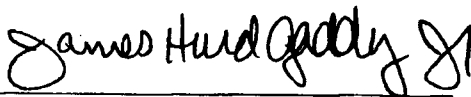
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; that the grantor 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 of all encumbrances except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


James Hurd Gaddy, Jr.

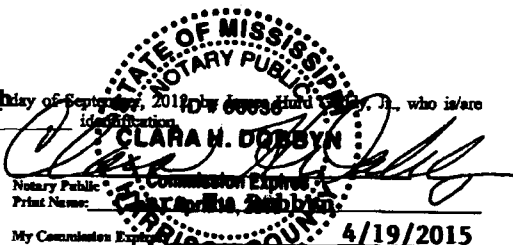
Witness Printed Name Kathrine Hicks

Witness Printed Name Donald K. Gaddy MD

State of MISSISSIPPI

County of HARRISON

The foregoing instrument was acknowledged before me this 27th day of September, 2012, by James Hurd Gaddy, Jr., who is/are personally known to me or who has produced identification.


Notary Public: CLARA H. DOBYN
Print Name: CLARA H. DOBYN
My Commission Expires: 4/19/2015

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: 7-6-2015

TAX ACCOUNT NO.: 10-4552-778

CERTIFICATE NO.: 2013-6840

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.

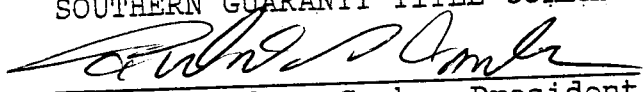
Purple Parrot Condo, LLC
Attn: James Hurd Gaddy, Jr.
4502 Old Pass Rd.
Gulfport, MS 39501

Unknown Tenants
13555 Perdido Key Dr. #C-9
Pensacola, FL 32507

Purple Parrot Village Condo Assoc.
P.O. Box 34312
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 28th day of April, 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.: 12047

April 28, 2015

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

1. Subject to interest of Purple Parrot Village Condominium Association.
2. Taxes for the year 2012 and 2014 delinquent. The assessed value is \$100,884.00. Tax ID 10-4552-778.

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.: 12047

April 28, 2015

Unit C-9, Purple Parrot Village Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 4533, page 1257, and all amendments thereto, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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.: 12047

April 28, 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 04-28-1995, through 04-28-2015, and said search reveals the following:

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

Purple Parrot Condo, LLC

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: 

April 28, 2015