

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number**  
Jun 29, 2015 / 150306

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6926.0000**, 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: 10-4710-035**

**Certificate Holder:**  
GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**  
MCBEE RICHARD  
272 VALLEY VIEW LN  
INDIAN SPRINGS, ALABAMA 35124

**Legal Description:**  
UNIT 7 OF OLD RIVER LANDING CONDOMINIUM ALSO 1/10 INT IN COMMON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6847 P 1883

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	6926.0000	06/01/13	\$2,411.10	\$0.00	\$120.56	\$2,531.66

**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

\$2,531.66
\$0.00
\$200.00
\$125.00
\$2,856.66
\$2,856.66
\$6.25

\*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale: 11/2/15

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten 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,

**GEEZ LLC AND CMON LLC PARTNERS CITIBANK,  
N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

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>
6926.0000	10-4710-035	06/01/2013	UNIT 7 OF OLD RIVER LANDING CONDOMINIUM ALSO 1/10 INT IN COMMON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6847 P 1883

**2013 TAX ROLL**

MCBEE RICHARD  
272 VALLEY VIEW LN  
INDIAN SPRINGS , Alabama 35124

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.

jsherpa (John Lemkey)  
Applicant's Signature

06/29/2015  
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:	014S331025000007
Account:	104710035
Owners:	MCBEE RICHARD
Mail:	272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124
Situs:	16784 PERDIDO KEY DR 7 32507
Use Code:	CONDO-RES UNIT
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<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
2014	\$0	\$123,779	\$123,779	\$123,779
2013	\$0	\$124,253	\$124,253	\$124,253
2012	\$0	\$135,883	\$135,883	\$135,883

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/03/2013	6970	157	\$140,700	WD	<a href="#">View Instr</a>
04/17/2012	6847	1883	\$107,100	CT	<a href="#">View Instr</a>
11/14/2007	6248	728	\$50,000	WD	<a href="#">View Instr</a>
03/2007	6114	553	\$53,300	CT	<a href="#">View Instr</a>
03/1998	4236	1236	\$145,000	WD	<a href="#">View Instr</a>
06/1995	3793	755	\$149,000	WD	<a href="#">View Instr</a>
12/1992	3287	36	\$95,000	WD	<a href="#">View Instr</a>
05/1982	1649	885	\$125,500	WD	<a href="#">View Instr</a>

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

2014 Certified Roll Exemptions
None

**Legal Description**  
UNIT 7 OF OLD RIVER LANDING CO NDOMINIUM ALSO 1/10 INT IN COM MON ELEMENTS PARKING SPACE #7 BOAT SLIP #7 OR 6970 P 157

Extra Features
None

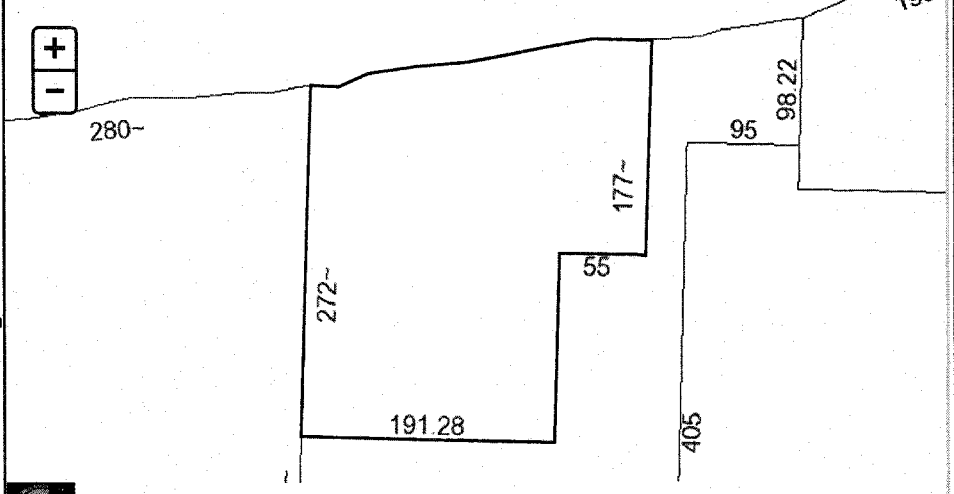
### Parcel Information [Launch Interactive Map](#)

Section Map Id:  
01-4S-33

Approx. Acreage:  
1.5800

Zoned:  
MDR-PK

Evacuation & Flood Information  
[Open Report](#)



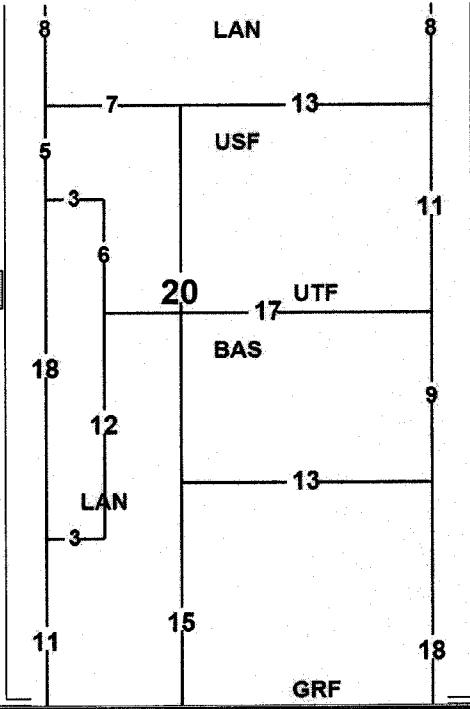
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings
Address: 16784 PERDIDO KEY DR 7, Year Built: 1982, Effective Year: 1982
<b>Structural Elements</b> DECOR/MILLWORK-ABOVE AVERAGE

**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-2**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-WOOD FRAME/TRUS**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 2419 Total SF

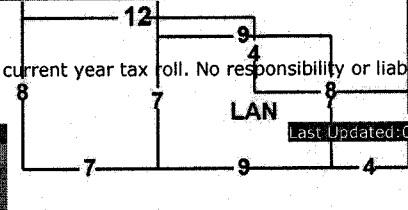
**BASE AREA - 818**  
**GARAGE FIN - 286**  
**LANAI - 693**  
**UPPER STORY FIN - 362**  
**UTILITY FIN - 260**



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: 07/22/2015 (tc.4875)

**Southern Guaranty Title Company**

15-709

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12334

August 21, 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 08-21-1995, through 08-21-2015, and said search reveals the following:

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

Richard McBee

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

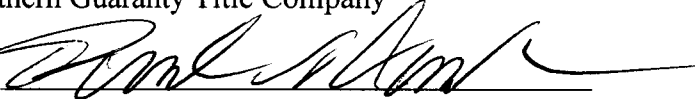
4. Taxes:

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: 

August 21, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12334

August 21, 2015

**That certain Condominium Parcel Composed of Unit No. 7, of OLD RIVER LANDING, a Condominium according to the Declaration of Condominium dated May 17, 1982 and recorded in Official Records Book 1645, at Pages 10 through 82, of the Public Records of Escambia County, Florida on May 19, 1982, together with an undivided one tenth interest in and to the common elements, as described in said Declaration appurtenant thereto all in accordance with and subject, however, to all of the provisions of said Declaration of Condominium.**

**Together with exclusive right of use of the following limited common elements: Parking Space #7 and Boat Slip #7.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12334

August 21, 2015

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

1. Subject to interest of Old River Landing Owners Association.
2. Taxes for the year 2012 delinquent. The assessed value is \$125,50000. Tax ID 10-4710-035.

**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: 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: 11-2-2015

TAX ACCOUNT NO.: 10-4710-035

CERTIFICATE NO.: 2013-6926

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.

Richard McBee  
272 Valley View Lane  
Indian Springs, AL 35124

Old River Landing Owners Assoc.  
P.O. Box 34265  
Pensacola, FL 32507

Unknown Tenants  
16784 Perdido Key Dr. Unit 7  
Pensacola, FL 32507

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



Prepared by and Return to:  
Brittini Nosal  
Bay National Title Company  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762

File Number: FNMA-15758

Consideration Amount: \$140,700.00

Space Above This Line is For Recording Data

**Special Warranty Deed**

This Special Warranty Deed made this 3 day of January, ~~2012~~ 2013 between Fannie Mae, a/k/a Federal National Mortgage Association whose post office address is: 14221 Dallas Parkway Suite #1000, Dallas, TX 75254, ("grantor"), and Richard McBee, whose post office address is: 272 Valley View Lane, Indian Springs, AL 35124, ("grantee"):

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pensacola (city), Escambia (county), to-wit:

**That certain Condominium Parcel Composed of Unit No. 7, of OLD RIVER LANDING, a Condominium according to the Declaration of Condominium dated May 17, 1982 and recorded in Official Records Book 1645, at Pages 10 through 82, of the Public Records of Escambia County, Florida on May 19, 1982, together with an undivided one tenth interest in and to the common elements, as described in said Declaration appurtenant thereto all in accordance with and subject, however, to all of the provisions of said Declaration of Condominium.**

**Together with exclusive right of use of the following limited common elements: Parking Space #7 and Boat Slip #7.**

Parcel ID Number: 01-4S-33-1025-000-007

**More commonly known as: 16784 Perdido Key Drive, Unit 7, Pensacola, FL 32507**

**Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor is exempt of documentary stamps pursuant to 12 U.S.C. 1723 ac (2) for conveyance of subject property.**

**Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$168,840.00 for a period of 3 months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of \$168,840.00 for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.**

**This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.**

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 claiming by, through or under grantors, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Fannie Mae, a/k/a Federal National Mortgage Association

By: [Signature]  
Printed Name: Charlotte Elliott  
Title: UP

Authorized Signer of First American National Default Title Services, a division of First American Title Insurance Company as Attorney in fact and/or agent

Witness Name: [Signature]  
Marlon Brown

(Corporate Seal)

State of Texas  
County of Dallas

The foregoing instrument was acknowledged before me, a notary public this 3 day of June, 2012, by Charlotte Elliott as Authorized Signer of First American National Default Title Services, a division of First American Title Insurance Company as Attorney in fact and/or agent of Fannie Mae, a/k/a Federal National Mortgage Association who is personally known to me.

[Signature]  
Notary Public, State of Texas  
Printed Name: Cynthia Partida Valtierra  
My commission expires: 6-4-15  
(Seal or Stamp)



**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: 104710035 Certificate Number: 006926 of 2013**

**Payor: RICHARD MCBEE 272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124 Date**  
 09/22/2015

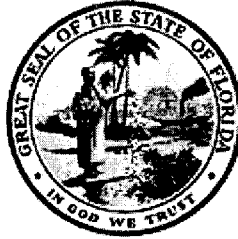
Clerk's Check #	1	Clerk's Total	\$506.83	
Tax Collector Check #	1	Tax Collector's Total	\$3,077.16	\$3142.66
		<del>Postage</del>	<del>\$20.19</del>	
		Researcher Copies	\$2.00	
		Total Received	<del>\$3,605.68</del>	\$3144.66

**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  
 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**

**Case # 2013 TD 006926**  
**Redeemed Date 09/22/2015**

**Name RICHARD MCBEE 272 VALLEY VIEW LN INDIAN SPRINGS, AL 35124**

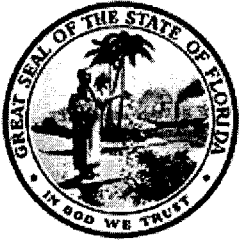
Clerk's Total = TAXDEED	\$506.33
Due Tax Collector = TAXDEED	\$3,077.16
Postage = TD2	\$20.19
ResearcherCopies = TD6	\$2.00

• For Office Use Only

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

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 104710035 Certificate Number: 006926 of 2013**

Redemption  No Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>11/02/2015</u>	Redemption Date <u>09/22/2015</u>
Months	<u>5</u>	<u>3</u>
Tax Collector	<u>\$2,856.66</u>	<u>\$2,856.66</u>
Tax Collector Interest	<u>\$214.25</u>	<u>\$128.55</u>
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	<u>\$3,077.16</u>	<u>\$2,991.46</u>
Clerk Fee	<u>\$130.00</u>	<u>\$130.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$221.00</u>	<u>\$221.00</u>
App. Fee Interest	<u>\$35.33</u>	<u>\$21.20</u>
Total Clerk	<u>\$506.33</u>	<u>\$492.20</u>
Postage	<u>\$20.19</u>	<u>\$20.19</u>
Researcher Copies	<u>\$2.00</u>	<u>\$2.00</u>
Total Redemption Amount	<u>\$3,605.68</u>	<u>\$3,505.85 - 120 - 221 - 20.19 = \$ 3144.66</u>
Repayment Overpayment Refund Amount		<u>\$99.83</u>

ACTUAL SHERIFF \$40.00   
 9/22/15 RICHARD MCBEE CALLED FOR A QUOTE. EBH

Notes

**Submit**

**Reset**

**Print Preview**

*credit card*

*110.06*

*\$ 3254.72*



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 28, 2015

GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS  
4747 EXECUTIVE DR STE 510  
SAN DIEGO CA 92121

Dear Certificate Holder:

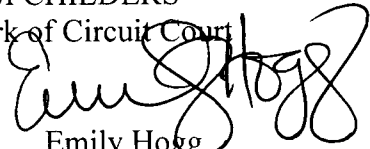
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 006926	\$471.00	\$21.20	\$492.20
2013 TD 002417	\$471.00	\$21.20	\$492.20
2013 TD 004749	\$511.00	\$23.00	\$534.00
		<b>TOTAL</b>	<b>\$1,518.40</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division