

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

, 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
2014/ 4840	06-01-2014	BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 393 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 23 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 4775 P 905 OR 4790 P 881 ALSO BEG AT SE COR OF NW1/4 OF NE1/4 OF SEC N 0 DEG 20 MIN 53 SEC E 585 FT N 89 DEG 46 MIN 34 SEC W 389 10/100 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 3 90/100 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 46 MIN 34 SEC E ALG SLY R/W LI 18 15/100 FT S 0 DEG 20 MIN 53 SEC W 122 10/100 FT N 89 DEG 39 MIN 7 SEC W 14 25/100 FT S 0 DEG 20 MIN 53 SEC W 112 93/100 FT TO POB OR 6954 P 1160

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

04-25-2016

Date

23 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 4775 P 905 OR 4790 P 881 ALSO BEG AT SE COR OF NW1/4 OF NE1/4 OF SEC N 0 DEG 20 MIN 53 SEC E 585 FT N 89 DEG 46 MIN 34 SEC W 389 10/100 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 3 90/100 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 46 MIN 34 SEC E ALG SLY R/W LI 18 15/100 FT S 0 DEG 20 MIN 53 SEC W 122 10/100 FT N 89 DEG 39 MIN 7 SEC W 14 25/100 FT S 0 DEG 20 MIN 53 SEC W 112 93/100 FT TO POB OR 6954 P 1160

Tax Collector's Certification

CTY-513

Tax Deed Application Number  
1600207

Date of Tax Deed Application  
Apr 25, 2016

This is to certify that CAPITAL ONE CLTRL ASSIGNEE OF, holder of Tax Sale Certificate Number 2014 / 4840, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 09-1823-400

Cert Holder:  
CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS, LA 70154

Property Owner:  
SINGLETON JOE F  
3209 SANDY LN  
PENSACOLA, FL 32526  
BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN  
53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 Full legal  
attached.

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
2014/4840	09-1823-400	06-01-2014	276.11	13.81	289.92

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
2015/5232	09-1823-400	06-01-2015	282.24	6.25	14.11	302.60

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	592.52
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)	967.52

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.	14,787.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 5th day of May, 2016 Janet Holley, Tax Collector of Escambia County


Date of Sale: September 6, 2016 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
09-1823-400 2014

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 393 FT FOR POB  
CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN



← Navigate Mode ☒ Account ☐ Reference →

**Reference:** 3915311213000004  
**Account:** 091823400  
**Owners:** SINGLETON JOE F  
**Mail:** 3209 SANDY LN  
 PENSACOLA, FL 32526  
**Situs:** 3209 SANDY LN 32526  
**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

Year	Land	Imprv	Total	<u>Cap_Val</u>
2015	\$8,970	\$30,187	\$39,157	\$30,258
2014	\$8,970	\$30,297	\$39,267	\$30,018
2013	\$8,970	\$30,206	\$39,176	\$29,575

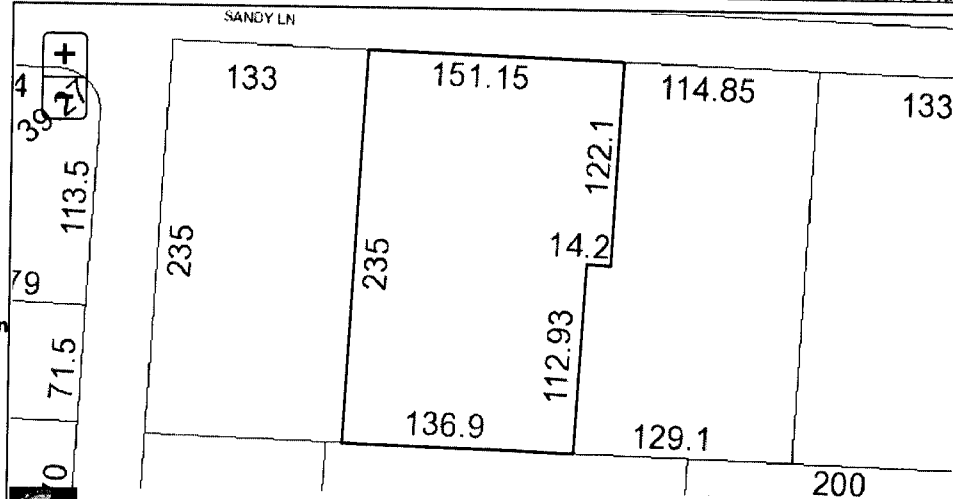
### Amendment 1/Portability Calculations

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/21/2012	6954	1160	\$100	QC	<a href="#">View Instr</a>
10/2001	4790	881	\$100	CJ	<a href="#">View Instr</a>
09/2001	4775	905	\$100	CJ	<a href="#">View Instr</a>

## HOMESTEAD EXEMPTION


**Extra Features**  
ASPHALT PAVEMENT

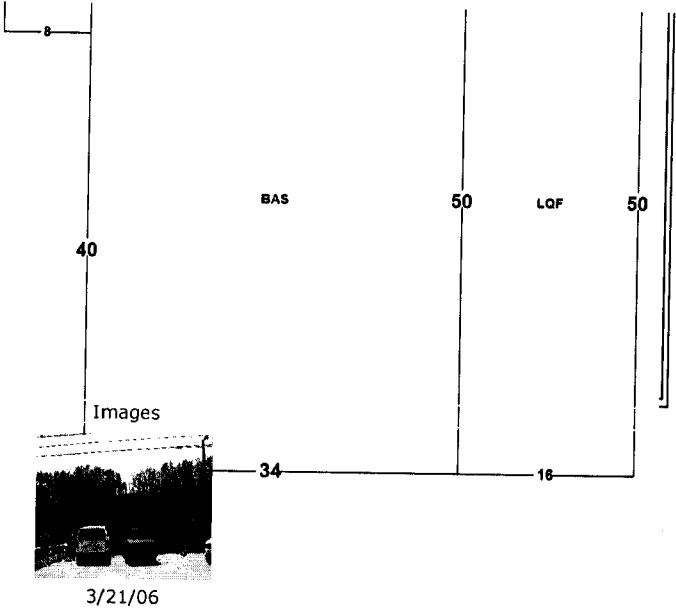
**Evacuation  
& Flood  
Information**  
Open Report



Address: 3209 SANDY LN, Year Built: 1960, Effective Year: 1960

**DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-2  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-4**

<b>NO. STORIES-1</b> <b>ROOF COVER-ROLLED ROOFING</b> <b>ROOF FRAMING-GABLE</b> <b>STORY HEIGHT-12</b> <b>STRUCTURAL FRAME-MASONRY</b> <i>PIL/STL</i>
 Areas - 2580 Total SF
<b>BASE AREA - 1700</b> <b>LIVING QUARTERS FINISHED - 800</b> <b>UTILITY UNF - 80</b>



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.



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

**Tax Deed - Redemption Calculator**

**Account: 091823400 Certificate Number: 004840 of 2014**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/06/2016"/>	Redemption Date <input type="text" value="05/31/2016"/>
Months	5	1
Tax Collector	<input type="text" value="\$967.52"/>	<input type="text" value="\$967.52"/>
Tax Collector Interest	\$72.56	\$14.51
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,046.33	<input type="text" value="\$988.28"/> 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	\$33.75	\$6.75
Total Clerk	\$483.75	<input type="text" value="\$456.75"/> 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	\$1,630.08	\$1,445.03 - 120 - 200 = <del>1125</del>
		\$1125.03
	Repayment Overpayment Refund Amount	\$185.05

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 # 2014 TD 004840  
 Redeemed Date 05/31/2016**

**Name JOE F SINGLETON 3209 SANDY LN PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$483.75	
Due Tax Collector = TAXDEED	\$1,046.33	
Postage - TD2	\$60.00	
ResearcherCopies - TD6	\$40.00	

**\$1125.03**

• 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  
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

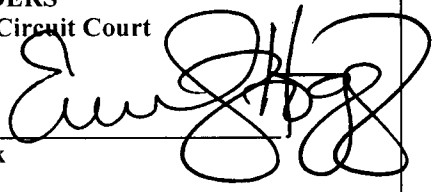
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 091823400 Certificate Number: 004840 of 2014**

**Payor: JOE F SINGLETON 3209 SANDY LN PENSACOLA, FL 32526      Date 05/31/2016**

Clerk's Check #	1	Clerk's Total	<del>\$483.75</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,046.33</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$40.00</del>
		Total Received	<del>\$1,630.08</del>

**\$1125.03**

**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 •

June 3, 2016

CAPITAL ONE CLTRL ASSIGNEE OF  
PO BOX 54418  
NEW ORLEANS LA 70154

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
2014 TD 002471	\$450.00	\$6.75	\$456.75
2014 TD 002939	\$450.00	\$6.75	\$456.75
2014 TD 008915	\$450.00	\$6.75	\$456.75
2014 TD 007975	\$450.00	\$6.75	\$456.75
2014 TD 004840	\$450.00	\$6.75	\$456.75
2014 TD 006169	\$450.00	\$6.75	\$456.75
2014 TD 007820	\$450.00	\$6.75	\$456.75
2014 TD 003148	\$450.00	\$6.75	\$456.75

**TOTAL \$3,654.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

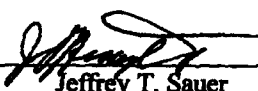
Emily Hogg

Tax Deed Division

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 23<sup>rd</sup> day of August, 2011.

  
\_\_\_\_\_  
Jeffrey T. Sauer  
Special Magistrate  
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing August 15, 2011. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100<sup>00</sup> are awarded in favor of Escambia County as the prevailing party against JOE F. SINGLETON.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle? ~~Repair vehicle or store in rear yard behind 6' opaque fencing~~
- ☐ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other 82-3 UNAUTHORIZED ACCUMULATION.
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: JOE F. SINGLETON shall have until October 14, 2011 to correct the violation and to bring the violation into compliance. Corrective action shall include:

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#10-04-02509  
LOCATION: 3209 Sandy Lane  
PR# 391S31-1213-000-004**

**Joe F. Singleton  
3209 Sandy Lane  
Pensacola, Florida 32526**

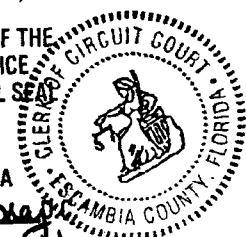
**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
JOE F. SINGLETON, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Described AS SHOWN IN  
ADMITTED EVIDENCE
- ☒ 42-196 (d) Overgrowth

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: Ernie Lee Magaha  
DATE: August 26, 2011



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup>  
day of October, 2001.

David Singleton  
DAVID JUNIOR SINGLETON  
Co-Personal Representative of the  
Estate of Laura Jane Singleton

Esther Mae King  
ESTER MAE KING  
Co-Personal Representative of  
Estate of Laura Jane Singleton

Signed, sealed and delivered

In the presence of:

Jo Ann Chavis  
Printed Name: Jo Ann Chavis

Robin L. Gay  
Printed Name: Robin L. Gay

Signed, sealed and delivered

In the present of: Jo Ann Chavis

Jo Ann Chavis  
Printed Name: Robin L. Gay  
Robin L. Gay

RCD Oct 25, 2001 10:23 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-895743

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 19<sup>th</sup> day of  
October, 2001, DAVID JUNIOR SINGLETON and produced  
the following identification and who did not take an oath.

Jo Ann Chavis  
NOTARY PUBLIC  
My Commission Expires:

Jo Ann Chavis  
Notary Public-State of FL  
Comm. Exp. August 28, 2004  
Comm. No. CC 963922

The foregoing instrument was acknowledged before me this the 19<sup>th</sup> day of  
October, 2001, ESTER KING and produced the following  
identification and who did not take an oath.

Jo Ann Chavis  
NOTARY PUBLIC  
My Commission Expires:

Jo Ann Chavis  
Notary Public-State of FL  
Comm. Exp. August 28, 2004  
Comm. No. CC 963922

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
10/25/01 ERNIE LEE WHELAN, CLERK  
By: Sally King

10.50  
70

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Lang + Associates  
41 N. Jefferson St., Suite 400  
P. O. Box 12786  
Pensacola, FL 32575

Return to:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Grantee #1 S.S. No. \_\_\_\_\_  
Grantee #2 S.S. No. \_\_\_\_\_

Property Appraiser's  
Parcel Identification Number:  
39-15-31-123-000-000  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**CORRECTIVE PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS, that DAVID JUNIOR SINGLETON and ESTER MAE KING, as Co- Personal Representatives of the ESTATE OF LAURA JANE SINGLETON, deceased, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto JOE FRANK SINGLETON, a married man, the Estate's interest in the following legally described real property, situated, lying and being in Escambia County, Florida, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE N00° 20'53"E ALONG THE WEST LINE OF SAID WEST LINE A DISTANCE OF 585.00 FEET; THENCE N89°46'34"W A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°46'34" W A DISTANCE OF 133.00 FEET; THENCE N00°20'53"E A DISTANCE OF 235.00 FEET TO THE SOUTHERLY R/W LINE OF SANDY LANE (30'R/W); THENCE S89°46'34"E ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 133.00 FEET; THENCE S00°20'53"W A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.72 ACRE MORE OR LESS.

This Corrective Personal Representative's Deed replaces the Personal Representative Deed dated September 26, 2001, recorded in O.R. Book 4775 page 905 of the official records.

Grantor covenant with Grantees that Grantor has good right and lawful authority to sell and convey the property and the Grantor warrants the title to the property for any acts of the Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

property for any acts of the Grantors and will defend the title against the lawful claims  
of all persons claiming by, through or under Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup>  
day of September, 2001.

David Singleton Jr.  
DAVID JUNIOR SINGLETON  
Co-Personal Representative of the  
Estate of Laura Jane Singleton

Esther Mae King  
ESTER MAE KING  
Co-Personal Representative of  
Estate of Laura Jane Singleton

Signed, sealed and delivered

In the presence of:

Jo Ann Chavis  
Printed Name: Jo Ann Chavis

Robin L. Gay  
Printed Name: Robin L. Gay

Signed, sealed and delivered

In the present of: Jo Ann Chavis  
Jo Ann Chavis

Printed Name: Robin L. Gay  
Robin L. Gay

RCD Sep 26, 2001 03:53 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-886530

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 26<sup>th</sup> day of  
September, 2001, DAVID JUNIOR SINGLETON and produced  
the following identification, and who did not take an oath.

He drives license  
NOTARY PUBLIC  
My Commission Expires:

Jo Ann Chavis  
Notary Public-State of FL  
Comm. Exp. August 28, 2004  
Comm. No. CC 963922

The foregoing instrument was acknowledged before me this the 26<sup>th</sup> day of  
September, 2001, ESTER MAE KING and produced the following  
identification and who did not take an oath.

He drives license  
NOTARY PUBLIC  
My Commission Expires:

Jo Ann Chavis  
Notary Public-State of FL  
Comm. Exp. August 28, 2004  
Comm. No. CC 963922

DEED DOC STAMPS PD & ESC CO \$ 0.70  
09/26/01 ERMIE LEE MOSMA, CLERK  
By: *[Signature]*

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Lang + Associates  
41 N. Jefferson St., Suite 400  
P. O. Box 12786  
Pensacola, FL 32575

Return to:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Grantee #1 S.S. No. \_\_\_\_\_  
Grantee #2 S.S. No. \_\_\_\_\_

Property Appraiser's  
Parcel Identification Number: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**PERSONAL REPRESENTATIVE'S DEED**

KNOW ALL MEN BY THESE PRESENTS, that DAVID JUNIOR SINGLETON and ESTER MAE KING, as Co- Personal Representatives of the ESTATE OF LAURA JANE SINGLETON, deceased, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto JOE FRANK SINGLETON, a divorced man, the Estate's interest in the following legally described real property, situated, lying and being in Escambia County, Florida, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF SPRINGDALE FOREST PHASE 2 SUBDIVISION AS RECORDED IN PLAT BOOK 16 AT PAGE 35 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N00°20'53"E ALONG THE WEST LINE OF SAID WEST LINE A DISTANCE OF 585.00 FEET; THENCE N89°46'34"W A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°46'34"W A DISTANCE OF 133.00 FEET; THENCE N00°20'53" E A DISTANCE OF 235.00 FEET TO THE SOUTHERLY R/W LINE OF SANDY LANE (30'R/W); THENCE S89°46'34" ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 133.00 FEET; THENCE S00°20'53" W A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.72 ACRE MORE OR LESS.

Grantors covenant with Grantees that Grantors has good right and lawful authority to sell and convey the property and the Grantors warrants the title to the

Exhibit "A"

LAND DESCRIPTION:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 39, Township 1 South, Range 31 West, Escambia County, Florida; thence North 00°20'53" East along the West line of said West line a distance of 585.00 feet; thence North 89°46'34" West a distance of 389.10 feet to the Point of Beginning; thence continue North 89°46'34" West a distance of 3.90 feet; thence North 00°20'53" East a distance of 235.00 feet to the Southerly right of way line of Sandy Lane (30' R/W); thence South 89°46'34" East along said Southerly right of way line a distance of 18.15 feet; thence departing said Southerly right of way line South 00°20'53" West for a distance of 122.10 feet; thence North 89°39'07" West for a distance of 14.25 feet; thence South 00°20'53" West for a distance of 112.93 feet to the Point of Beginning.

18.50  
.70

Parcel Identification No: 391S31-1213-000-003

This Instrument Prepared By  
and Return to:

Karen Lee Canady  
7003 Bittersweet Drive  
Pensacola, FL 32506

### QUITCLAIM DEED

This Quitclaim Deed, made this 21st day of December, 2012, between Karen Lee Canady and Leisha Denise Singleton, whose address is 7003 Bittersweet Drive, Pensacola, FL 32506, Grantors, and Joe F. Singleton, whose address is 3209 Sandy Lane, Pensacola, FL 32526 Grantee.

Witnesseth, that the Grantors, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT 'A' ATTACHED HERETO AND MADE PART  
HEREOF.  
THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTORS.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Tate  
Witness #1 Signature  
Michelle Vanbark  
Witness #1 Printed Name

Linda Salter  
Witness #2 Signature

LINDA SALTER  
Witness #2 Printed Name

Karen Lee Canady  
Karen Lee Canady

Leisha Denise Singleton  
Leisha Denise Singleton

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of December, 2012, by Karen Lee Canady and Leisha Denise Singleton who are personally known to me or who have produced Leisha Denise Singleton as identification.

SEAL

Linda G. Salter  
Notary Signature

Printed Notary Signature

My Commission Expires:

Linda G. Salter  
Notary Public State of Florida  
My Commission No. EE81821  
My Commission Expires June 17, 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: 9-12-2016

TAX ACCOUNT NO.: 09-1823-400

CERTIFICATE NO.: 2014-4840

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

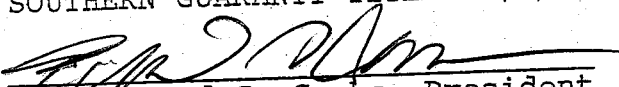
   X Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
X    Notify Escambia County, 190 Governmental Center, 32502  
X    Homestead for 2015 tax year.

Joe F. Singleton  
3209 Sandy Lane  
Pensacola, FL 32526

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 8th day of June, 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.: 12780

June 6, 2016

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6757, page 87.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$39,157. Tax ID 09-1823-400.

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.: 12780

June 6, 2016

**391S311213000004 - Full Legal Description**

BEG AT SE COR OF NW 1/4 OF NE 1/4 OF SEC N 0 DEG 20 MIN 53 SEC E ALG W LI 585 FT N 89 DEG 46 MIN 34 SEC W 393 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 133 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 DEG 46 MIN 23 SEC E ALG SD SLY R/W LI 133 FT S 0 DEG 20 MIN 53 SEC W 235 FT TO POB OR 4775 P 905 OR 4790 P 881 ALSO BEG AT SE COR OF NW1/4 OF NE1/4 OF SEC N 0 DEG 20 MIN 53 SEC E 585 FT N 89 DEG 46 MIN 34 SEC W 389 10/100 FT FOR POB CONT N 89 DEG 46 MIN 34 SEC W 3 90/100 FT N 0 DEG 20 MIN 53 SEC E 235 FT TO SLY R/W LI OF SANDY LN (30 FT R/W) S 89 46 MIN 34 SEC E ALG SLY R/W LI 18 15/100 FT S 0 DEG 20 MIN 53 SEC W 122 10/100 FT N 89 DEG 39 MIN 7 SEC W 14 25/100 FT S 0 DEG 20 MIN 53 SEC W 112 93/100 FT TO POB OR 6954 P 1160

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**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-253

Redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12780

June 6, 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 06-06-1996, through 06-06-2016, and said search reveals the following:

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

Joe F. Singleton

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: 

June 6, 2016