

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

, 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/ 6068	06-01-2014	LT 36 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5672 P 1265 SEC 8/11/12 T3S R32W

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

06-29-2016

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600566

Date of Tax Deed Application

Jun 29, 2016

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2014 / 6068**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **10-3002-796**

Cert Holder:

**ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283**

Property Owner:

**SOMMERS TIMOTHY P & CYNDI P
5163 CHOCTAW AVE
PENSACOLA, FL 32507**

**LT 36 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8
P 84C OR 5672 P 1265 SEC 8/11/12 T3S R32W**

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
2014/6068	10-3002-796	06-01-2014	349.44	21.84	371.28
2016/5768	10-3002-796	06-01-2016	440.74	22.04	462.78

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
2015/6350	10-3002-796	06-01-2015	344.42	6.25	67.16	417.83
2013/6441	10-3002-796	06-01-2013	353.71	6.25	68.16	428.12

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,680.01
0.00
0.00
200.00
175.00

2,055.01

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.
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
19. Total Amount to Redeem

12.50

Done this the 7th day of July, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: January 3, 2017

By B. G. G. G.

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3002-796 2014



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					Assessments				
Reference:	083S321301036006				Year	Land	Imprv	Total	Cap Val
Account:	103002796				2015	\$28,500	\$0	\$28,500	\$21,312
Owners:	SOMMERS TIMOTHY P & CYNDI P				2014	\$19,375	\$0	\$19,375	\$19,375
Mail:	5163 CHOCTAW AVE PENSACOLA, FL 32507				2013	\$19,375	\$0	\$19,375	\$19,375
Situs:	4600 OMAHA DR 32507				Disclaimer				
Use Code:	VACANT RESIDENTIAL				Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU								
Tax Inquiry:	Open Tax Inquiry Window								
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector									
Sales Data					2015 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)				
06/2005	5672	1265	\$50,600	WD	View Instr				
01/2004	5336	1745	\$100	QC	View Instr				
03/1984	1900	390	\$100	WD	View Instr				
08/1981	1578	683	\$100	WD	View Instr				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller									
Legal Description									
LT 36 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 5672 P 1265 SEC 8/11/12 T3S R32W									
Extra Features									
None									
Parcel Information					Launch Interactive Map				
Section Map Id:	08-3S-32-2								
Approx. Acreage:	0.2581								
Zoned:	LDR								
Evacuation & Flood Information	Open Report								
View Florida Department of Environmental Protection(DEP) Data									
Buildings									
Images									
None									

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

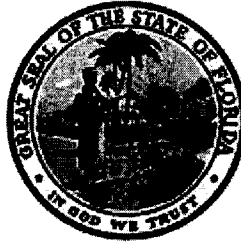
Account: 103002796 Certificate Number: 006068 of 2014

Redemption ☐ Yes ☒ No
 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="09/16/2016"/>
Months	7	3
Tax Collector	<input type="text" value="\$2,055.01"/>	<input type="text" value="\$2,055.01"/>
Tax Collector Interest	\$215.78	\$92.48
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,283.29	<input type="text" value="\$2,159.99"/>
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	<input type="text" value="\$20.25"/>
Total Clerk	\$497.25	<input type="text" value="\$470.25"/>
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	\$2,880.54	\$2,630.24
	Repayment Overpayment Refund Amount	\$250.30 + 120 + 200 = <input type="text" value="\$570.30"/>

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 006068

Redeemed Date 09/16/2016

Name Wilson Harrell Farrington Ford 307 S Palafox St, Pensacola, FL 32502

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,283.29
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

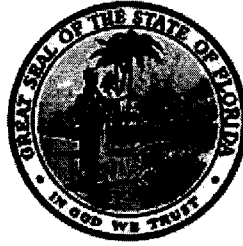
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

17-046

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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: 103002796 Certificate Number: 006068 of 2014**

**Payor: Wilson Harrell Farrington Ford 307 S Palafox St, Pensacola, FL 32502 Date
 09/16/2016**

Clerk's Check #	5530294466	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,283.29
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,880.54

**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 •

September 23, 2016

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

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 006068	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 23, 2016

WILSON HARRELL FARRINGTON FORD
307 S PALAFOX ST
PENSACOLA FL 32502

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

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

CERTIFICATE NUMBER

REFUND

2014 TD 006068

\$570.30

TOTAL \$570.30

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

File No.: 0502-400

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD
PENSACOLA, FLORIDA 32534

Property Appraisers Parcel Identification (Folio) Number:
083 S32 130103 6006

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 13th day of June, 2005 by JAMES R. ANDERSON and MARYANNA ANDERSON, husband and wife, whose post office address is 1679 ANDERSON RD., CASSOPOLIS, MI 49031 herein called the grantors, to TIMOTHY P. SOMMERS and CYNDI P. SOMMERS, husband and wife whose post office address is 3191 SE 54TH CIRCLE, OCALA, FL 34471, hereinafter called the Grantees:
(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 grantors, 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 36, BLOCK 6, PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 84-C, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2004.

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

Signed, sealed and delivered in the presence of:

Mildred V. Bretschneider
Witness #1 Signature

James R. Anderson
JAMES R. ANDERSON

Mildred V. Bretschneider
Witness #1 Printed Name

Melissa J. Miller
Witness #2 Signature

Maryanna Anderson
MARYANNA ANDERSON

MELISSA J. MILLER
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of June, 2005 by JAMES R. ANDERSON and MARYANNA ANDERSON who are personally known to me or have produced MI Driver's License as identification.

SEAL

Mildred V. Bretschneider
Notary Public

Mildred V. Bretschneider
Printed Notary Name

My Commission Expires: June 13, 2007

MILDRED V. BRETSCHNEIDER
Notary Public, Cass County, Michigan
Residing in Escambia County, Michigan
My Commission Expires June 13, 2007

Exhibit "A"

Lot 36, Block 6, Perdido Bay Country Club Estates, Unit 6, according to the plat thereof, recorded in Plat Book 8, Page 84-C, of the Public Records of Escambia County, Florida.

File Number: 1-50885

Legal Description with Non Homestead

This Instrument was Prepared By:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford,
Wilson, Spain & Parsons, P.A.
307 South Palafox Street
Pensacola, FL 32502
File 1-50885

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**FUTURE ADVANCE MORTGAGE,
ASSIGNMENT OF RENTS AND LEASES
AND SECURITY AGREEMENT
(FLORIDA)**

**THIS IS A BALLOON MORTGAGE SECURING AN OBLIGATION. THE FINAL
PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY
WOULD BE APPROXIMATELY \$186,750.00, TOGETHER WITH ACCRUED INTEREST,
IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE
TERMS OF THIS MORTGAGE.**

THIS INDENTURE (herein this "Mortgage") made effective the 9th day of September, 2016, by and between and
Forrest Homes & Steel Construction, Inc., a Florida Corporation (hereinafter called the Mortgagor or Borrower,) in favor of
Harvesters Federal Credit Union (hereinafter called the "Mortgagee").

**THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY
WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN
ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.**

**THE PROPERTY ENCUMBERED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF
BORROWER.**

WITNESSETH:

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of One Hundred
Eighty Six Thousand Seven Hundred Fifty Dollars and no/100 Dollars (\$186,750.00) or so much as may from time to time be
disbursed thereunder, as evidenced by a promissory note of even date (the "Note"), payable to Mortgagee with interest
thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on
loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof,
and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing
or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or
unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker,
endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty,
pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment
of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein
incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and
further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note
and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and
such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments
evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby
grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates,
buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the
possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so,
as the same may be constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto
and made a part hereof (the "Land");
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the
Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and
personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended
to be used in connection with or with the operation of said property, buildings, structures or other
improvements, including all extensions, additions, improvements, betterments, renewals, substitutions,
replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials,
machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to
the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the
"Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements,
whether now owned or existing or hereafter created, acquired or arising, including without limitation, all
construction contracts, architectural services contracts, management contracts, leasing agent contracts,
purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 4600 Omaha Drive

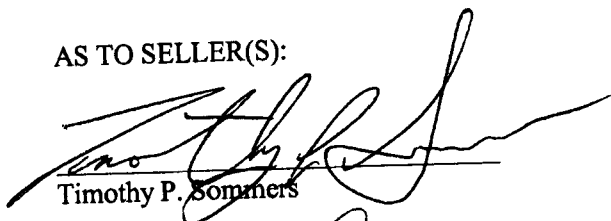
LEGAL ADDRESS OF PROPERTY: 4600 Omaha Drive, Pensacola, Florida 32507

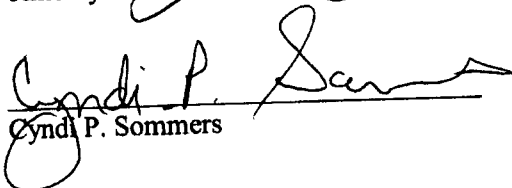
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

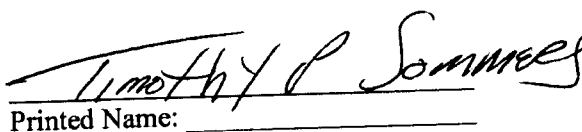
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
14758 Perdido Key Drive
Pensacola, FL 32507

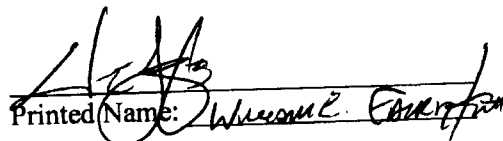
AS TO SELLER(S):


Timothy P. Sommers

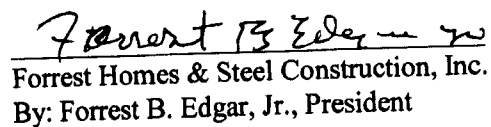

Cyndi P. Sommers

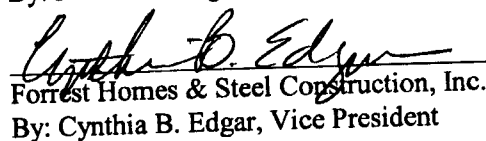
WITNESSES TO SELLER(S):


Printed Name: Timothy P. Sommers

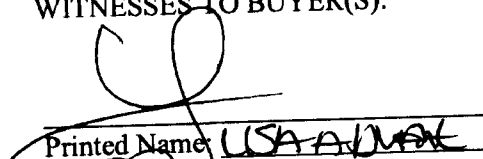

Printed Name: William E. Edwards

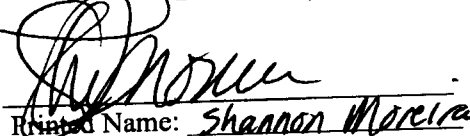
AS TO BUYER(S):


Forrest Homes & Steel Construction, Inc.
By: Forrest B. Edgar, Jr., President


Forrest Homes & Steel Construction, Inc.
By: Cynthia B. Edgar, Vice President

WITNESSES TO BUYER(S):


Printed Name: LISA ADAMS


Printed Name: Shannon Moreira

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507

File Number: 1-50885

General Warranty Deed

Made this September 9, 2016 A.D. By **Timothy P. Sommers and Cyndi P. Sommers, husband and wife**, hereinafter called the grantor, to **Forrest Homes & Steel Construction, Inc.**, a Florida Corporation whose post office address is: 10901 Lillian Highway, Pensacola, Florida 32506, hereinafter called the grantee:

(Whenever 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:

Lot 36, Block 6, Perdido Bay Country Club Estates, Unit 6, according to the plat thereof, recorded in Plat Book 8, Page 84-C, of the Public Records of Escambia County, Florida.

Parcel ID Number: 083S321301036006

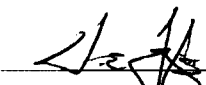
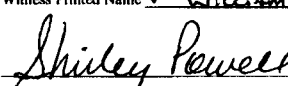
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


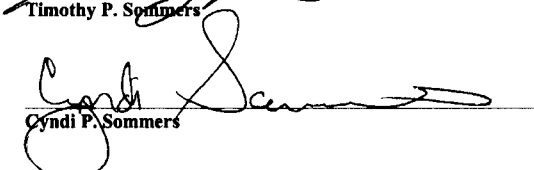
To Have and to Hold, the same in fee simple forever.

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, 2015.

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:


Witness Printed Name Shirley Powell

Witness Printed Name Shirley Powell


Timothy P. Sommers

Cyndi P. Sommers

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 9th day of September, 2016, by Timothy P. Sommers and Cyndi P. Sommers, husband and wife, who is/are personally known to me or who has produced Florida ID identification.



WILLIAM E. FARRINGTON II
MY COMMISSION # FF 143290
EXPIRES: November 1, 2018
Bonded Thru Budget Notary Services


Notary Public
Print 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: rcsgrt@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.: 10-3002-796

CERTIFICATE NO.: 2014-6068

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

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

Timothy P. Sommers (previous owners)
Cundi P. Sommers
5163 Choctaw Ave.
Pensacola, FL 32507

Forrest Homes & Steele Corp., Inc. (new owners)
10901 Lillian Hwy.
Pensacola, FL 32506

Harvesters Federal Credit Union
P.O. Box 5
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 10th 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.: 13178

October 10, 2016

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

1. That certain mortgage executed by Forrest Homes & Steel Construction, Inc. in favor of Harvesters Federal Credit Union dated 09/09/2016 and recorded 09/14/2016 in Official Records Book 7589, page 1742 of the public records of Escambia County, Florida, in the original amount of \$186,750.00.
2. Taxes Paid. The assessed value is \$22,000.00. Tax ID 10-3002-796.

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.: 13178

October 10, 2016

**Lot 36, Block 6, Perdido Bay Country Club Estates, Unit 6, as per plat thereof, recorded in Plat Book 8,
Page 84-C, 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

17-046
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13178

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

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

Forrest Homes & Steel Construction, Inc.

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 10, 2016