

TO: Tax Collector of ESCAMBIA COUNTY : SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876
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/ 7407	06-01-2014	BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF SEC 2053 FT S 61 DEG 48 MIN 0 SEC E 163 06/100 FT FOR POB N 20 DEG 54 MIN 0 SEC E 212 85/100 FT S 69 DEG 6 MIN 0 SEC E 131 46/100 FT S 20 DEG 54 MIN 0 SEC W 229 86/100 FT N 61 DEG 48 MIN 0 SEC W 135 12/100 FT TO POB OR 4534 P 284 LESS MINERAL RIGHTS

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

01-23-2017

Date

BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF SEC 2053 FT S 61 DEG 48 MIN 0 SEC E 163 06/100 FT FOR POB N
20 DEG 54 MIN 0 SEC E 212 85/100 FT S 69 DEG 6 MIN 0 SEC E 131 46/100 FT S 20 DEG 54 MIN 0 SEC W 229 86/100 FT N 61 DEG
48 MIN 0 SEC W 135 12/100 FT TO POB OR 4534 P 284 LESS MINERAL RIGHTS

17-226

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700060

Date of Tax Deed Application

Jan 23, 2017

This is to certify that **TWR AS CST FOR EBURY FUND FL15**, holder of **Tax Sale Certificate Number 2014 / 7407**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-4160-550**

Cert Holder:

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876 NEW ORLEANS, LA 70154

Property Owner:

DAVIDSON BRENDA SUE
DEVRIES EVA MARIE
111 BAYLISS CT
PENSACOLA, FL 32505

BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF
SEC 2053 FT S 61 DEG 48 MIN 0 SEC E 163 06/1 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
2014/7407	11-4160-550	06/01/2014	428.95	25.74	454.69

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/7143	11-4160-550	06/01/2016	490.66	6.25	58.88	555.79
2015/7808	11-4160-550	06/01/2015	450.94	6.25	22.55	479.74

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)

1,490.22
0.00
450.41
200.00
175.00

2,315.63

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

6.25

Done this the 23rd day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 5/1/17

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
11-4160-550 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:	191N313205001001	Year	Land	Imprv	Total	Cap Val
Account:	114160550	2016	\$3,919	\$19,019	\$22,938	\$22,938
Owners:	DAVIDSON BRENDA SUE DEVRIES EVA MARIE	2015	\$3,919	\$17,983	\$21,902	\$21,902
Mail:	111 BAYLISS CT PENSACOLA, FL 32505	2014	\$3,919	\$16,993	\$20,912	\$20,912
Situs:	106 RIVER ANNEX RD 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/02/2014	7275	1596	\$100	CJ	View Instr
10/21/2013	7091	95	\$100	OT	View Instr
03/2000	4534	284	\$100	WD	View Instr
08/1996	4035	787	\$28,000	WD	View Instr
07/1996	4007	477	\$100	QC	View Instr
04/1994	3555	981	\$26,500	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2016 Certified Roll Exemptions	
None	
Legal Description	
BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF SEC 2053 FT S 61 DEG 48 MIN 0 SEC E 163 06/100 FT FOR POB N...	
Extra Features	
None	

Parcel Information		Launch Interactive Map				
Section Map Id:	19-1N-31					
Approx. Acreage:	0.5500					
Zoned:	Agr					
Evacuation & Flood Information	Open Report					
		View Florida Department of Environmental Protection(DEP) Data				

Buildings

Address: 106 RIVER ANNEX RD, Year Built: 1927, Effective Year: 1927

Structural Elements

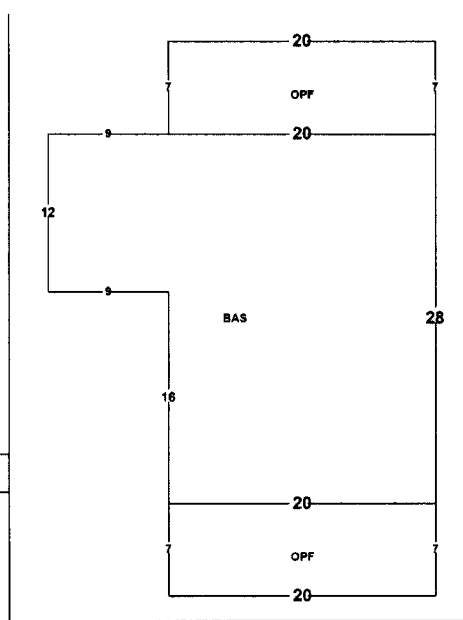
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 948 Total SF

BASE AREA - 668

OPEN PORCH FIN - 280



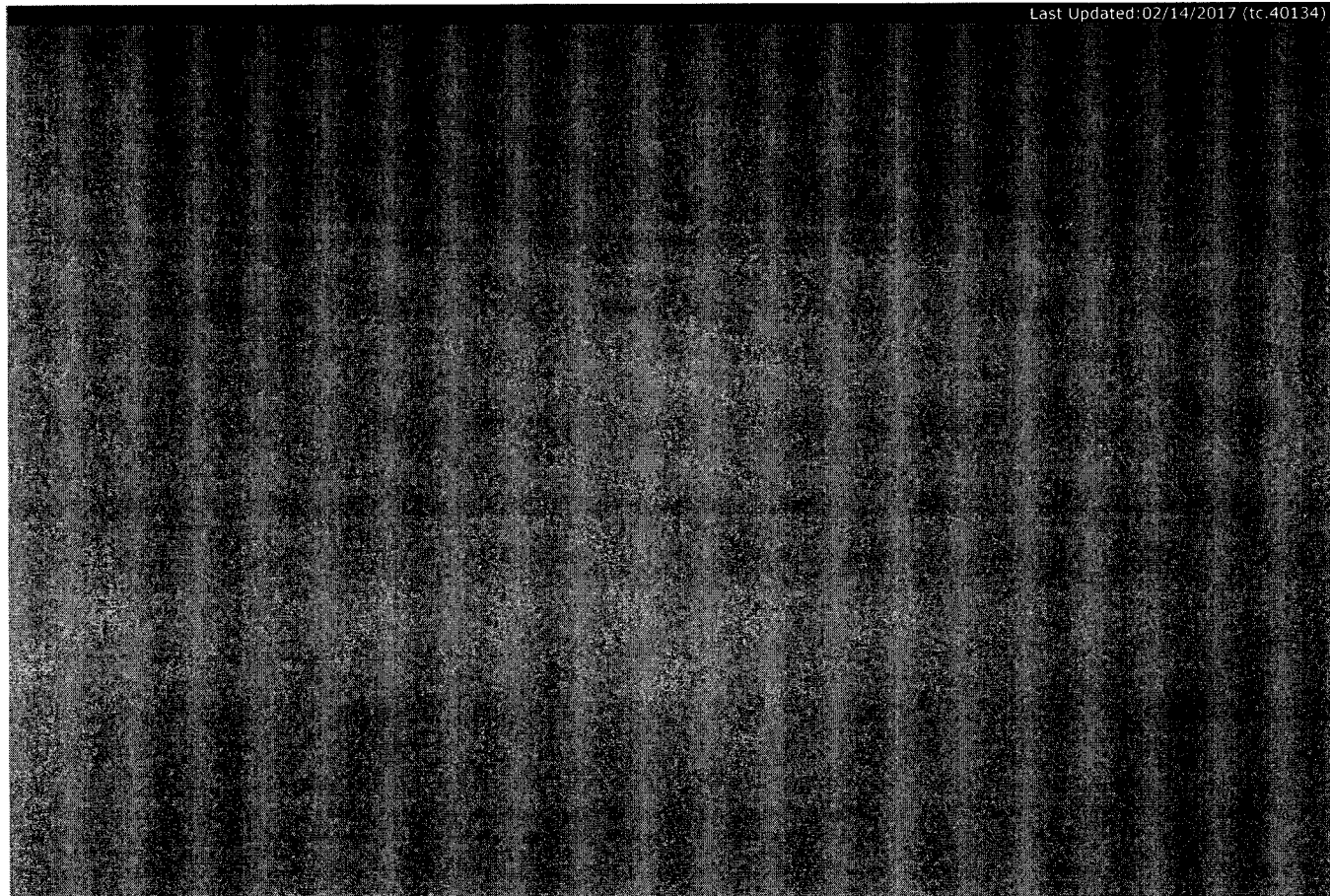
Images



7/22/15

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:02/14/2017 (tc.40134)



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 007407

Redeemed Date 02/15/2017

Name TIMOTHY VAUGHN 825 MCKENZIE RD CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,460.82
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

H-226

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 114160550 Certificate Number: 007407 of 2014**

Payor: TIMOTHY VAUGHN 825 MCKENZIE RD CANTONMENT FL 32533 Date 02/15/2017

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$477.00
 Tax Collector's Total \$2,460.82
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$2,997.82~~

2493.36

**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>

X Refund 454.75 TO
 Clerk Hooper



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 28, 2017

TWR AS CST FOR EBURY FUND FL 15
PO BOX 54876
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 002424	\$450.00	\$6.75	\$456.75
2014 TD 007407	\$450.00	\$6.75	\$456.75
2014 TD 002996	\$450.00	\$6.75	\$456.75
2014 TD 001936	\$450.00	\$6.75	\$456.75
2014 TD 004073	\$450.00	\$6.75	\$456.75

TOTAL \$2,283.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-10-04337
Location: 109/107 Bayliss Court
PR# 461S302001019011

Davidson, Brenda Sue
111 Bayliss Court
Pensacola, FL 32505

Blackman, Eva Marie
118 Massachusetts
Pensacola, FL 32505

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 05, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (n). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated May 05, 2015, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines	\$ 0.00
b. County Abatement Fees	\$ <u>0.00</u>
Total	\$ 0.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$1,100.00.

DONE AND ORDERED at Escambia County, Florida, this 4TH day of August, 2015.




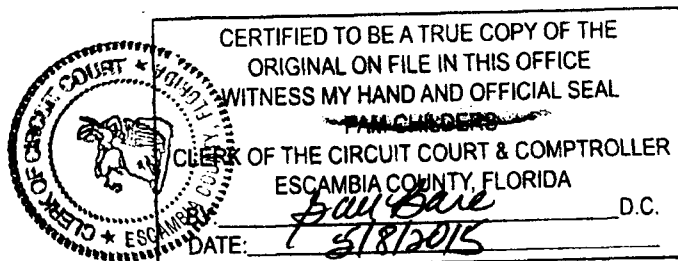
Special Magistrate
Office of Environmental Enforcement

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 3363 W Park Place, Pensacola, Florida 32505 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 5TH day of MAY, 2015.


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 \$ 25 .00 per day, commencing MAY 20, 2015. 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 \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

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.

Corrective action shall include:

- ☒ 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 _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that RESPONDENT shall have until MAY 19, 2015 to correct the violation and to bring the violation into compliance.

Recorded in Public Records 05/08/2015 at 01:54 PM OR Book 7341 Page 782,
Instrument #2015034655, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#14-10-04337
LOCATION: 109/107 Bayliss Ct
PR# 461S302001019011**

Davidson
**Davidson, Brenda Sue, & ~~Devita~~, Eva Marie
111 Bayliss Ct
Pensacola, FL 32505
RESPONDENT**

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,
thereof, NAMED ABOVE, 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 _____
- ☒ 42-196 (d) Overgrowth

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2006 CF 000255 B
DIVISION: E

VS

BRENDA SUE DAVIDSON
107 BAYLISS CT
PENSACOLA FL 32501

W/F DOB: 01/14/1958

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2007 JUL 31 A 10:23
COURT DIVISION
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ - 0 -, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 31st day of July, 2007

cc: Defendant

Case: 2006 CF 000255 B



00029505009

Dkt: CF361 Pg#:


Judge

✓

Edward J. Smith
Witness Signature (to Grantor)
Printed Name Edward J. Smith

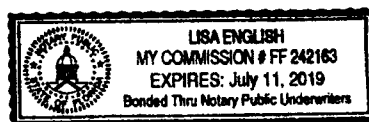
Lisa English
Witness Signature (to Grantor)
Printed Name Lisa English

Eva Marie Blackmon
F/K/A Eva Marie Devries
Grantor Eva Marie Blackmon
F/K/A Eva Marie Devries

**STATE OF FLORIDA
COUNTY OF ESCAMIBA**

The foregoing Instrument was acknowledged before me this February 15, 2017 by Brenda Sue Davidson and
Eva Marie Blackmon F/k/a Eva Marie Devries, Who is Personally known to me or who has produced a
Florida Drivers Licenses as Identification.

Lisa English
Notary Signature



This Instrument Prepared by:
Eva M. Blackmon
65 Hannah Cir., Pensacola, FL 32534

Space Above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 15th day of February, 2017
by Brenda Sue Davidson, a widow and Eva Marie Devries, an unmarried woman Whose post office
address is 111 Bayliss Ct., Pensacola, FL 32505 and 65 Hannah Circle, Pensacola, FL 32534 First
Party.

TO Timothy A. Vaughn, a single man, Whose post office address is 825 McKenzie Road, Cantonment, FL 32533 Second Party. (Wherever used herein the terms "first Party and "second Party" include all parties to this instrument and the heirs, legal representatives, and the successors and assigns of Corporations wherever the context so admits or requires)

Witnesseth, That the first party, for and in consideration of the sum of \$100.00 (One Hundred Dollars)
In hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and
quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in
and to the following described lot, piece or parcel of land, situated, lying and being in the County of Escambia, State of
Florida, to wit:

PARCEL ID# 191N313205001001

Known as: 106 River Annex Road, Cantonment, FL

BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF SEC 2053 FT S 61 DEG 48 MIN 0 SEC
E 163 06/100 FT FOR POB N 20 DEG 54 MIN 0 SEC E 212 85/100 FT S 69 DEG 6 MIN 0 SEC E 131
46/100 FT S 20 DEG 54 MIN 0 SEC W 229 86/100 FT N 61 DEG 48 MIN 0 SEC W 135 12/100 FT TO
POB OR 7275 P 1596 LESS MINERAL RIGHTS

Subject To all rights, reservations, restrictions, agreements and easements of record if any.

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 the said first party, either in law
or equity to the only proper use, benefit and behoof of the said second party forever.

Signed, sealed and delivered in the presence of:

Edward J. Smith
Witness Signature (to Grantor)
Printed Name Edward J. Smith

Brenda Sue Davidson
Grantor Brenda Sue Davidson

Lisa English
Witness Signature (to Grantor)
Printed Name Lisa English

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 5-1-2017

TAX ACCOUNT NO.: 11-4160-550

CERTIFICATE NO.: 2014-7407

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.

Timothy A. Vaughn
825 McKenzie Rd.
Cantonment, FL 32533

Unknown Tenants
106 River Annex Rd.
Cantonment, FL 32533

Brenda Sue Davidson
Eva Marie Devries nka
Eva Marie Blackmon
(Prior owners)
111 Bayliss Court
Pensacola, FL 32505 and
65 Hannah Circle
Pensacola, FL 32534

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

Certified and delivered to Escambia County Tax Collector,
this 20th day of February, 2017.

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.: 13416

February 19, 2017

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 7341, page 1080, as amended in O.R. Book 7388, page 661.
2. Judgment filed by State of Florida recorded in O.R. Book 6195, page 716.
3. MSBU Lien filed by Escambia County recorded in O.R. Book 4321, page 886, and amended in O.R. Book 4468, page 612.
4. Taxes for the year 2013-2016 delinquent. The assessed value is \$22,938.00. Tax ID 11-4160-550.

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.: 13416

February 19, 2017

191N313205001001 - Full Legal Description

BEG AT SW COR OF SEC N 0 DEG 6 MIN 32 SEC W ALG W LI OF SEC 2053 FT S 61 DEG 48 MIN 0 SEC E 163
06/100 FT FOR POB N 20 DEG 54 MIN 0 SEC E 212 85/100 FT S 69 DEG 6 MIN 0 SEC E 131 46/100 FT S 20 DEG 54
MIN 0 SEC W 229 86/100 FT N 61 DEG 48 MIN 0 SEC W 135 12/100 FT TO POB OR 7275 P 1596 LESS MINERAL
RIGHTS

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-226
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13416

February 19, 2017

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 02-20-1997, through 02-20-2017, and said search reveals the following:

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

Timothy A. Vaughn

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

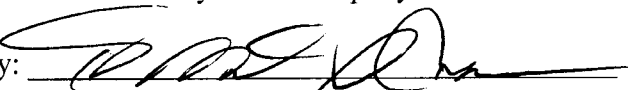
4. Taxes:

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: 

February 19, 2017