

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700526

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CB INTERNATIONAL INVESTMENTS L
DEPT. 2500
P.O. BOX 830539
BIRMINGHAM, AL 35283,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
12-1779-550	2014/7907	06-01-2014	BEG AT SW COR OF SEC N 01 DEG 11 MIN 02 SEC E ALG W LI OF SEC 1570 14/100 FT E AT RT ANG BEARING S 88 DEG 48 MIN 58 SEC E FOR 2633 44/100 FT TO E LI OF NE 1/4 OF SW 1/4 FOR POB S 79 DEG 50 MIN 24 SEC E 321 25/100 FT S 88 DEG 41 MIN 19 SEC E 81 57/100 FT N 01 DEG 18 MIN 41 SEC E 104 93/100 FT N 88 DEG 41 MIN 19 SEC W 81 57/100 FT N 76 DEG 54 MIN 58 SEC W 324 29/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 01 DEG 17 MIN 34 SEC W ALG E LI FOR 121 63/100 FT TO POB OR 5930 P 421

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
CB INTERNATIONAL INVESTMENTS L
DEPT. 2500
P.O. BOX 830539
BIRMINGHAM, AL 35283

07-13-2017
Application Date

Applicant's signature

SEC E 81 57/100 FT N 01 DEG 18 MIN 41 SEC E 104 93/100 FT N 88 DEG 41 MIN 19 SEC W 81 57/100 FT N 76 DEG 54 MIN 58 SEC
W 324 29/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 01 DEG 17 MIN 34 SEC W ALG E LI FOR 121 63/100 FT TO POB OR 5930 P 421

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700526

Date of Tax Deed Application
Jul 13, 2017

This is to certify that **CB INTERNATIONAL INVESTMENTS L**, holder of **Tax Sale Certificate Number 2014 / 7907**, 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: **12-1779-550**

Cert Holder:
CB INTERNATIONAL INVESTMENTS L
DEPT. 2500P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
WIGGINS ERIC T & DANETTE S
1819 N PINE BARREN RD
MCDavid, FL 32568
BEG AT SW COR OF SEC N 01 DEG 11 MIN 02 SEC E ALG W LI OF
SEC 1570 14/100 FT E AT RT ANG BEARING S 8Full 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
2014/7907	12-1779-550	06/01/2014	391.61	204.62	596.23

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
2017/7445	12-1779-550	06/01/2017	457.37	6.25	22.87	486.49

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	1,082.72
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)	1,457.72

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	6.25
19. Total Amount to Redeem	

Done this the 17th day of July, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 2, 2018 By Brian Finken

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-1779-550 2014

BEG AT SW COR OF SEC N 01 DEG 11 MIN 02 SEC E ALG W LI OF SEC 1570 14/100 FT E AT RT ANG BEARING S 88 DEG 48 MIN 58 SEC E FOR 2633 44/100 FT TO E LI OF NE 1/4 OF SW 1/4 FOR POB S 79 DEG 50 MIN 24 SEC E 321 25/100 FT S 88 DEG 41 MIN 19



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information	
Reference:	255N314201000006
Account:	121779550
Owners:	WIGGINS ERIC T & DANETTE S
Mail:	1819 N PINE BARREN RD MCDAVID, FL 32568
Situs:	1212 WHIRLPOOL RD 32535
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	BRATT/ERNEST WARD/NORTHVIEW
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2016	\$3,392	\$14,734	\$18,126	\$18,126
2015	\$3,392	\$14,708	\$18,100	\$18,100
2014	\$3,392	\$14,547	\$17,939	\$17,939

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2005	5930	421	\$100	WD	View Instr
11/2002	5019	766	\$100	WD	View Instr
04/2000	4548	441	\$2,500	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 01 DEG 11 MIN 02 SEC E ALG W LI OF SEC 1570 14/100 FT E AT RT ANG BEARING S 88 DEG 48 MIN...

Extra Features
FRAME SHED

Parcel Information

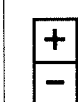
[Launch Interactive Map](#)

Section Map Id:
25-5N-31

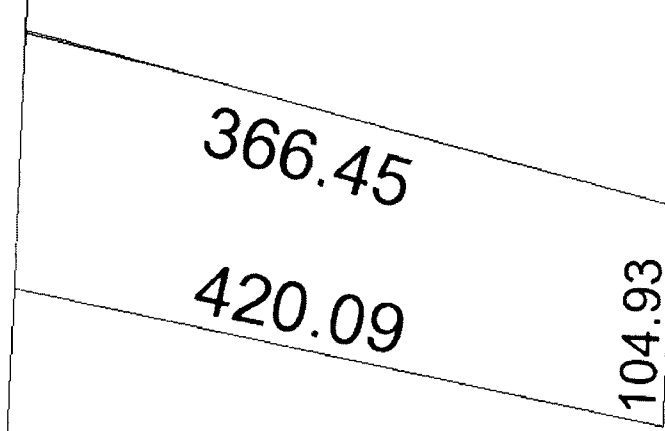
Approx. Acreage:
1.0200

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (FDEP) Data



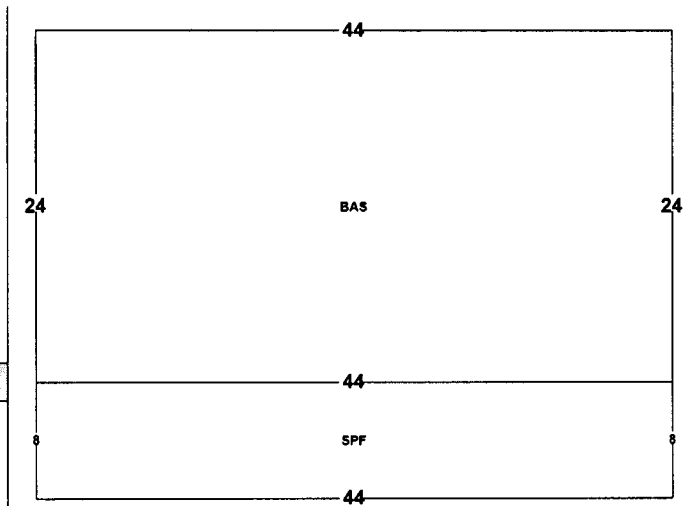
Buildings

Address: 1212 WHIRLPOOL RD, Year Built: 1990, Effective Year: 1990

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-PILINGS
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1408 Total SF
BASE AREA - 1056
SCRN PORCH FIN - 352



Images



5/3/12

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

Last Updated:07/20/2017 (tc.2588)

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 007907

Redeemed Date 10/25/2017

Name DANETTE S WIGGINS 1819 N PINE BARREN RD MCDAVID, FL 32568

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,595.16
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

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: 121779550 Certificate Number: 007907 of 2014**

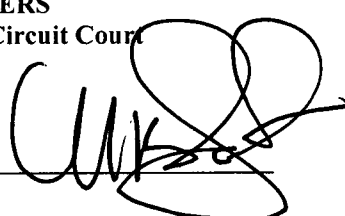
**Payor: DANETTE S WIGGINS 1819 N PINE BARREN RD MCDAVID, FL 32568 Date
 10/25/2017**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$490.50
 Tax Collector's Total \$1,595.16
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$2,145.66~~

\$1419.82

**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 •

October 31, 2017

CB INTERNATIONAL INVESTMENTS
DEPT 2500
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 007907	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

Recorded in Public Records 02/22/2012 at 09:05 AM OR Book 6822 Page 242,
Instrument #2012013143, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

BRUCE B. CHILDERS,

Plaintiff,

vs.

Case No.
Division

2011 CC 002373
V

DANETTE S. WIGGINS
1819 Pine Barron Rd.
McDavid, FL 32568

Defendant,

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 FEB 17 A 9 24

COUNTY CIVIL DIVISION
FILED & RECORDED

FINAL JUDGMENT

At a final hearing in open court after proper notice, on February 15, 2012, the plaintiff appeared, but the defendant did not. The plaintiff provided testimony that he provided legal services for which the defendant failed to pay and it is therefore

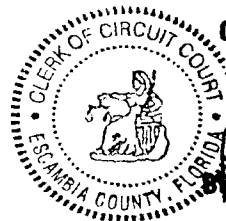
ORDERED AND ADJUDGED that the plaintiff shall recover from defendant \$7,629.75 plus pre-judgment interest at 4.75% per annum beginning on July 27, 2006, plus court costs of \$350.00 all of which shall accrue interest at the rate of 4.75% per annum for which let execution issue.

DONE AND ORDERED this 15th day of February 2012, in chambers, Pensacola, Escambia County, Florida.

County Judge

cc: ✓ Plaintiff
✓ Defendant

2-2010 NW



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

Case: 2011 CC 002373

00085985606

Dkt: CC1033 Pg: 1

EXHIBIT "A"

LEGAL DESCRIPTION:

COMMENCING AT A 4' SQUARE CONCRETE MONUMENT LOCATED AT THE S.V. CORNER OF SECTION 25, T-5-N, R-31-W, ESCAMBIA COUNTY, FLORIDA
THENCE N. 01°11'02" E. ALONG THE WEST LINE OF SAID SECTION FOR 1570.44' THENCE EAST AT RIGHT ANGLES BEARING S. 88°48'58" E. FOR
FOR 2633.44' TO THE EAST LINE OF THE NE 1/4 OF THE S.V. 1/4 AND POINT OF BEGINNING THENCE S. 79°50'24" E. FOR 321.25' THENCE
S. 88°41'19" E. FOR 81.57' THENCE N. 01°18'41" E. FOR 104.93' THENCE N. 88°41'19" W. FOR 81.57' THENCE N. 76°54'58" W. FOR 324.29'
TO THE EAST LINE OF THE NE 1/4 OF THE S.V. 1/4 THENCE S. 01°17'34" W. ALONG SAID EAST LINE FOR 121.63' TO THE P.D.B.
CONTAINING 102 ACRES MORE OR LESS

ALSO INCLUDING A 300' WIDE EASEMENT DESCRIBED AS FOLLOWS:
COMMENCING AT A 4' SQUARE CONCRETE MONUMENT LOCATED AT THE S.V. CORNER OF SECTION 25, T-5-N, R-31-W, ESCAMBIA COUNTY, FLORIDA
THENCE S. 89°49'59" E. ALONG THE SOUTH LINE OF SAID SECTION 25 FOR 1708.0' TO THE CENTERLINE OF THE CSX RAILROAD TRACTS
THENCE N. 26°57'26" E. ALONG SAID CENTERLINE FOR 221.21' TO THE CENTERLINE OF VIRLPIEL LANE (COUNTY CLAY ROAD) AND POINT
OF BEGINNING OF A 300' WIDE EASEMENT FOR ACCESS AND UTILITIES LYING 150' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE
THENCE S. 64°09'34" E. FOR 78.73' THENCE N. 54°40'33" E. FOR 214.31' TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST HAVING
A RADIUS OF 153.04', A CHORD BEARING OF N. 25°02'23" E. WITH A DISTANCE OF 95.61', THENCE NORTHERLY ALONG THE ARC OF SAID CURVE
FOR 97.24' TO THE P.T. OF SAID CURVE THENCE N. 04°35'47" W. FOR 101.76' AND THE P.C. OF A CURVE CONCAVE TO THE EAST HAVING
A RADIUS OF 252.92', A CHORD BEARING OF N. 06°35'10" E. WITH A DISTANCE OF 98.10', THENCE NORTHERLY ALONG THE ARC OF SAID CURVE
FOR 98.73' TO THE P.T. OF SAID CURVE THENCE N. 17°46'07" E. FOR 82.74' AND THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 312.4', A CHORD BEARING OF N. 38°31'54" E. WITH A DISTANCE OF 220.67', THENCE NORTHERLY ALONG THE ARC OF
SAID CURVE FOR 225.59' TO THE P.T. OF SAID CURVE THENCE N. 59°17'41" E. FOR 164.36' AND THE P.C. OF A CURVE CONCAVE TO THE
NORTHWEST HAVING A RADIUS OF 150.0', A CHORD BEARING OF N. 40°40'29" E. WITH A DISTANCE OF 85.29', THENCE NORTHERLY ALONG
THE ARC OF SAID CURVE FOR 86.48' TO THE P.T. OF SAID CURVE THENCE N. 22°03'17" E. FOR 158.45' AND THE P.C. OF A CURVE CONCAVE TO
THE SOUTHEAST HAVING A RADIUS OF 1152.05', A CHORD BEARING OF N. 40°26'46" E. WITH A DISTANCE OF 47.45', THENCE NORTHERLY ALONG
THE ARC OF SAID CURVE FOR 47.64' AND THE P.T. OF SAID CURVE THENCE N. 58°50'15" E. FOR 490.37' AND THE P.C. OF A CURVE
CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.92', A CHORD BEARING OF N. 28°57'37" E. WITH A DISTANCE OF 60.70' THENCE
NORTHERLY ALONG THE ARC OF SAID CURVE FOR 63.54' TO THE P.T. OF SAID CURVE THENCE N. 00°55'00" W. FOR 103.91' AND THE
TERMINUS OF THIS EASEMENT.

Prepared by:
Ilene D. Cook
901 N Century Blvd
Century FL 32535

the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, _____.

, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nicole L Cook
Witness Signature (as to first Grantor)

Nicole L. Cook
Printed Name of Witness

Robin L Cook
Witness Signature (as to Co-Grantor)

Robin L. Cook
Witness Printed Name

William Gunter
Grantor Signature

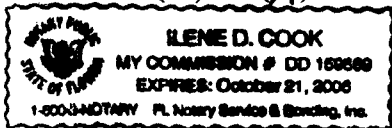
William Gunter
Printed Grantor Name

Jeanette Gunter
Co-Grantor Signature (if applicable)

Jeanette Gunter
Co-Grantor Printed Name

State of Florida
County of Escambia

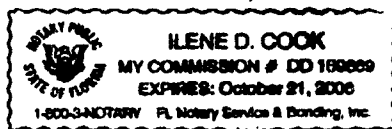
THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of August, 2005, by William Gunter who is ☒ personally known to me, or, () who produced as identification and who () did ☒ did not take an oath.



Ilene D. Cook
Notary Public-State of Florida
Commission Expires: 10/21/06

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of August, 2005, by Jeanette Gunter who is ☒ personally known to me, or, () who produced as identification and who () did ☒ did not take an oath.



Ilene D. Cook
Notary Public-State of Florida
Commission Expires: 10/21/06

WARRANTY DEED

This Warranty Deed, made the 24th day of August, 2005 by **William Gunter and Jeanette Gunter**, Husband and Wife, hereinafter called Grantors, to **Eric T. Wiggins or Danette S. Wiggins**, Husband and Wife, whose address is 1819 N. Pine Barren Road, McDavid, Florida 32535, hereinafter called Grantees,

(Wherever used herein the terms "Grantor(s)" and "Grantee(s)" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, that the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, assign, remise, release, convey and confirm unto the Grantees all that certain land, situate in Escambia County, State of Florida to wit:

See Attached EXHIBIT "A"

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 warrants the title to said land and will defend the same against

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-2-2018

TAX ACCOUNT NO.: 12-1779-550

CERTIFICATE NO.: 2014-7907

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.

Eric T. Wiggins
Danette S. Wiggins
1819 N. Pine Barren Rd.
McDavid, FL 32568

Unknown Tenants
1212 Whirlpool Rd.
Century, FL 32535

Bruce B. Childers
3 West Garden St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 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.: 13967

October 5, 2017

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

1. Judgment filed by Bruce B. Childers recorded in O.R. Book 6825, page 1049.
2. Taxes for the year 2013-2016 delinquent. The assessed value is \$17,998.00. Tax ID 12-1779-550.

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.: 13967

October 5, 2017

255N314201000006 - Full Legal Description

BEG AT SW COR OF SEC N 01 DEG 11 MIN 02 SEC E ALG W LI OF SEC 1570 14/100 FT E AT RT ANG BEARING
S 88 DEG 48 MIN 58 SEC E FOR 2633 44/100 FT TO E LI OF NE 1/4 OF SW 1/4 FOR POB S 79 DEG 50 MIN 24 SEC
E 321 25/100 FT S 88 DEG 41 MIN 19 SEC E 81 57/100 FT N 01 DEG 18 MIN 41 SEC E 104 93/100 FT N 88 DEG 41
MIN 19 SEC W 81 57/100 FT N 76 DEG 54 MIN 58 SEC W 324 29/100 FT TO E LI OF NE 1/4 OF SW 1/4 S 01 DEG 17
MIN 34 SEC W ALG E LI FOR 121 63/100 FT TO POB OR 5930 P 421

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-017

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13967

October 5, 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 10-05-1997, through 10-05-2017, and said search reveals the following:

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

Eric T. Wiggins and Danette S. Wiggins, husband and wife

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

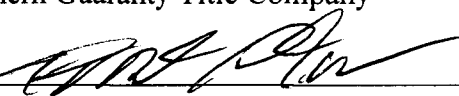
4. Taxes:

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 5, 2017