

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:

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2014/ 9002	06-01-2014	LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P 1366 CA 115

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

4/27/2016

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600291

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 / 9002**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0980-000**

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

Property Owner:
AHL DAVID
1260 VIRECENT RD
CANTONMENT, FL 32533
LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR 6661 P
1366 CA 115

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
2014/9002	15-0980-000	06-01-2014	405.15	29.12	434.27

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
2015/9435	15-0980-000	06-01-2015	427.51	6.25	21.38	455.14

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	889.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	402.72
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)	1,667.13

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	1,673.38

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2014 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-0980-000 2014



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

★ [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) ★

[Printer Friendly Version](#)

General Information

Reference: 0005009060023093
Account: 150980000
Owners: AHL DAVID
Mail: 1260 VIRECENT RD
CANTONMENT, FL 32533
Situs: 1606 W DESOTO ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$5,039	\$14,466	\$19,505	\$19,505
2014	\$5,039	\$13,626	\$18,665	\$18,665
2013	\$5,039	\$12,313	\$17,352	\$17,352

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/17/2010	6661	1366	\$12,500	WD	View Instr
06/1999	4425	185	\$100	WD	View Instr
05/1983	1763	684	\$9,000	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 23 & E 3 FT OF LT 24 BLK 93 WEST KING TRACT OR
6661 P 1366 CA 115

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

**Section
Map Id:**
CA115

**Approx.
Acreage:**
0.0980

Zoned:
R-2A

**Evacuation
& Flood
Information**
[Open Report](#)



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

Buildings

Address:1606 W DESOTO ST, Year Built: 1926, Effective Year: 1926

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 615 Total SF

BASE AREA - 570

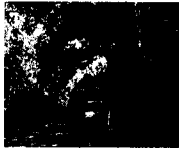
OPEN PORCH FIN - 45

38

BAS

38

Images



4/19/16

2

9

4

5

OPF

5

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: 05/05/2016 (tc.4725)

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-06-02562
Location: 6941 Otto Avenue
PR# 271S30-3101-013

David G Ahl
1260 Virecent Road
Cantonment, FL 32533

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 March 13, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 (o), (p), (r), (t), (u). 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 the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 13, 2012.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 20 day of Oct, 2012.

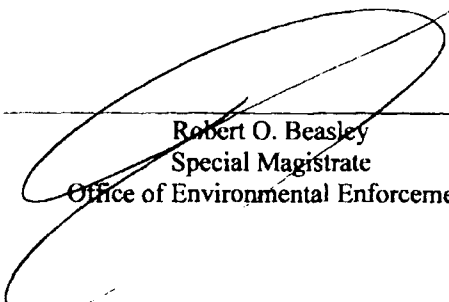


Special Magistrate
Office of Environmental Enforcement

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 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 13 day of March, 2012.


Robert O. Beasley
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 \$ 50.00 per day, commencing May 1, 2012. 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 \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against David H/L.

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 Repair roof, Broken windows, soft to 1st floor / not back
- ☐ 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: David Hill

shall have until April 30, 2012 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#11-06-02562
LOCATION: 6941 Otto Avenue
PR# 271S30-3101-013**

**David Ahl
1260 Virecent Road
Cantonment, Florida 32533**

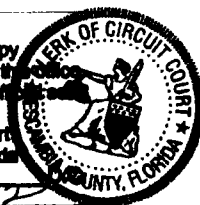
ORDER

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,
David Ahl, 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

Certified to be a true copy
Of the original on file in the office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
BY [Signature]
DATE 3/19/12



1002
4373
2500
Prepared by: CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503
FILE #67-101039

(Space Above This Line For Recording Data)

State of Florida

MORTGAGE

Executed by **DAVID AHL, A MARRIED MAN**, whose address is
1260 VIRECENT RD, CANTONMENT FL 32533
("Borrower"), hereinafter referred to as ("mortgagor") to Harry O. Trachy, Jr., whose address is 4063 Oak Pointe Drive Gulf Breeze,
FL 32563 hereinafter referred to as ("Lender").

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note
of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto
the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in **Escambia County, Florida**, viz:

**LOT 23 AND THE EAST 3 FEET OF LOT 24, BLOCK 93, WEST KING TRACT, OR 1763, PAGE 684, CA 115, OF THE
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

To Have and to Hold, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents,
issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasible seized of said land in fee simple; that the
mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances
to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of
all encumbrances except for ad valorem taxes for the year 2010 and subsequent years; easements, restrictions and reservations of
record, if any.

Provided Always that if said mortgagor shall pay unto said mortgagee the certain promissory note in the amount of **\$12,500.00** as
provided in said Note.

Principal and interest payments beginning on December 17, 2010 and continuing on that same day each month thereafter
until, November 17, 2025, which is called the maturity date, at which time all unpaid principal and interest will be due and payable in
full.

And shall perform, comply with and abide by each and every agreements, stipulations, conditions and covenants thereof, and of this
mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

And the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money
provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and
encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the
improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full
insurable value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said
mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to
receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs charges,
and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the
mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or
either; to perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants set forth in said
note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other
sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or
affecting the option to foreclose or any right hereunder, and all such payments shall bear interest from date thereof at the highest
lawful rate then allowed by the laws of the State of Florida.

If any sum of money herein referred to be not promptly paid with 15 days next after the same becomes due, or if each and every the
agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with
and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or
thereafter, at the option of the mortgagee, become and be due and payable anything in said note or herein to the contrary
notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any
rights or options under said note or this mortgage accrued or thereafter accruing.

In Witness Whereof, the said mortgage has hereunto signed and sealed these presents the day and year first above written

Witnesses:

Witness Printed Name

Witness Printed Name

STATE OF FLORIDA,
Escambia County ss:

The foregoing instrument was acknowledged before me this 17th day of November, 2010 by **DAVID AHL, A MARRIED MAN**, who is personally known
to me or who has produced driver's license as identification.



CYNTHIA ESTRADA ELLIS
MY COMMISSION # BD 768571
EXPIRES: March 21, 2012
Bonded Thru Budget Notary Services

Notary Public

10 + 87.50

Prepared by:
CYNTHIA E. ELLIS
Accu Title Agency
4400 Bayou Blvd Ste 41B
Pensacola, FL 32503

File Number: 67-101039

Warranty Deed

Made this November 17, 2010 A.D. By **HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES OF THAT CERTAIN TRUST KNOWN AS THE HARRY OLIVER TRACHY REVOCABLE TRUST AGREEMENT DATED 6/8/99**, whose post office address is 4063 Oak Pointe Dr, Gulf Breeze, FL 32563, hereinafter called the grantor, to **DAVID AHL, A MARRIED MAN**, whose post office address is: 1260 VIRECENT RD, CANTONMENT FL 32533, 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 23 AND THE EAST 3 FEET OF LOT 24, BLOCK 93, WEST KING TRACT, OR 1763, PAGE 684, CA 115, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-0S0-00-9060-023-093

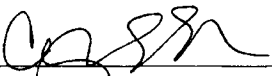
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

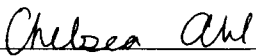
To Have and to Hold, the same in fee simple forever.




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, 2010.

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:

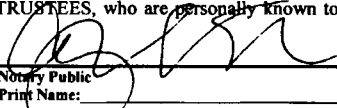

Witness Printed Name Cynthia E. Ellis


Witness Printed Name Chelsea D. Ahl

 (Seal)
HARRY O. TRACHY, JR.,

HARRY OLIVER TRACHY, AS TRUSTEE
 (Seal)
PATRICIA PATTERSON TRACHY, AS TRUSTEE

State of FL
County of

The foregoing instrument was acknowledged before me this 17th day of November, 2010, by **HARRY O. TRACHY, JR. AND HARRY OLIVER TRACHY AND PATRICIA PATTERSON TRACHY, AS TRUSTEES**, who are personally known to me or who produced driver's license as identification.


Notary Public
Print Name:

My Commission Expires: March 21, 2012



CYNTHIA ESTRADA ELLIS
MY COMMISSION # 0076871
EXPIRES: March 21, 2012
Bonded Through Notary Services

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: 10-3-2016

TAX ACCOUNT NO.: 15-0980-000

CERTIFICATE NO.: 2014-9002

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 tax year.

David Ahl
1260 Virecent Rd.
Cantonment, FL 32533

Harry O. Trachy, Jr.
4063 Oak Pointe Dr.
Gulf Breeze, FL 32563

Unknown Tenants
1606 W. DeSoto St.
Pensacola, FL 32501

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

Certified and delivered to Escambia County Tax Collector,
this 6th day of July, 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.: 12885

July 6, 2016

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

1. That certain mortgage executed by David Ahl in favor of Harry O. Trachy, Jr. dated 11/17/2010 and recorded 11/24/2010 in Official Records Book 6661, page 1367 of the public records of Escambia County, Florida, in the original amount of \$12,500.00.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6833, page 895, as amended in O.R. Book 6929, page 1210.
3. Taxes for the year 2013-2015 delinquent. The assessed value is \$19,505.00. Tax ID 15-0980-000.

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.: 12885

July 6, 2016

Lot 23, Block 93, West King Tract, O.R. Book 1763, page 684, CA 115, 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

16-337

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12885

July 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 07-06-1996, through 07-06-2016, and said search reveals the following:

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

David Ahl

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: 

July 6, 2016



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 5, 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 007281	\$450.00	\$27.00	\$477.00
2014 TD 006867	\$450.00	\$20.25	\$470.25
2014 TD 002938	\$450.00	\$20.25	\$470.25
2014 TD 001871	\$450.00	\$20.25	\$470.25
2014 TD 001780	\$450.00	\$20.25	\$470.25
2014 TD 001674	\$450.00	\$20.25	\$470.25
2014 TD 001700	\$490.00	\$22.05	\$512.05
2014 TD 002762	\$450.00	\$20.25	\$470.25
2014 TD 001223	\$450.00	\$20.25	\$470.25
2014 TD 002833	\$450.00	\$20.25	\$470.25
2014 TD 001018	\$450.00	\$27.00	\$477.00
2014 TD 002742	\$450.00	\$27.00	\$477.00
2014 TD 009002	\$450.00	\$27.00	\$477.00
2014 TD 002752	\$450.00	\$27.00	\$477.00

TOTAL \$6,659.05

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

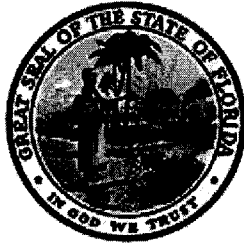
Account: 150980000 Certificate Number: 009002 of 2014

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="08/01/2016"/> 
Months	6	4
Tax Collector	<input type="text" value="\$1,667.13"/>	<input type="text" value="\$1,667.13"/>
Tax Collector Interest	\$150.04	\$100.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,823.42	\$1,773.41
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	\$40.50	\$27.00
Total Clerk	\$490.50	\$477.00
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	\$2,413.92	\$2,250.41 - 120.00 - 200 = 1930.41
	Repayment Overpayment Refund Amount	\$163.51

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 009002

Redeemed Date 08/01/2016

Name David Ahl 1260 VIRECENT RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,823.42
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

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**

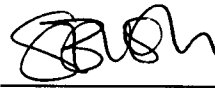
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 150980000 Certificate Number: 009002 of 2014**

Payor: David Ahl 1260 VIRECENT RD CANTONMENT, FL 32533 Date 08/01/2016

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,823.42
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$2,373.92
			1930.41

**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>**