APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1700440

To: Tax Collector ofES0	CAMBIA COUNTY	_, Florida	
I, US BANK AS CUST FOR MAC P.O. BOX 645378 CINCINNATI, OH 45264, hold the listed tax certificate		e same to the Tax	Collector and make tax deed application thereon:
			, , , , , , , , , , , , , , , , , , ,
Account Number	Certificate No.	Date	Legal Description
06-0272-000	2015/3108	06-01-2015	BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN FRANCISCO RR RW SWLY ALG W LI OF RW TO S LI OF BLK 26 AND N LI OF MAXWELL ST W ALG S LI OF BLK 26 AND EXTEN THEREOF TO E LI OF WIDOWS LN N ALG E LI OF WIDOWS LN TO POB BEING ALL OF BLK 26 PART OF BLKS 34 & 36 AND PART OF ROSEWOOD AVE & PART OF FERNWOOD AVE & ALLEY IN BLK 26 OAKCREST S/D PLAT DB 67 P 28 OR 4603 P 1586 OR 6566 P 284
I agree to:			
pay any current tax	•		
	ding tax certificates plus	•	•
		•	rt costs, Clerk of the Court costs, charges and fees
Attached is the tax sale certi which are in my possession.		cation is based and	d all other certificates of the same legal description
Electronic signature on file US BANK AS CUST FOR I P.O. BOX 645378 CINCINNATI, OH 45264			
	ant's signature		06-21-2017 Application Date

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN FRANCISCO RR R/W SWLY ALG W LI OF R/W TO S LI OF BLK 26 AND N LI OF MAXWELL ST W ALG S LI OF BLK 26 AND EXTEN THEREOF TO E LI OF WIDOWS LN N ALG E LI OF WIDOWS LN TO POB BEING ALL OF BLK 26 PART OF BLKS 34 & 36 AND PART OF ROSEWOOD AVE & PART OF FERNWOOD AVE & ALLEY IN BLK 26 OAKCREST S/D PLAT DB 67 P 28 OR 4603 P 1586 OR 6566 P 284

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700440

Date of Tax Deed Application

Jun 21, 2017

This is to certify that **US BANK AS CUST FOR MAGNOLIA T**, holder of **Tax Sale Certificate Number 2015 / 3108**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **06-0272-000**

Cert Holder:

US BANK AS CUST FOR MAGNOLIA T P.O. BOX 645378CINCINNATI, OH 45264 Property Owner: WILSON STEVE H

817 NORTH 48TH AVE PENSACOLA, FL. 32506

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUFull 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
2015/3108	06-0272-000	06/01/2015	1,774.67	88.73	1,863.40

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
2017/2749	06-0272-000	06/01/2017	1,945.83	6.25	97.29	2,049.37
2016/2819	06-0272-000	06/01/2016	2,400.15	6.25	120.01	2,526.41

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	6,439.18
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)	6,814.18
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 <u>27th</u> day of <u>June</u>, <u>2017</u> Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 2, 2018

By Conduce Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 06-0272-000 2015



Chris Jones **Escambia County Property Appraiser**

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Imprv

\$53,628

\$50,130

\$52,400

<u>Disclaimer</u>

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

<u>Back</u>

Year

2016

2015

2014

Land

\$57,190

\$57,190

\$57,190

Navigate Mode Account OReference

Printer Friendly Version

Cap Val

\$110,818

\$107,320

\$109,590

Total

\$110,818

\$107,320

\$109,590

General Information Reference: **Account:**

162S302300001026 060272000

Owners:

WILSON STEVE H 817 NORTH 48TH AVE

Mail: Situs:

PENSACOLA, FL 32506 2230 BORDER ST 32505 STORE, 1 STORY P

Use Code: Taxing

COUNTY MSTU

Authority: Schools

Sales Data

OAKCREST/WARRINGTON/ESCAMBIA

(Elem/Int/High): Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

2016 Certified Roll Exemptions

Official Records

Sale Date Book Page Value Type (New Window) 07/2007 6566 284 \$19,250 QC View Instr 05/2000 4603 1586 \$68,000 QC View Instr View Instr 03/1995 3749 694 \$140,000 WD 09/1993 3435 556 \$75,000 WD View Instr 07/1991 3042 798 \$92,000 QC View Instr

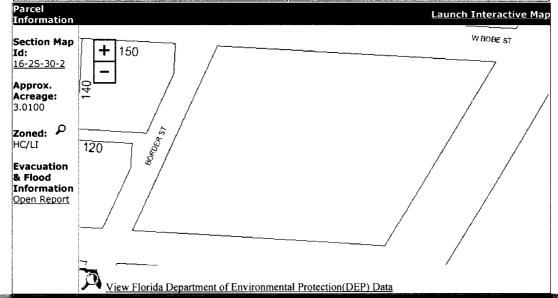
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and

Legal Description

BEG AT INTER OF E LI OF WIDOWS LN & S LI OF BOBE ST E ALG S LI OF BOBE ST TO INTER OF W LI OF ST LOUIS AND SAN...

Extra Features

ASPHALT PAVEMENT CHAINLINK FENCE FRAME BUILDING

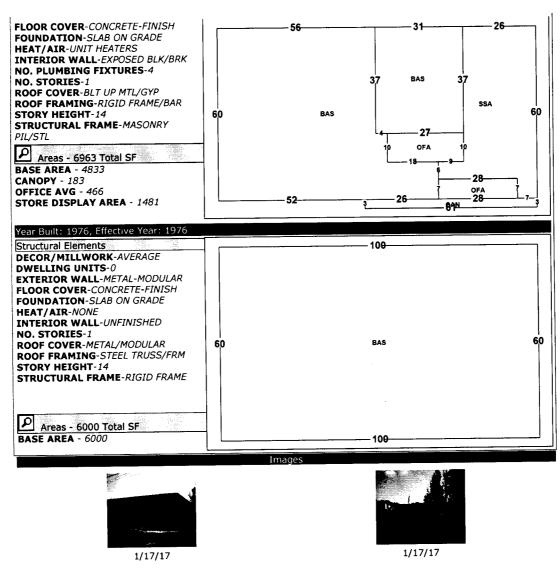


Buildings

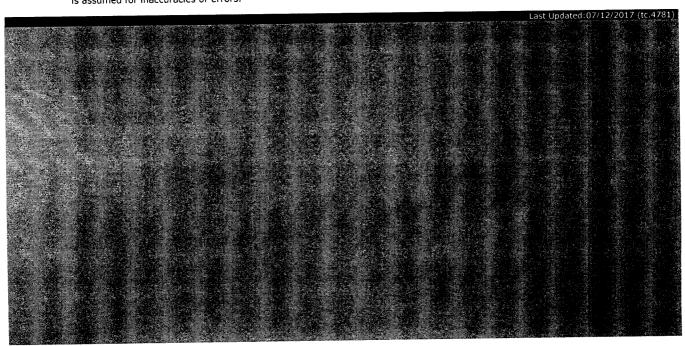
Address:2230 BORDER ST, Year Built: 1962, Effective Year: 1962

Structural Elements

invigació (dultario). Portugal (dultario) de la composició (dultario) de la composició (dultario) de la composició (dultario) de la



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: 060272000 Certificate Number: 003108 of 2015

Redemption Yes 🗸	Application Date 06/21/2017	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 01/02/2018	Redemption Date 08/31/2017	
Months	7	2	
Tax Collector	\$6,814.18	\$6,814.18	
Tax Collector Interest	\$715.49	\$204.43	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$7,535.92	\$7,024.86	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$47.25	\$13.50	
Total Clerk	\$497.25	\$463.50 CH	
Postage	\$60.00	\$0.00	
Researcher Copies	\$40.00	\$0.00	
Total Redemption Amount	\$8,133.17	\$7,488.36	
	Repayment Overpayment Refund Amount	\$644.81	

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 # 2015 TD 003108

Redeemed Date 08/31/2017

Name LINDA WILSON 817 NORTH 48TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$7,\$\$5.92 \$ 7,168,36
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$ 4 0. 0 0

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
EINANGIAL 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: 060272000 Certificate Number: 003108 of 2015

Payor: LINDA WILSON 817 NORTH 48TH AVE PENSACOLA, FL 32506 Date 08/31/2017

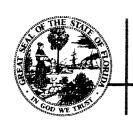
Clerk's Check # 1	Clerk's Total	\$497.25
Tax Collector Check # 1	Tax Collector's Total	\$7,\$7 5.92
	Postage	\$60,00
	Researcher Copies	\$40.00
	Total Received	\$8,133.17

\$1168.36

PAM CHILDERS
Clerk of the Circuit Court

Received ByDeputy 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 6, 2017

US BANK AS CUST FOR MAGNOLIA T PO BOX 645378 CINCINNATI OH 45264

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
2015 TD 003108	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

Emily Hogg

Tax Deed Division

Recorded in Public Records 12/03/2013 at 04:18 PM OR Book 7108 Page 1883, Instrument #2013091813, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA **CIVIL DIVISION**

ASSET ACCEPTANCE, LLC. Plaintiff.

-vs-

Case No. 11CA1435

STEVE H WILSON,

Defendants.

200 CEC -3 P 2:57

FINAL SUMMARY JUDGMENT

THIS CAUSE came before the Court on November 18, 2013, upon Plaintiff's Motion for Summary Judgment as to Defendant, STEVE H WILSON, and the Court having considered the Affidavits on file and examined the record herein, finds that there is no genuine issue of any material fact, and that Plaintiff is entitled to a Final Summary Judgment as a matter of law. Accordingly,

IT IS ORDERED AND ADJUDGED: That said Motion is GRANTED

IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff, ASSET ACCEPTANCE, LLC, P.O. BOX 2036, WARREN, MI 48090 recover from the Defendant, STEVE H WILSON, 817 N 48TH AVE, PENSACOLA, FL 325064827 the sum of \$17,410.56 in principal, \$745.44 in prejudgment interest, costs of \$465.00, less \$0.00 in payments, for a total of \$18,621.00, that shall bear interest at the prevailing statutory interest rate in accordance with the section 55.03 Florida statues, for statues, for which let execution issue,

IT IS FURTHER ORDERED AND ADJUDGED that the judgment debtor(s) shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor(s) to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.

UDGE

DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this

VECEM YXX, 2013.

Copies to:

FULTON, FRIEDMAN & GULLACE, LLP On behalf of Plaintiff, ASSET ACCEPTANCE, LLC

PO BOX 9059

hBRANDON FL 33509-9059

E-mail: e-servicefl@fultonfriedman.com

Defendant(s) STEVE H WILSON 817 N 48TH AVE PENSACOLA FL 325064827

FL_0433G File No.: 12-117365

Final Summary Judgment

BK: 6115 PG: 808 Last Page

BK: 6115 PG: 778 Last Page

property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines 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.

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 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the 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 27 day

Robert O Beasley
Special Magistrate

Office of Environmental Enforcement

BK: 6115 PG: 807

BK: 6115 PG: 777

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is
hereby ORDERED that: Wicholas P. Christodius Il and Steve & Wilson shall have until
June 25. , 2007 to correct the violation and to bring the violation into security
Corrective action shall include: Kessair Replace Private Conse
cernoval of all overarowth, by April 26, 2003
Kemove all trash & debris, and Remove for watersmal
Remove all trash & debris, and Remove for waterproof and store all vehicles properly, by June 25, 2007.
If you fail to fully correct the violation within the time required, you will be assessed a
fine of \$ 100.00 per day, commencing June 26, 2007. This daily fine shall
continue until this violation is abated and the violation brought into compliance or until as otherwise
provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and 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 hereby awarded in favor of Escambia County as the prevailing party against Nichdos & Christodolus Te. I Steve H. Wilson

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 may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

Recorded in Public Records 03/29/2007 at 01:27 PM OR Book 6115 Page 806, Instrument #2007029837, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 03/29/2007 at 01:19 PM OR Book 6115 Page 776, Instrument #2007029828, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-12-0369 Location: 2230 Border Street PR# 162S30-2300-001-026

Nicholas P. Christodolus Jr,. Steve H. Wilson 109 N. W. Gilliland Drive Pensacola, FL 32507

Steve H. Wilson 817 N. 48th Avenue Pensacola, FL 32506

"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"

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,

Nicolar P. Charledon 32, a

Steve H. Wilson 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 Code of Ordinances	42-186	(4)	. 42 - 196(3)
42-196(2), 42-	194 (8)	,	,
	•		

has occurred and continues.

OR BK 4603 PG1587
Escambia County, Florida
INSTRUMENT 2000-769661

RCD Sep 11, 2000 11:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-769661

PRICES AN Emphasia the Marthwest Contrast of Embalson 26, Pricestly Residentials, a residential and the plant of Embalson 26, Pricestly Residentials of Embalson 26, Pricestly Residentials and the State of Embalson 26, Pricestly Residentials and Embalson 26, Pricestly Residentials of Embalson 27, Pricestly Residentials of Embalso

Exhibit H

Prepared by: Tricia S Stewart 817 NORTH 48TH AVENUE PENSACOLA FL 32506

OR BK 4603 P61586 Escambia County, Florida INSTRUMENT 2000-769661

DEED BOC STROOPS PO @ ESC CD \$ 476.00

QUIT CLAIM DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That Nicholas P. Christodolus Jr. and Nicholas P. Christodolus Sr. for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto Nicholas P. Christodolus Jr. 55% and Steve H. Wilson 45% heirs, executors, administrators and assigns forever, the following described property, situated in Escambia State of Florida to wit:

See attached form

grantee address: 2230 Border St

POBOX 50010

ROANOKE VA 24040

Pensacola, FL 32505

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead

IN WITNESS WHEREOF, I	have hereunto set my hand and
seal this 11 day of May 2000	•
Signed, sealed and delivered	
In our presence	MIA DOLLIN
Londrew Took	Mulio V. Whiteship
Minarch Sw 1 Hester	Without & Dought odo lysts of
Bohnnie Shall	Manda Mundaluff.
STATE OF Floude	Nicholas PChristodolus DR
COUNTY OF Combia	2230 Border St. Ponsocola FL 3250S
The foregoing instrument was	
who produced identification of	Tinda huna luense and
did not take an oath.	1 1 1 d a a
	Justill 2 Bell
Prepared By: Tricia S. Stewart	Notary Public
Tricia S. Stewart	JUDITH K. BELL MY COMMISSION # CC 588607
DETERMINATION	EXPIRES: October 29, 2000 Sonded Thru Netery Public Underwriters
RETURN TO: FIRST UNION NATIONAL BANK	
VA 0343	

1. 32506

OR Bk3749 Pg0695

Schedule A

Parcel A: Begin at the Morthwest corner of Block 26, Cakcrest Subdivision, a subdivision of a portion of Section 16, Township 2 South, Range 30 West, according to the plat of said subdivision recorded in Deed Book 67 at page 28 of the Public Records of Escambia County, Florida, thends run East along the Morth line of said Block 26 and an extension of said line for 360 feet to the Morthwest corner of Block 36 of said Cakcrest Subdivision, thence continue East along the Morth line of Block 36 for 81.88 feet to the Westerly right-of-way line of the St. Louis & Francisco Railroad; thence run Southwesterly along said right-of-way line for 170.47 feet to its intersection with the centerline of a 20 foot alley, thence run West along the centerline of said aliey for 180.89 feet; thence run South at right angles for 10 feet to the Mortheast corner of Lot 15, Block 26, of said Cakcrest Subdivision, thence continue South along the East line of said Block 26 and an extension of said line for 205 feet to the centerline of Rosewood Avenue, thence run Morth along the centerline of said Rosewood Avenue, thence run Morth along the centerline of said Rosewood Avenue, thence run Morth along the centerline of said Rosewood Avenue, thence run Horth along the Gosewood Avenue; thence run Morth along the West line of Rosewood Avenue for 19.2 feet to the Easterly line of Border Street, thence run Mortheasterly along the Easterly line of Border Street, thence run Mortheasterly along the Easterly line of Border Street for 130.7 feet to the Point of Beginning. Less and except any portion lying within road rights-of-way and alleys.

Parcel B: Lots 11 through 14, Block 26, Oakcrest Subdivision, Section 16, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat of said Subdivision as recorded in Deed Book 67, at page 28 of the Public Records of said County, less that portion out off by the railroad right-of-way. Less and except any portion lying within road rights-of-way and alleys.

Parcel C: All of fractional Lots 10, 11, 12 and 13 in Block 34, East of Widow's Lane, Oakorest Subdivision, Section 16, Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat of said subdivision as recorded in Deed Book 67, at page 28 of the Public Records of said County. Less and except any portion lying within road rights-of-way and alleys.

Recorded in Public Records 03/04/2010 at 12:44 PM OR Book 6566 Page 284, Instrument #2010014002, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$134.75

QUIT-CLAIM DEED

THIS INDENTURE, made this 30 day of july, 2007, by and between NICHOLAS P. CHRISTODOLUS JR. of 2230 BORDER ST. PENSACOLA FL. 32505, hereinafter referred to as the party of the first part and STEVE H. WILSON of 817 N. 48TH AVE PENSACOLA FL. 32506, hereinafter referred to as the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar (\$1.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

2230 BORDER ST PENSACOLA FL.32505 --ACCOUNT# 060272000 -- REFERENCE # 162S302300001026 OF ESCAMBIA COUNTY PROPERTY APPRAISER SEE ATTACHED FORM -- LEGAL DESCRIPTION

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and belief of the said party of the second part its heirs and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: TWO WITTNESS

LINDA D BALL

ROBERT E. THROWER POR A TO THE ANGLE OF THE PROPERTY OF THE PROPE

FIRST PARTY SELLER NICHOLUS P CHRISTODOLUS IR!

STATE OF FLORIDA: COUNTY OF ESCAMBIA:

THE FOREGOING INSTRUMENT was acknowledged before me this 30 day of JULY, 2007, by PRINT NOTARY NAME Nancy Stewart Sickney

SIGNATURE OF NOTARY Mancy & Subic Exprises

July 20, 2010

Prepaired By Linda Wilson 817 N. 48th Ave Pensacola Fl. 32506 (850 453 9005)



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

P.O. Box 1312 Pensacola, FL 32591	
CERTIFICATION:	TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 2-5-2018	
TAX ACCOUNT NO.: 06-0272-000	
CERTIFICATE NO.: 2015-3108	
In compliance with Section 197.256, is a list of names and addresses of agencies having legal interest in o described property. The above refer being submitted as proper notificat	those persons, firms and/or r claim against the above enced tax sale certificate is
YES NO	
X Notify City of Pensacola, X Notify Escambia County, 1 X Homestead for tax y	21 Palafox Place, 4th Floor/ 90 Governmental Center, 32502
Steve H. Wilson 817 North 48th Ave. Pensacola, FL 32506 and 2230 Border St. Pensacola, FL 32505	Escambia County Code Enforcement 3363 West Park Place Pensacola, FL 32505 Asset Acceptance, LLC P.O. Box 2036 Warren, MI 48090
Certified and delivered to Escambia this 7th day of November , 2017 SOUTHERN GUARANTY TITLE COMPANY by: Richard S. Combs, President	County Tax Collector,

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.: 14034 November 7, 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 6115, page 806.
- 2. Apparent Judgment filed by Asset Acceptance, LLC recorded in O.R.Book 7108, page 1883.
- 3. Taxes for the year 2014-2016 delinquent. The assessed value is \$112,275.00. Tax ID 06-0272-000.

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.: 14034 November 7, 2017

162S302300001026 - Full Legal Description

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Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503 Telephone: 850-478-8121

Facsimile: 850-476-1437



OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14034 November 7, 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 11-07-1997, through 11-07-2017, and said search reveals the following:

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

Steve H., Wilson

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

November 7, 2017