

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700711

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, 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
09-4897-130	2015/5768	06-01-2015	BEG AT SE COR OF LT 25 BLK A GULF BEACH MANOR PB 1 P 16 N ALG E LI 400 FT FOR POB CONT SAME COURSE 100 FT DEFLECT 90 DEG LEFT 150 FT 90 DEG LEFT 100 FT DEFLECT 90 DEG LEFT 150 FT TO POB OR 4219 P 276

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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

10-27-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

BEG AT SE COR OF LT 25 BLK A GULF BEACH MANOR PB 1 P 16 N ALG E LI 400 FT FOR POB CONT SAME COURSE 100 FT DEFLECT 90  
DEG LEFT 150 FT 90 DEG LEFT 100 FT DEFLECT 90 DEG LEFT 150 FT TO POB OR 4219 P 276

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1700711

**Date of Tax Deed Application**

Oct 27, 2017

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2015 / 5768**, 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: **09-4897-130**

Cert Holder:

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

Property Owner:

**MCKEWEN GERALD E**  
**C/O LONNIE CREECH**  
**212 TUBING RD**  
**BROUSSARD, LA 70518**  
 BEG AT SE COR OF LT 25 BLK A GULF BEACH MANOR PB 1 P 16 N  
 ALG E LI 400 FT FOR POB CONT SAME COURSE 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
2015/5768	09-4897-130	06/01/2015	652.37	32.62	684.99

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
2017/5180	09-4897-130	06/01/2017	767.75	6.25	38.39	812.39
2016/5191	09-4897-130	06/01/2016	710.37	6.25	35.52	752.14

**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
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)

2,249.52

0.00

645.39

200.00

175.00

3,269.91

**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 13th day of November, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

March 5, 2018

By



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

09-4897-130 2015

MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-COMP SHINGLE/WOOD  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0

Areas - 1056 Total SF  
BASE AREA - 1056

36

BAS

66

Images



10/2/14

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: 11/07/2017 (tc.22267)

16



# 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:** 332S312000014001  
**Account:** 094897130  
**Owners:** MCKEWEN GERALD E  
**Mail:** C/O LONNIE CREECH  
 212 TUBING RD  
 BROUSSARD, LA 70518  
**Situs:** 2501 KINGSPORT AVE 32507  
**Use Code:** MOBILE HOME   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** PLEASANT GROVE/BAILEY/ESCAMBIA  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$13,300	\$24,876	\$38,176	\$38,176
2016	\$13,300	\$24,237	\$37,537	\$37,537
2015	\$13,300	\$22,120	\$35,420	\$35,420

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1997	4219	276	\$9,500	WD	<a href="#">View Instr</a>

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

## 2017 Certified Roll Exemptions

None

## Legal Description

BEG AT SE COR OF LT 25 BLK A GULF BEACH MANOR PB 1 P 16 N ALG E LI 400 FT FOR POB CONT SAME COURSE 100 FT DEFLECT 90...

## Extra Features

FRAME BUILDING

## Parcel Information

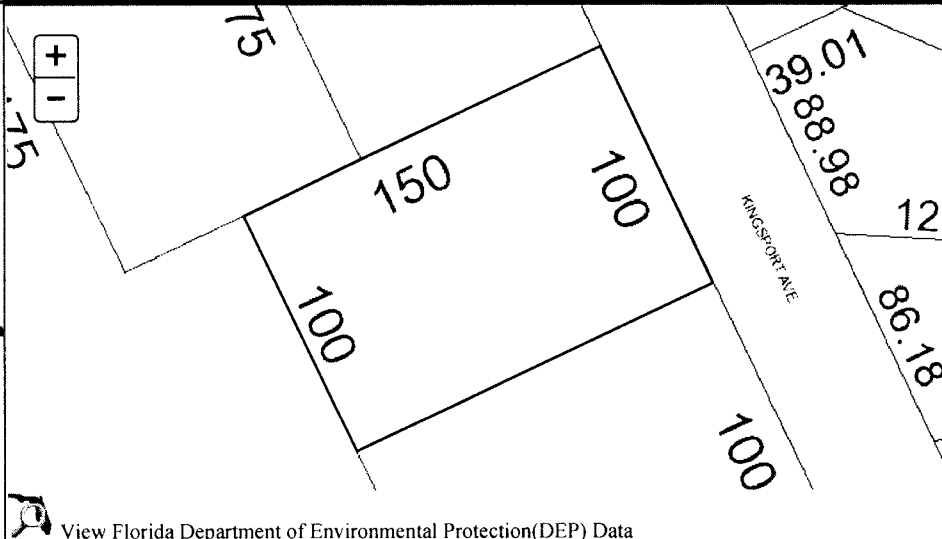
[Launch Interactive Map](#)

**Section Map Id:**  
33-2S-31-5

**Approx. Acreage:**  
0.3500

**Zoned:**   
MDR

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



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

## Buildings

Address: 2501 KINGSPORT AVE, Year Built: 1998, Effective Year: 1998

## Structural Elements

**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-CARPET**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-HEAT & AIR**

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 094897130 Certificate Number: 005768 of 2015**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/05/2018"/>	Redemption Date <input type="text" value="12/13/2017"/>
Months	5	2
Tax Collector	<input type="text" value="\$3,269.91"/>	<input type="text" value="\$3,269.91"/>
Tax Collector Interest	\$245.24	\$98.10
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,521.40	<input type="text" value="\$3,374.26"/> TC
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	\$33.75	\$13.50
Total Clerk	\$483.75	<input type="text" value="\$463.50"/> CH
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	\$4,105.15	\$3,837.76
	Repayment Overpayment Refund Amount	\$267.39 + 120 + 200 = <input type="text" value="\$587.39"/> redeemer

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 # 2015 TD 005768  
 Redeemed Date 12/13/2017**

**Name VANDERBILT MORTGAGE AND FINANCE INC PO BOX 9800 MARYVILLE TN 37802-9985**

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,521.40
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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**

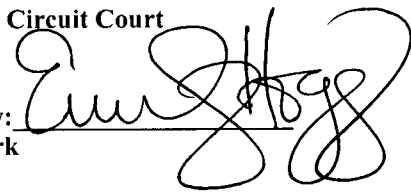
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 094897130 Certificate Number: 005768 of 2015**

**Payor: VANDERBILT MORTGAGE AND FINANCE INC PO BOX 9800 MARYVILLE TN 37802-9985 Date 12/13/2017**

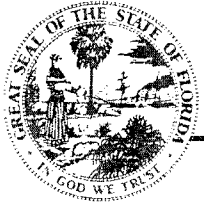
Clerk's Check #	5531534754	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,521.40
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,105.15

**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 •

December 19, 2017

VANDERBILT MORTGAGE AND FINANCE INC  
PO BOX 9800  
MARYVILLE TN 37802

Dear Redeemer,

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

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

CERTIFICATE NUMBER

REFUND

2015 TD 005768

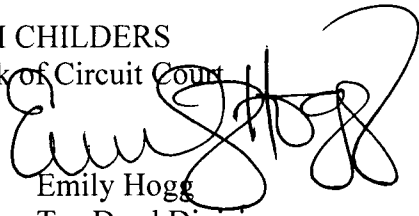
\$587.39

**TOTAL \$587.39**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 19, 2017

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

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 005768	\$450.00	\$13.50	\$463.50

**TOTAL \$463.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**22. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

**23. Attorneys' Fees.** As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

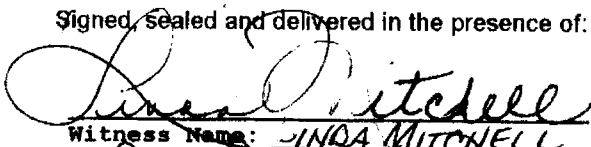
**24. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

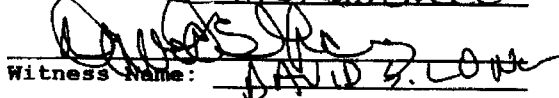
<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> Graduated Payment Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> PUD Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Rate Improvement Rider	
<input type="checkbox"/> V.A. Rider	<input type="checkbox"/> Second Home Rider	
<input type="checkbox"/> Other(s) [specify]		

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

  
Witness Name: LINDA MITCHELL

 (Seal)  
Gerald Ernest McKewen

  
Witness Name: DAVID E. LOVE

33+4.50 mty  
162.75  
92.97 Int

OR BK 4219 P60279  
Escambia County, Florida  
INSTRUMENT 98-454620

MTG DOC STAMPS PD @ ESC CO \$ 162.75  
02/04/98 ERNIE LEE MAGANA, CLERK

By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 92.97  
02/04/98 ERNIE LEE MAGANA, CLERK

By: Sally Arnold

**Prepared by and return to:**

200 East Government Street Suite 240-B  
Pensacola, Florida 32501  
904-434-3223  
File No.: 97-1099  
Will call No.:

[Space Above This Line For Recording Data]

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on **January 30, 1997**. The mortgagor is **Gerald Ernest McKewen, a single man** whose address is

("Borrower").

This Security Instrument is given to **CMH Homes, Inc d/b/a Clayton Homes**, which is organized and existing under the laws of **Tennessee**, and whose address is **8897 Pensacola Blvd, Pensacola, Florida 32534** ("Lender").

Borrower owes Lender the principal sum of **Forty Six Thousand Four Hundred Eighty Five and 39/100 Dollars** (U.S. \$46,485.39). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **February 1, 2022**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in **Escambia County, Florida**:

**COMMENCE AT AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 25, BLOCK A, GULF BEACH MANOR, A SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK A FOR A DISTANCE OF 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 100.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 150.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 100.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.**

Together with a 1998 Clayton Phoenix mobile home serial number **WHC008742GA**.

which has the address of **2501 Kinsport Avenue, Pensacola, Florida** ("Property Address") TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

## Abutting Roadway Maintenance

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

Name of Roadway:  
2501 Kingsport Avenue, Pensacola, Florida 32506

THE COUNTY ( X ) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of \_\_\_\_\_ to maintain, repair and improve the road.

This form completed by: David S. Long  
Michael D. Tidwell, Attorney  
200 East Government Street Suite 240-B  
Pensacola, Florida 32501

Carl Ray McKinley Date 1-30-98 \_\_\_\_\_ Date \_\_\_\_\_  
Carl Ray McKinley

As To Sellers:

David S. Long  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Joanna M. Gurchies

Linda Mitchell

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 1998 by  
Carl Ray McKinley, a single man  
who are personally known to me or have produced PL driver's license as identification.

David S. Long  
Notary Public

Commission No.: \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_



DAVID S LONG  
My Commission CC389085  
Expires Jun. 29, 1998  
Bonded by HAI  
800-422-1555

Gerald Ernest McKewen Date 1-30-98 \_\_\_\_\_ Date \_\_\_\_\_  
Gerald Ernest McKewen

As To Buyers:

David S. Long  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Joanna M. Gurchies

Linda Mitchell

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Jan., 1998 by  
Gerald Ernest McKewen, a single man  
who are personally known to me or has produced FL driver's as identification.

David S. Long  
Notary Public

Commission No.: \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_



DAVID S LONG  
My Commission CC389085  
Expires Jun. 29, 1998



DAVID S LONG  
My Commission CC389085  
Expires Jun. 29, 1998  
Bonded by HAI  
800-422-1555

RCD Feb 04, 1998 03:11 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-454619

that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: DAVID S. LONG

Witness Name: LINDA D MITCHELL

Carl Ray McKinley (Seal)  
Carl Ray McKinley

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of January, 1997 by Carl Ray McKinley, who is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

David S. Long  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



DAVID S. LONG  
My Comm. Exp. 6/29/98  
CC # 389085  
Bonded By HAI  
800-422-1555

13+2  
66.50

OR BK 4219 P60276  
Escambia County, Florida  
INSTRUMENT 98-454619

DEED DOC STAMPS PD @ ESC CO \$ 66.50  
02/04/98 EDNIE LEE-MAGANA, CLERK  
By: Sally Mingo

Prepared by and return to:

✓ Michael D. Tidwell  
200 East Government Street Suite 240-B  
Pensacola, Florida 32501  
904-434-3223  
File No.: 97-1099  
Will Call No.:

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## Warranty Deed

This Warranty Deed made this 30th day of January, 1997 between

Carl Ray McKinley, a single man  
whose post office address is  
8195 Sledgeville Drive, Pensacola, Florida 32507  
grantor, and

Gerald Ernest McKewen, a single man  
whose post office address is  
2501 Kingsport, Pensacola, Florida 32506  
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

COMMENCE AT AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 25, BLOCK A, GULF BEACH MANOR, A SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK A FOR A DISTANCE OF 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 100.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 150.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 100.00 FEET; THENCE DEFLECT 90 DEGREES LEFT FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 33-2S-31-2000-010-001

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

# 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: 3-5-2018

TAX ACCOUNT NO.: 09-4897-130

CERTIFICATE NO.: 2015-5768

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.


Gerald Ernest McKewwn  
c/o Lonnie Creech  
212 Tubing Rd.  
Broussard, LA 70518

Unknown Tenants  
2501 Kinsport Ave.  
Pensacola, FL 32507

Cmh Homes, Inc. dba Clayton Homes  
8897 Pensacola Blvd.  
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,  
this 5th day of January, 2018.

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.: 14181

January 4, 2018

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

1. That certain mortgage executed by Gerald Ernest McKewen in favor of CMH Homes, Inc. dba Clayton Homes dated 01/30/1997 and recorded 02/04/1998 in Official Records Book 4219, page 279 of the public records of Escambia County, Florida, in the original amount of \$46,485.39.
2. All Taxes Paid. The assessed value is \$38,176.00. Tax ID 09-4897-130.

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.: 14181

January 4, 2018

**332S312000014001 - Full Legal Description**

BEG AT SE COR OF LT 25 BLK A GULF BEACH MANOR PB 1 P 16 N ALG E LI 400 FT FOR POB CONT SAME  
COURSE 100 FT DEFLECT 90 DEG LEFT 150 FT 90 DEG LEFT 100 FT DEFLECT 90 DEG LEFT 150 FT TO POB OR  
4219 P 276

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

8200  
redeemed

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 14181

January 4, 2018

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 01-04-1998, through 01-04-2018, and said search reveals the following:

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

Gerald Ernest McKewen

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: 

January 4, 2018