

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800298

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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
04-0561-020	2016/1555	06-01-2016	LT 1 & ELY 3 FT OF LT 2 WALDEN S/D PB 11 P 92 OR 5 725 P 1082 OR 6124 P 1490

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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

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

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800298

**Date of Tax Deed Application**  
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 1555**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-0561-020**

**Cert Holder:**  
**TLOA OF FLORIDA LLC**  
**11 TALCOTT NOTCH RD**  
**FARMINGTON, CT 06032**

**Property Owner:**  
**MABIRE VICTOR L JR**  
**4400 BAYOU BLVD STE 25B**  
**PENSACOLA, FL 32503**  
LT 1 & ELY 3 FT OF LT 2 WALDEN S/D PB 11 P 92 OR 5 725 P  
1082 OR 6124 P 1490

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:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
2016/1555	04-0561-020	06/01/2016	1,148.27	57.41	1,205.68

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

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
2017/1545	04-0561-020	06/01/2017	1,139.19	6.25	56.96	1,202.40

**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)

2,408.08  
0.00  
1,076.25  
200.00  
175.00  
  
3,859.33

**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 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By

*Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
04-0561-020 2016



# 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:** 351S307250000001  
**Account:** 040561020  
**Owners:** MABIRE VICTOR L JR  
**Mail:** 4400 BAYOU BLVD STE 25B  
 PENSACOLA, FL 32503  
**Situs:** 6155 WALTON ST 32503  
**Use Code:** SINGLE FAMILY -  
 TOWNHOME P  
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Schools (Elem/Int/High):** HOLM/FERRY  
 PASS/WASHINGTON  
**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	\$9,500	\$47,000	\$56,500	\$56,500
2016	\$9,500	\$44,362	\$53,862	\$53,862
2015	\$9,500	\$44,362	\$53,862	\$53,862

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book Page	Value	Type	Official Records (New Window)
04/2007	6124 1490	\$100	SC	<a href="#">View Instr</a>
09/2005	5725 1082	\$100	WD	<a href="#">View Instr</a>
10/2004	5516 1841	\$109,500	WD	<a href="#">View Instr</a>
12/2003	5317 1478	\$84,900	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

LT 1 & ELY 3 FT OF LT 2 WALDEN S/D PB 11 P 92 OR 5725  
 P 1082 OR 6124 P 1490

### Extra Features

None

### Parcel Information

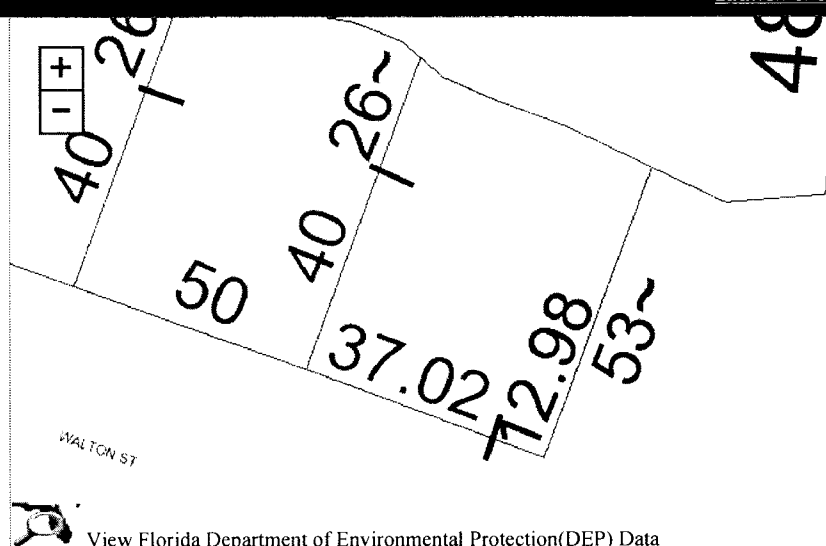
[Launch Interactive Map](#)

**Section Map Id:**  
 35-1S-30-4

**Approx. Acreage:**  
 0.0783

**Zoned:** P  
 R-2

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



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


### Buildings

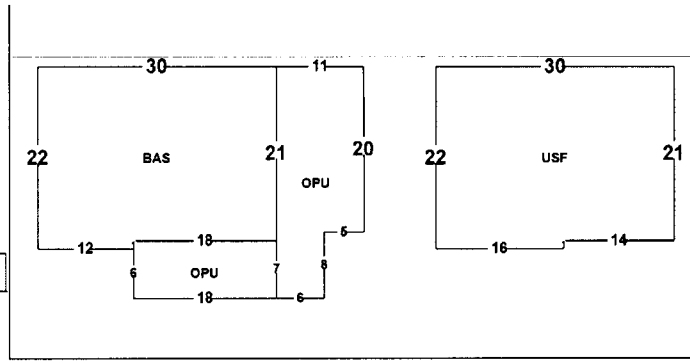
Address: 6155 WALTON ST, Year Built: 1986, Effective Year: 1986

### Structural Elements

DECOR/MILLWORK- ABOVE AVERAGE  
 DWELLING UNITS- 1

**EXTERIOR WALL-SIDING-LAP.AAVG**  
**FLOOR COVER-HARDWOOD/PARQET**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-8**  
**NO. STORIES-2**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1682 Total SF  
**BASE AREA - 642**  
**OPEN PORCH UNF - 394**  
**UPPER STORY FIN - 646**



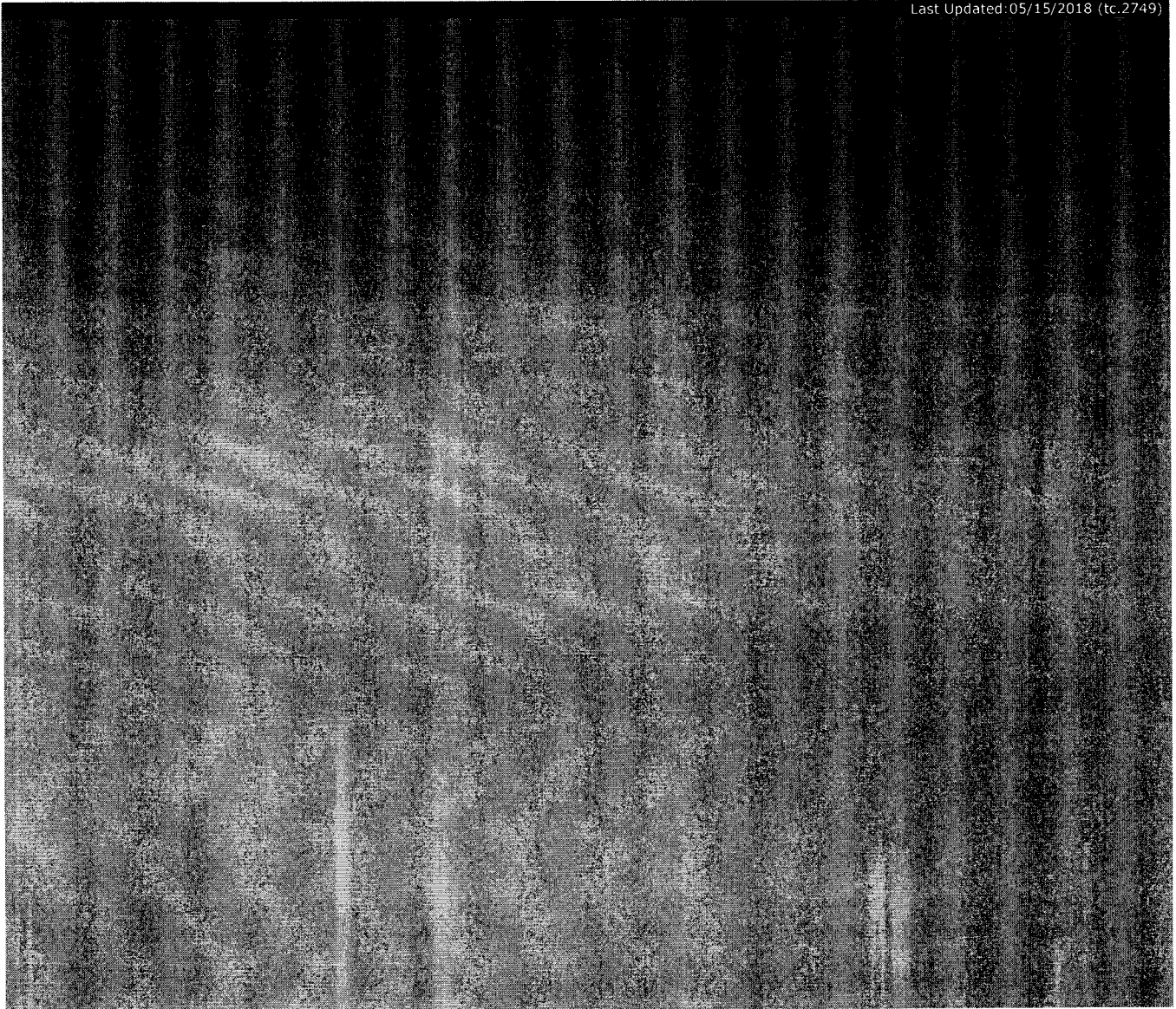
Images



9/22/15

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

Last Updated: 05/15/2018 (tc.2749)




 Search Property
  Property Sheet
  Lien Holder's
  Sold To
  Redeem
  Forms
  Courtview
  Benchmark



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

**Tax Deed - Redemption Calculator**

**Account: 040561020 Certificate Number: 001555 of 2016**

Redemption	<input type="button" value="No"/>	Application Date	<input type="text" value="04/27/2018"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	<input type="text" value="11/05/2018"/>	Redemption Date	<input type="text" value="05/31/2018"/> 
Months	7			1	
Tax Collector	<input type="text" value="\$3,859.33"/>			<input type="text" value="\$3,859.33"/>	
Tax Collector Interest	\$405.23			\$57.89	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$4,270.81			\$3,923.47 <b>T.C.</b>	
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	\$47.25			\$6.75	
Total Clerk	\$497.25			\$456.75 <b>C.H.</b>	
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	\$4,868.06			\$4,380.22	
		Repayment Overpayment Refund Amount		\$487.84	

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 # 2016 TD 001555**

**Redeemed Date 05/31/2018**

**Name LEE MABIRE & CO 4400 BAYOU BLVD SUITE 25B PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$4,270.81
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

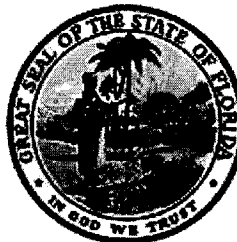
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

18-513

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 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: 040561020 Certificate Number: 001555 of 2016**

**Payor: LEE MABIRE & CO 4400 BAYOU BLVD SUITE 25B PENSACOLA, FL 32503      Date  
 05/31/2018**

Clerk's Check #	119706554	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,270.81
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	<del>\$4,828.06</del> \$4060.22

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
 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 •

June 6, 2018

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

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
2016 TD 005898	\$450.00	\$13.50	\$463.50
2016 TD 002615	\$450.00	\$6.75	\$456.75
2016 TD 000290	\$450.00	\$6.75	\$456.75
2016 TD 001445	\$450.00	\$6.75	\$456.75
2016 TD 001555	\$450.00	\$6.75	\$456.75

**TOTAL \$2,290.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

OFFICIAL RECORDS BOOK 1974, PAGE 249; OFFICIAL RECORDS BOOK 1984, PAGE 696; OFFICIAL RECORDS BOOK 1995, PAGE 127; OFFICIAL RECORDS BOOK 2015, PAGE 755; OFFICIAL RECORDS BOOK 2047, PAGE 35; AND OFFICIAL RECORDS BOOK 2083, PAGE 234, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 5001 Grande Drive, #123  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
33-18-30-2000-123-001

**RECORDED AS RECEIVED**

Parcel Five:

LOT 37, BLOCK "A", SOTOGRADE VILLAS, UNIT NO. 2, A TOWNHOUSE DEVELOPMENT BEING A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA IN PLAT BOOK 15 AT PAGE 13.

Street Address: Lot on Flintwood Circle  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
14-18-29-1001-370-001

Parcel Six:

THE NORTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP BY J.E. KAUSER DRAWN IN 1893.

Street Address: 715 Knowles Avenue  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-131-271

Parcel Seven:

THE SOUTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY-ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP OF J.E. KAUSER, DRAWN IN 1893, AS RECORDED IN DEED BOOK 77, PAGE 520, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 3010 East Gonzalez Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-130-271

Parcel Eight:

LOT 1 AND THE EASTERLY 3.00 FEET OF LOT 2, WALDEN, BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11 AT PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY.

Street Address: 6155 Walton Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
35-18-30-7250-000-001

None of the above-described eight parcels is the

## Contract agreement

Ref: Transfer of properties from Mexine B. May to Victor Lee Mabire Jr.

On September 09, 2005 Mexine B. May had Ron Nelson, an attorney, transfer eight parcels of real property to Victor Lee Mabire Jr. This will allow Lee to use these properties for collateral/borrowing power from the book to help pay IRS and to help solve business financial problems that may occur.

### Conditions:

1. Any of the deeded properties will not be sold for at least 15 years. **"SEE ATTACHED"**
2. The two lots will be used for future spec. houses. The profit will be split between Mexine B. May and Victor Lee Mabire, Jr.
3. During the fifteen year time frame Mexine B. May will receive all the monies collected from the properties. She will continue to pay association fees, taxes, insurance, and special assessments.
4. Lee Mabire will be responsible for all repairs and to maintain all properties.

  
September 15, 2005

Property giver  
Mexine B. May

Property receiver  
Victor Lee Mabire 09/15/05

State of Florida  
County of Escambia

Sworn to and subscribed before me this 12<sup>th</sup> day of  
April 20 07 by Mexine May  
who is personally known to me or produced  
FLD M000542449590 as identification.

  
Signature of Notary

This contract re-typed as per original contract document.



Jennifer M Newman  
My Commission DD308708  
Expires April 08, 2008

State of Florida  
County of Escambia

Sworn to and subscribed before me this 12<sup>th</sup> day of  
April 20 07 by Victor Lee Mabire  
who is personally known to me or produced  
FLD M160872631350 as identification.

  
Signature of Notary

PREPARED BY:  
MEXINE B. MAY  
2299 SCENIC HWY B-4  
PENSACOLA, FL.  
33523



Jennifer M Newman  
My Commission DD308708  
Expires April 08, 2008

Parcel Six:

THE NORTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP BY J.E. KAUSER DRAWN IN 1893.

Street Address: 715 Knowles Avenue  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-131-271

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THE SOUTH HALF (1/2) OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16), IN BLOCK TWO HUNDRED SEVENTY-ONE (271) OF EAST PENSACOLA, ACCORDING TO MAP OF J.E. KAUSER, DRAWN IN 1893, AS RECORDED IN DEED BOOK 77, PAGE 520, IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 3010 East Gonzalez Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
05-28-29-5905-130-271

Parcel Eight:

✓  
LOT 1 AND THE EASTERLY 3.00 FEET OF LOT 2, WALDEN, BEING A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 11 AT PAGE 92 OF THE PUBLIC RECORDS OF SAID COUNTY.

Street Address: 6155 Walton Street  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
35-18-30-7250-000-001

None of the above-described eight parcels is the homestead of Grantor.

Subject to zoning restrictions and other requirements imposed by governmental authorities; recorded restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and ad valorem taxes for 2005 and thereafter which are not yet due and payable.

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

And said Grantor does hereby fully warrant the title to the said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunder executed this Warranty Deed the day and year first above written.

Property Appraiser Property Reference Number:  
33-1S-30-0502-009-009

Parcel Three:

CONDOMINIUM PARCEL: UNIT S-11, BUILDING S OF WINDCHASE BAY, PHASE 19, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OR BOOK 1765, PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO INCLUDE PHASE 19 RECORDED DECEMBER 27, 1983 IN OR BOOK 1852, PAGE 756 OF SAID PUBLIC RECORDS, AND ANY OTHER AMENDMENTS THERETO, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #S-11  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-1S-30-0502-011-019

Parcel Four:

CONDOMINIUM PARCEL: UNIT 123, BUILDING 1, PHASE 1, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, AT 3:29 P.M., UNDER COMPTROLLER'S FILE FOR RECORD NO. 313323, AND IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61-254, TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION AND ALL AMENDMENTS THERETO RECORDED, RESPECTIVELY, IN OFFICIAL RECORDS BOOK 1974, PAGE 249; OFFICIAL RECORDS BOOK 1984, PAGE 696; OFFICIAL RECORDS BOOK 1995, PAGE 127; OFFICIAL RECORDS BOOK 2015, PAGE 755; OFFICIAL RECORDS BOOK 2047, PAGE 35; AND OFFICIAL RECORDS BOOK 2083, PAGE 234, ALL IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 5001 Grande Drive, #123  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
33-1S-30-2000-123-001

Parcel Five:

LOT 37, BLOCK "A", SOTOGRADE VILLAS, UNIT NO. 2, A TOWNHOUSE DEVELOPMENT BEING A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA IN PLAT BOOK 15 AT PAGE 13.

Street Address: Lot on Flintwood Circle  
Pensacola, FL 32504

Property Appraiser Property Reference Number:  
14-1S-29-1001-370-001

This instrument prepared by  
and return to:  
Ronald L. Nelson, Esq.  
517 East Government Street  
Pensacola, FL 32502

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS WARRANTY DEED is made this 9th day of September, 2005, between MEXINE B. MAY, whose address is 2299 Scenic Highway, B-4, Pensacola, Florida 32503, Grantor, and VICTOR LEE MABIRE, JR., whose address is 4400 Bayou Boulevard, Suite 25-B, Pensacola, Florida 32503 (mail tax bills to 4400 Bayou Boulevard, Suite 25-B, Pensacola, Florida 32503), Grantee.

WITNESSETH that said Grantor, for Ten Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, transferred, conveyed and sold to said Grantee, and does hereby grant, bargain, transfer, convey and sell to Grantee, Grantee's heirs and assigns forever, the following described property, situate, lying and being in Escambia County, Florida, to wit:

Parcel One:

UNIT NO. 1 OF BUILDING B, WINDCHASE BAY PHASE 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1765, PAGE 583, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Street Address: 2299 Scenic Highway, B-1  
Pensacola, FL 32503

Property Appraiser Property Reference Number:  
33-18-30-0502-001-002

Parcel Two:

CONDOMINIUM PARCEL: UNIT I-9, BUILDING I OF WINDCHASE BAY, PHASE 9, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 16TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 583-681 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED BY SPECIAL AMENDMENT DATED THE 17TH DAY OF MAY 1983 AND RECORDED ON THE 18TH DAY OF MAY 1983 IN OFFICIAL RECORD BOOK 1765 AT PAGES 682-683 OF SAID PUBLIC RECORDS, AS FURTHER AMENDED BY AMENDMENT(S) TO ADD SUBSEQUENT PHASE(S) 2, 3, 4, 5, 6, 7, AND 8 OF RECORD IN ESCAMBIA COUNTY, FLORIDA, AND ACCORDING TO AMENDMENT TO ADD SUBSEQUENT PHASE 9 DATED JULY 8, 1983 AND RECORDED IN OFFICIAL RECORD BOOK 1786 AT PAGES 537-554 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION.

Street Address: 2299 Scenic Highway, #I-9  
Pensacola, FL 32503

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 04-0561-020

CERTIFICATE NO.: 2016-1555

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

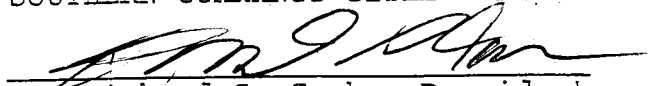
      X   Homestead for        tax year.

Victor Lee Mabire, Jr.  
4400 Bayou Blvd., Ste 25B  
Pensacola, FL 32503  
and  
6155 Walton St.  
Pensacola, FL 32503

Mexine B. May  
2299 Scenic Hwy., #B4  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14539

August 7, 2018

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

1. Contract Agreement to Mexine B. May recorded in O.R. Book 6124, page 1490.
2. All Taxes Paid. The assessed value is \$56,500.00. Tax ID 04-0561-020.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14539

August 7, 2018

**Lot 1 and the Easterly 3.00 feet of Lot 2, Walden, as per plat thereof, recorded in Plat Book 11, Page 92,  
of the 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

18-513

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14539

August 7, 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 08-07-1998, through 08-07-2018, and said search reveals the following:

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

Victor Lee Mabire, Jr.

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 7, 2018