

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800659

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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
06-3832-000	2016/3374	06-01-2016	LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 7 1 OR 6153 P 1908 CA 137

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-28-2018  
Application Date

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

19-193

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800659

**Date of Tax Deed Application**  
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 3374**, 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: **06-3832-000**

**Cert Holder:**  
**TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**BALDWIN ROBERT &**  
**MAMIE PHILPART**  
**884 SW 3RD AVE**  
**DEERFIELD BEACH, FL 33441**  
LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 7 1 OR  
6153 P 1908 CA 137

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
2016/3374	06-3832-000	06/01/2016	1,157.37	57.87	1,215.24

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
2018/3375	06-3832-000	06/01/2018	1,171.96	6.25	58.60	1,236.81
2017/3297	06-3832-000	06/01/2017	1,204.46	6.25	60.22	1,270.93

**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)

3,722.98

0.00

0.00

200.00

175.00

4,097.98

**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 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
06-3832-000 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		Assessments				
<b>Reference:</b>	332S301600003006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	063832000	2018	\$15,488	\$43,418	\$58,906	\$58,906
<b>Owners:</b>	BALDWIN ROBERT & MAMIE PHILPART	2017	\$15,488	\$39,659	\$55,147	\$55,147
<b>Mail:</b>	884 SW 3RD AVE DEERFIELD BEACH, FL 33441	2016	\$15,488	\$40,759	\$56,247	\$56,247
<b>Situs:</b>	3010 W MORENO ST 32505	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Units:</b>	2	<a href="#">File for New Homestead Exemption Online</a>				
<b>Taxing Authority:</b>	COUNTY MSTU					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2018 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
05/2007	6153	1908	\$82,000	WD	<a href="#">View Instr</a>		
02/1996	3919	918	\$40,000	WD	<a href="#">View Instr</a>		
04/1977	3473	820	\$100	WD	<a href="#">View Instr</a>		
03/1975	3473	819	\$100	WD	<a href="#">View Instr</a>		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P 71 OR 6153 P 1908 CA 137	
						Extra Features	
						None	

**Parcel Information**

**Section Map Id:**  
CA137

**Approx. Acreage:**  
0.4408

**Zoned:**   
MDR

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

**Launch Interactive Map**


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

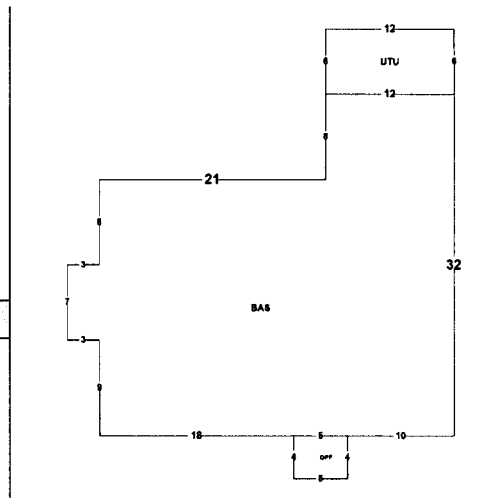
### Buildings

Address: 3010 W MORENO ST, Year Built: 1955, Effective Year: 1955

**Structural Elements**  
DECOR/MILLWORK-MINIMUM  
DWELLING UNITS-1

**EXTERIOR WALL-VINYL SIDING**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**


 Areas - 1001 Total SF  
**BASE AREA - 909**  
**OPEN PORCH FIN - 20**  
**UTILITY UNF - 72**

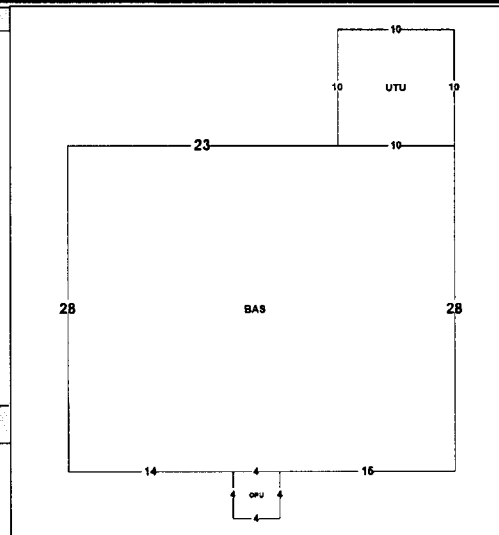


Address: 3008 W MORENO ST, Year Built: 1955, Effective Year: 1955

**Structural Elements**

**DECOR/MILLWORK-MINIMUM**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-BLW.AVG.**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1040 Total SF  
**BASE AREA - 924**  
**OPEN PORCH UNF - 16**  
**UTILITY UNF - 100**



**Images**



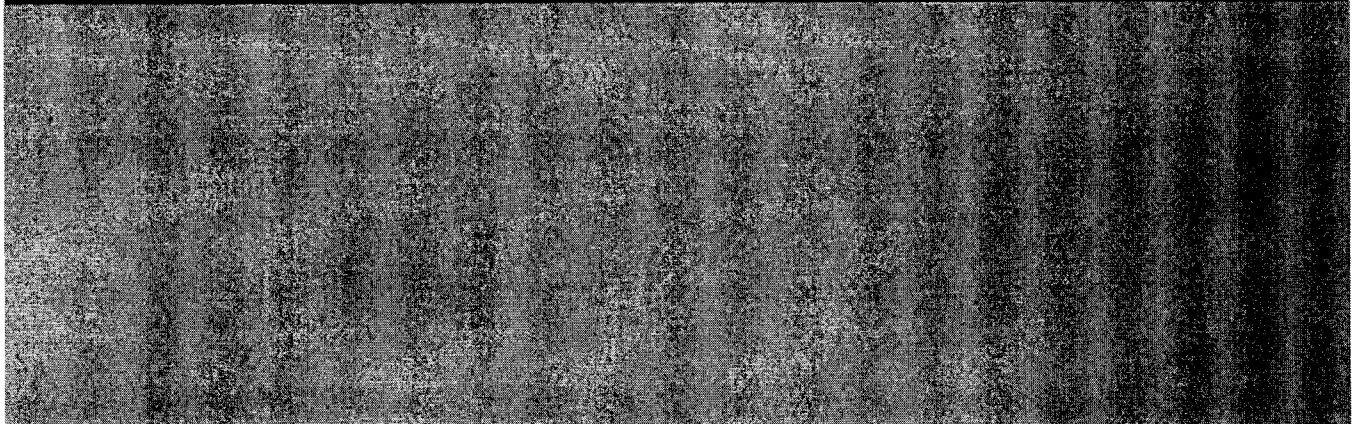
4/25/17



4/25/17

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: 09/10/2018 (tc. 25225)





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

**Tax Deed - Redemption Calculator**

**Account: 063832000 Certificate Number: 003374 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2019"/>	Redemption Date <input type="text" value="10/29/2018"/>
Months	7	2
Tax Collector	<input type="text" value="\$4,097.98"/>	<input type="text" value="\$4,097.98"/>
Tax Collector Interest	\$430.29	\$122.94
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,534.52	<u>\$4,227.17</u> <i>TC</i>
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	\$13.50
Total Clerk	\$497.25	<u>\$463.50</u> <i>CH</i>
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	\$5,131.77	\$4,690.67
	Repayment Overpayment Refund Amount	\$441.10

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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2016 TD 003374**

**Redeemed Date 10/29/2018**

**Name ALTHEA P TYSON 884 SW 3RD AVE DEERFIELD BEACH FL 33441**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$4,534.52 <b>\$ 4370.67</b>
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  
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 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

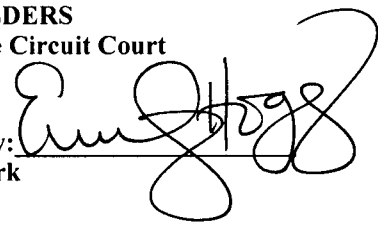
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 063832000 Certificate Number: 003374 of 2016**

**Payor: ALTHEA P TYSON 884 SW 3RD AVE DEERFIELD BEACH FL 33441 Date 10/29/2018**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,534.52
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	<del>\$5,131.77</del>

**\$4,370.67**

**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 •

November 7, 2018

TLGFY LLC CAPITAL ONE NA AS COLLATER  
PO BOX 54347  
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.

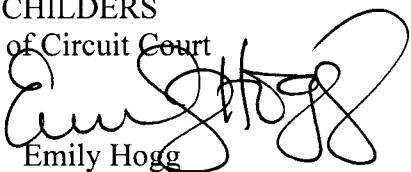
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 000449	\$450.00	\$20.25	\$470.25
2016 TD 002696	\$450.00	\$20.25	\$470.25
2016 TD 001866	\$450.00	\$20.25	\$470.25
2016 TD 003374	\$450.00	\$13.50	\$463.50
2016 TD 002329	\$450.00	\$20.25	\$470.25
2016 TD 008495	\$450.00	\$13.50	\$463.50
2016 TD 004861	\$450.00	\$20.25	\$470.25
2016 TD 005380	\$450.00	\$20.25	\$470.25
2016 TD 004304	\$450.00	\$20.25	\$470.25

**TOTAL \$4,218.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division





# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-3832-000	06		332S301600003006

PROPERTY ADDRESS:

EXEMPTIONS:

BALDWIN ROBERT &  
MAMIE PHILPART  
884 SW 3RD AVE  
DEERFIELD BEACH, FL 33441

3010 W MORENO ST

PRIOR YEAR(S) TAXES OUTSTANDING

19-193  
16/03374

RECEIVED

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	58,906	0	58,906	389.75
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	58,906	0	58,906	125.18
BY STATE LAW	4.2000	58,906	0	58,906	247.41
WATER MANAGEMENT	0.0338	58,906	0	58,906	1.99
SHERIFF	0.6850	58,906	0	58,906	40.35
M.S.T.U. LIBRARY	0.3590	58,906	0	58,906	21.15

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$825.83

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LTS 3 4 AND E1/2 OF LT 2 BLK 6 WELLES S/D PB 1 P  
71 OR 6153 P 1908 CA 137

FP FIRE PROTECTION

250.66

NON-AD VALOREM ASSESSMENTS \$250.66

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,076.49

If Paid By Please Pay	Nov 30, 2018 1,033.43	Dec 31, 2018 1,044.20	Jan 31, 2019 1,054.96	Feb 28, 2019 1,065.73	Mar 31, 2019 1,076.49
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RETAIN FOR YOUR RECORDS

### 2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018 1,033.43
AMOUNT IF PAID BY	Dec 31, 2018 1,044.20
AMOUNT IF PAID BY	Jan 31, 2019 1,054.96
AMOUNT IF PAID BY	Feb 28, 2019 1,065.73
AMOUNT IF PAID BY	Mar 31, 2019 1,076.49

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-3832-000
PROPERTY ADDRESS
3010 W MORENO ST

BALDWIN ROBERT &  
MAMIE PHILPART  
884 SW 3RD AVE  
DEERFIELD BEACH, FL 33441

1 063832000 2018 1

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-03-01018  
Location: 1524 North "R" Street  
PR# 312S303000141010

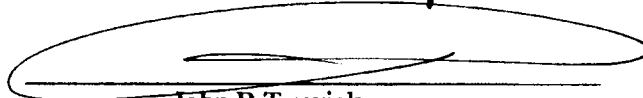
Baldwin, Robert L & Philpart, Mamie  
884 SW 3<sup>rd</sup> Avenue  
Deerfield Beach, FL 33441

**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 June 14, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (t),(u), (v), and (y). 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 June 14, 2016.

Itemized	Cost
a. Fines (\$10.00 per day 8/14/16-1/12 /17)	\$ 1,510.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>8,800.00</u>
Total:	\$ 11,410.00

DONE AND ORDERED at Escambia County, Florida on this 12 day of April, 2017.

  
John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

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

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**CASE NO: CE#16-03-01018  
LOCATION: 1524 North "R" Street  
PR# 312S303000141010**

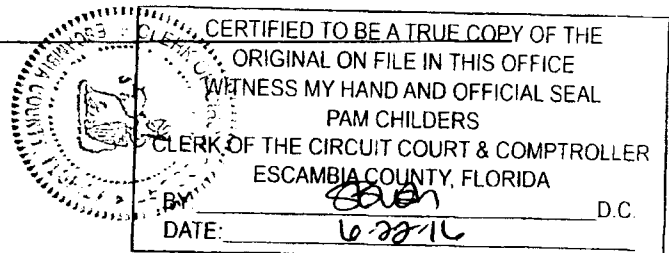
**Baldwin, Robert L & Philpart, Mamie  
884 SW 3<sup>rd</sup> Ave  
Deerfield Beach, FL 33441  
RESPONDENT**

**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,  
thereof, **NAMED ABOVE**, 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



## **Schedule A**

✓ Lots 3 and 4 and the East half of Lot 2, Block 6, Welles Subdivision, in Section 33, Township 2 South, Range 30 West, according to Plat recorded in Plat Book 1 at Page 71 of the Public Records of Escambia County, Florida.

Lots 2 and 3, Block 16, First Addition to Welles-Brownsville Addition, a subdivision in Section 33, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 1, Page 41, of the Public Records of said County.

Rec  
Dec 584.50

RETURN TO:  
CITIZENS TITLE GROUP, INC.  
1175 COLLEGE BLVD.  
PENSACOLA, FL 32504-8963

Prepared by:  
Lara Shields, an employee of  
Citizens Title Group, Inc.,  
1175 College Boulevard  
Pensacola Florida 32504-8963  
Incident to the issuance of a title insurance policy.  
File Number: 07-043004  
Parcel ID #: 3325301600003006

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated May 29, 2007 by Sterling M. Baldwin, Sr. and Donna C Baldwin husband and wife, whose post office address is 3010 W Moreno St Pensacola, Florida 32505 hereinafter called the GRANTOR, to Robert Baldwin and Mamie Philpart husband and wife whose post office address is 301 Neptun Blvd Neptum, NJ 07753 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

**SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Althea C. Tyson  
Witness Althea C. Tyson  
Print Name:  
Mozelle Philpart  
Witness Mozelle Philpart  
Print Name:

S. Baldwin  
Sterling M. Baldwin Sr.

Donna C Baldwin  
Donna C Baldwin

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

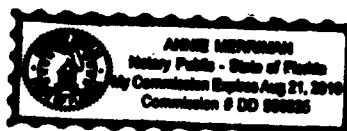
THE FOREGOING INSTRUMENT was acknowledged before me this May 29, 2007 by Sterling M. Baldwin, Sr. and Donna C Baldwin husband and wife who is/are personally known to me or has produced a driver's license as identification.

(SEAL)



Annie Merriman  
Notary Public

Print Name: Annie Merriman  
My Commission Expires:



4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

Email: rcsgt@aol.com

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATE NO.: 2016-3374

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.

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.

Robert Bakdwin  
Mamie Philpart  
884 SW 3rd Ave.  
Deerfield Beach, FL 33441

Unknown Tenants  
3010 W. Moreno St.  
Pensacola, FL 32505

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

Certified and delivered to Escambia County Tax Collector,  
this 7th day of December, 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.: 14893

December 5, 2018

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

1. Code Enforcement Lien filed by Escambia County in O.R. Book 7544, page 1113, and amended in O.R. Book 7702, page 1675.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$58,906.00. Tax ID 06-3832-000.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14893

December 5, 2018

**Lots 3 and 4 and the East half of Lot 2, Block 6, Welles Subdivision, as per plat thereof, recorded in Plat Book 1, Page 71, 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

19-193  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14893

December 5, 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 12-05-1998, through 12-05-2018, and said search reveals the following:

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

Robert Baldwin and Mamie Philpart, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

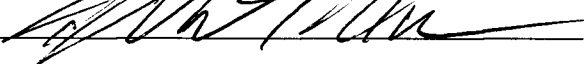
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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: 

December 5, 2018