

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800764

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
10-0813-000	2016/5393	06-01-2016	LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 O R 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

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, property information 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

12-13-2018  
Application Date

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

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 O R 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

19-324

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800764

**Date of Tax Deed Application**

Dec 13, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 5393**, 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: **10-0813-000**

**Cert Holder:**

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

**Property Owner:**

**WALKER JAMES H**  
**WALKER HAWARD O**  
**203 MARIETTA AVE**  
**PENSACOLA, FL 32507**

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 4 6 P 51  
 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 (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
2016/5393	10-0813-000	06/01/2016	1,040.62	52.03	1,092.65

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
2018/5416	10-0813-000	06/01/2018	1,079.52	6.25	53.98	1,139.75
2017/5368	10-0813-000	06/01/2017	1,067.89	6.25	53.39	1,127.53

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Property Information Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

3,359.93  
 0.00  
 1,455.13  
 200.00  
 175.00  
 5,190.06

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

6.25

Done this the 31st day of December, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: June 3, 2018

By B. Lunsford

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

10-0813-000 2016



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

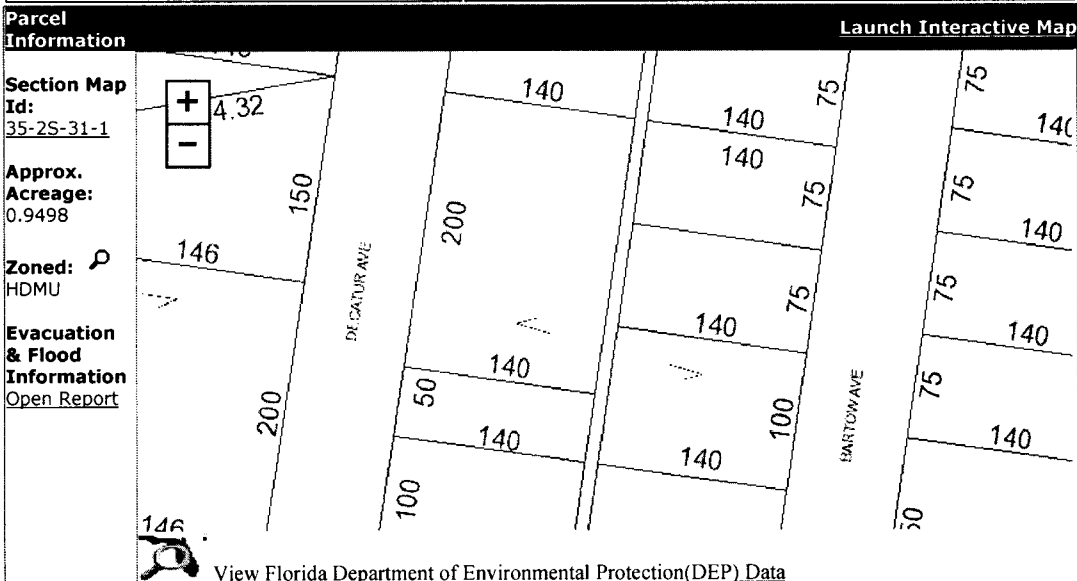
 ← Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information		Assessments				
<b>Reference:</b>	352S311000012109	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	100813000	2018	\$34,200	\$63,865	\$98,065	\$98,065
<b>Owners:</b>	WALKER JAMES H WALKER HAWARD O	2017	\$34,200	\$58,898	\$93,098	\$83,014
<b>Mail:</b>	203 MARIETTA AVE PENSACOLA, FL 32507	2016	\$34,500	\$56,296	\$90,796	\$81,307
<b>Situs:</b>	1104 DECATUR AVE 32507	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	MOBILE HOME	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>&gt; File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2005	5776	365	\$100	CJ	<a href="#">View Instr</a>
01/1995	3703	974	\$100	WD	<a href="#">View Instr</a>
01/1973	703	516	\$3,000	WD	<a href="#">View Instr</a>
01/1973	686	467	\$1,800	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2018 Certified Roll Exemptions	
None	
Legal Description	
LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974...	
Extra Features	
None	



### Buildings

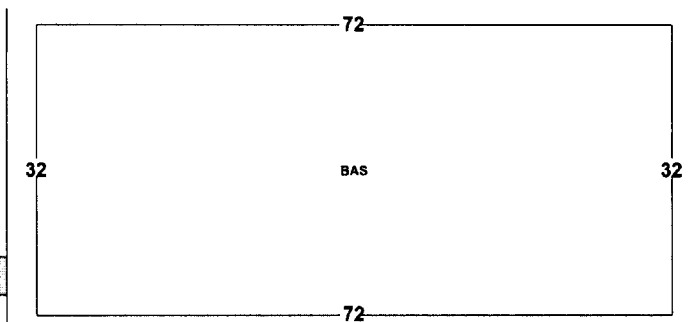
Address: 1104 DECATUR AVE, Year Built: 2007, Effective Year: 2007

### Structural Elements

 DWELLING UNITS  
 MR EXTERIOR WALL VINYL/METAL  
 MR FLOOR FINISH CARPET  
 MR FLOOR SYSTEM TYPICAL

**MH HEAT/AIR-HEAT & AIR**  
**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-8**  
**NO. STORIES-1**  
**STORY HEIGHT-0**

 Areas - 2304 Total SF  
**BASE AREA - 2304**



Images



11/27/13

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:01/11/2019 (tc.25069)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 05393**, issued the **1st** day of **June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 100813000 (19-324)**

The assessment of the said property under the said certificate issued was in the name of

**JAMES H WALKER and HAWARD O WALKER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **3rd day of June 2019**.

Dated this 15th day of January 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

19-324

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: 100813000 Certificate Number: 005393 of 2016**

Redemption	<input type="button" value="No"/> <input type="button" value="Yes"/>	Application Date	<input type="text" value="12/13/2018"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="06/03/2019"/>	Redemption Date	<input type="text" value="02/28/2019"/>
Months		6		2	
Tax Collector		<input type="text" value="\$5,190.06"/>		<input type="text" value="\$5,190.06"/>	
Tax Collector Interest		\$467.11		\$155.70	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$5,663.42		\$5,352.01	T.C.
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$17.00"/>	
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		\$42.03		\$14.01	
Total Clerk		\$509.03		\$481.01	C.H.
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$60.00"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$40.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$6,289.45		\$5,850.02	$\begin{matrix} -120-200= \\ \$5,530.02 \end{matrix}$
		Repayment Overpayment Refund Amount		\$439.43	
Book/Page		<input type="text"/>		<input type="text"/>	

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 005393**

**Redeemed Date 02/28/2019**

**Name BRENDA SALES 203 MARIETTA AVE PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$509.03
Due Tax Collector = TAXDEED	\$5,663.42
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

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

No Information Available - See Dockets



19.324

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**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: 100813000 Certificate Number: 005393 of 2016**

**Payor: BRENDA SALES 203 MARIETTA AVE PENSACOLA, FL 32507      Date 02/28/2019**

Clerk's Check #	1228207086	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$5,663.42
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,249.45</del> \$5,536.02

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

*Whitney Copping*

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  
ESCAMBIA COUNTY FLORIDA  
INST# 2019018096 2/28/2019 12:48 PM  
OFF REC BK: 8053 PG: 1350 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8030, Page 1346, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05393, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: **100813000 (19-324)**

### DESCRIPTION OF PROPERTY:

**LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769  
OR 2182 P 144 OR 3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: JAMES H WALKER and HAWARD O WALKER

Dated this 28th day of February 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 5, 2019

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

Dear Certificate Holder:

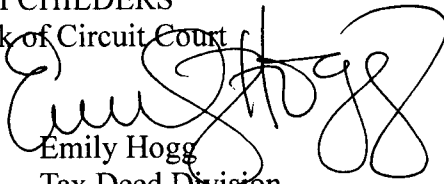
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 005393	\$467.00	\$14.01	\$481.01
2016 TD 006940	\$450.00	\$40.50	\$490.50
2016 TD 005924	\$450.00	\$40.50	\$490.50
2016 TD 008373	\$450.00	\$40.50	\$490.50

**TOTAL \$1,952.51**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

Recorded in Public Records 03/14/2011 at 08:52 AM OR Book 6698 Page 1396,  
Instrument #2011016436, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NO: 2010-SC-002902

AMERICAN EXPRESS TRAVEL  
RELATED SERVICES COMPANY, INC.  
Plaintiff,

vs.

JAMES WALKER

Defendant(s)

**DEFAULT FINAL JUDGMENT**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2011 MAR 11 A 9 28

COUNTY CIVIL DIVISION  
FILED & RECORDED

The above space reserved for recording information

The Defendant(s), having failed to appear at the Pretrial Conference on August 25, 2010 and upon a  
review of the file together with the Affidavits presented, it is hereby ORDERED AND ADJUDGED that:

Plaintiff, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. recover from  
Defendant(s), JAMES WALKER the following:

Principal	\$3,366.18
Costs	\$345.00
Interest	<u>\$207.50</u>
Total	<b>\$3,918.66</b>

That shall bear interest at the rate of 6% until such time as this judgment is satisfied.  
For all of the above sums let execution issue.

It is further ordered and adjudged that the defendant(s) shall complete a FORM 7.343 Fact  
Information Sheet under oath and return it to the Plaintiff's attorney SPRECHMAN & ASSOCIATES, P.A.  
within 45 days of this final judgment, unless the final judgment is satisfied or a motion for new trial or  
notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to  
compel the defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.  
The FORM 7.343 Fact Information Sheet is not part of this judgment.

ORDERED at ESCAMBIA County, Florida this 11<sup>th</sup> day of March, 2011.

  
COUNTY COURT JUDGE

Copies furnished to:  
Linda E. Singer, Esq.  
Sprechman & Associates, P.A.  
Attorneys for Plaintiff  
2775 Sunny Isles Blvd., Suite 100  
Miami, Florida 33160-4007  
(305) 931-0100 (800) 440-6269

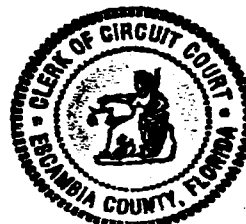
Plaintiff's name and address:  
AMERICAN EXPRESS TRAVEL RELATED SERVICES  
COMPANY, INC.  
200 Vesey Street WFC 01-4  
New York, NY 10285

JAMES WALKER  
727 BOXWOOD DR  
Pensacola FL 32503

"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"

BY  D.G.

Defendant's name and address:  
JAMES WALKER  
727 BOXWOOD DR  
Pensacola FL 32503



Case: 2010 SC 002902

00065722780

Dkt: CC1033 Pg#:

C74334: PJMT:

This Instrument Was Prepared  
By And Is To Be Returned To:  
PROCESSING DEPT,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR 3703 P 974

Customer: JAMES HAWARD WALKER

Account Number: 336851-92464

Amount of Lien: \$85.42, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

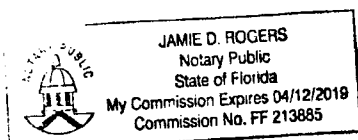
Dated: APRIL 06, 2018

EMERALD COAST UTILITIES AUTHORITY

BY: Tiffany Nickson

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of APRIL, 2018, by TIFFANIE NICKSON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie P. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

Return to: (enclose self-addressed stamped envelope)

Name: *Howard O. Walker*  
Address: *3 Lakewood Rd*  
*Pensacola, FL 32506*

This Instrument Prepared by: Judy Witham

Address: 10914 Oak Valley Drive  
Pensacola, FL 32506

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED  
INDIVID. TO INDIVID

OR Bk3703 Pg0974  
INSTRUMENT 00180217

RAMCO FORM 01

Instrument 00180217

Filed and recorded in the  
public records

JANUARY 5, 1995

at 09:35 A.M.

in Book and Page noted

above or hereon

and record verified

JOE A. FLOWERS,

COMPTROLLER

Escambia County,  
Florida

D S PD Deed \$0.70  
Mort \$0.00 ASUM \$0.00  
JANUARY 5, 1995  
Joe A. Flowers, Comptroller  
Cert. Reg. 59-2043328-27-01  
BY: *J. Knapp* D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 3rd day of January A. D. 1995 by

Howard O. Walker  
hereinafter called the grantor, to  
Howard O. Walker and Oscar Howard Walker, II

whose postoffice address is 1104 Decatur Avenue Pensacola, FL 32507  
hereinafter called the grantee:

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$0 (zero) 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 County, Florida, viz:

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Nineteen (19) and Twenty (20) in Block One-Hundred Nine (109) of Beach Haven, being a part of the Pablo Graupera Grant, Sections 35 and 54, Township 2 South, Ranges 31 and 30 West, Escambia County, Florida: according to plat of subdivision of Beach Haven recorded in Deed Book 46, at page 51 of the public records of Escambia County, Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Dorothy G. Bishop*  
DOROTHY G BISHOP  
*Mary Lee*  
MARY LEE

*Howard O. Walker*  
HAWARD O WALKER

STATE OF Florida  
COUNTY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

Howard O. Walker, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that executed the same. WHO PRODUCED A FLORIDA DRIVERS LICENSE FOR I D

WITNESS my hand and official seal to the County and State last aforesaid this 5 day of JANUARY A. D. 19 95

*Dorothy G. Bishop*  
DOROTHY G BISHOP CCI43165

MY COMMISSION EXPIRES: 10-6-95

# 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: 6-3-2019

TAX ACCOUNT NO.: 10-0813-000

CERTIFICATE NO.: 2016-5393

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.

James H. Walker aka  
James Haward Walker  
Haward O. Walker  
203 Marietta Ave.  
Pensacola, FL 32507  
and  
1104 Decatur Ave.  
Pensacola, FL 32507

American Express Travel  
Related Services Company, Inc.  
200 Vesey St. WFC 01-4  
New York, NY 10285

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 7th day of March, 2019.

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.: 15045

March 6, 2019

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

1. Utility Lien filed by ECUA in O.R. Book 7882, page 216.
2. Possible Judgment filed by American Express Travel Related Services Co., Inc. against James Walker filed in O.R. Book 6704, page 1886.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$98,065.00. Tax ID 10-0813-000.

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.: 15045

March 6, 2019

**352S311000012109 - Full Legal Description**

LTS 10 TO 13 19 & 20 BLK 109 BEACH HAVEN PLAT DB 46 P 51 OR 1204 P 387 OR 1549 P 769 OR 2182 P 144 OR  
3703 P 974 OR 5776 P 365 SEC 54/35 T 2S R 30/31W

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-324

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15045

March 6, 2019

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 03-06-1999, through 03-06-2019, and said search reveals the following:

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

James H. Walker and Haward O. Walker

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: 

March 6, 2019