

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800340

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
10-2389-820	2016/5689	06-01-2016	BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 3 16 OR 6897 P 41

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

Applicant's signature

04-27-2018
Application Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800340

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 5689**, 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: **10-2389-820**

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

Property Owner:
MCELVEEN HEATHER L &
MCDONALD RONALD H
7296 FRANK REEDER RD
PENSACOLA, FL 32526
BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 2 0 FT
FOR POB S 1280 FT W 310 FT N 387 19/100 FT E (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
2016/5689	10-2389-820	06/01/2016	1,430.68	71.53	1,502.21

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
2017/5643	10-2389-820	06/01/2017	1,450.95	6.25	72.55	1,529.75

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)

3,031.96
0.00
1,337.30
200.00
175.00
4,744.26

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

54,700.50
6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-2389-820 2016

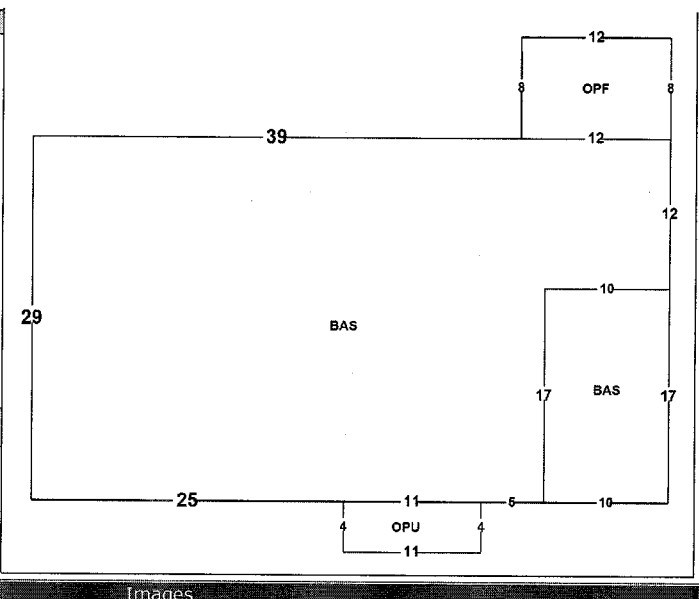
BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 2 0 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892
81/100 FT E 110 FT TO POB OR 6581 P 3 16 OR 6897 P 41

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1619 Total SF
BASE AREA - 1479
OPEN PORCH FIN - 96
OPEN PORCH UNF - 44

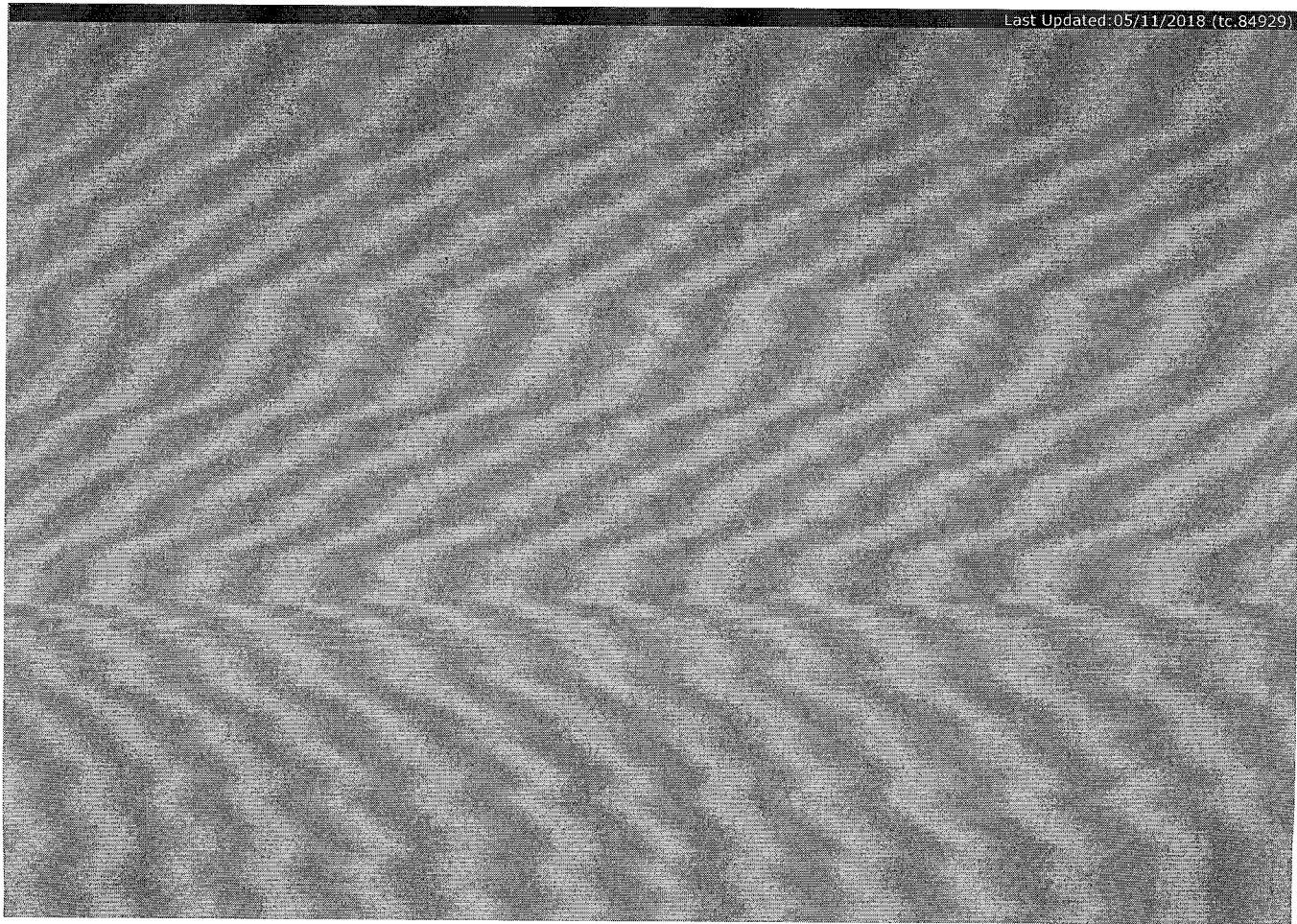
Images



7/30/14

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:05/11/2018 (tc.84929)





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				
Reference:	011S321000018004	Year	Land	Imprv	Total	Cap Val
Account:	102389820	2017	\$46,645	\$72,042	\$118,687	\$109,401
Owners:	MCELVEEN HEATHER L & MCDONALD RONALD H	2016	\$46,645	\$70,661	\$117,306	\$107,151
Mail:	7296 FRANK REEDER RD PENSACOLA, FL 32526	2015	\$46,645	\$66,884	\$113,529	\$106,407
Situs:	7296 FRANK REEDER RD 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Schools (Elem/Int/High):	BEULAH/RANSOM/TATE					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2017 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION
08/20/2012	6897	41	\$100	QC	View Instr	Legal Description BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892...
02/11/2010	6581	316	\$50,500	WD	View Instr	
11/30/2009	6546	1113	\$100	CT	View Instr	
01/2006	5839	1425	\$256,500	WD	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Extra Features FRAME BUILDING FRAME GARAGE METAL BUILDING	

Parcel Information		Launch Interactive Map				
Section Map Id:	01-1S-32					
Approx. Acreage:	4.9100					
Zoned:	RMU					
Evacuation & Flood Information	Open Report					
View Florida Department of Environmental Protection(DEP) Data						

Buildings

Address: 7296 FRANK REEDER RD, Year Built: 1961, Effective Year: 1990



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102389820 Certificate Number: 005689 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="08/09/2018"/>
Months	7	4
Tax Collector	<input type="text" value="\$4,744.26"/>	<input type="text" value="\$4,744.26"/>
Tax Collector Interest	\$498.15	\$284.66
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,248.66	<input type="text" value="\$5,035.17"/> 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	\$47.25	\$27.00
Total Clerk	\$497.25	<input type="text" value="\$477.00"/> 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	\$5,845.91	\$5,512.17
	Repayment Overpayment Refund Amount	\$333.74

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 005689
 Redeemed Date 08/09/2018**

**Name HEATHER L MCELVEEN AND RONALD H MCDONALD 7296 FRANK REEDER RD PENSACOLA, FL
 32526**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$5,748.66 5192.17
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
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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: 102389820 Certificate Number: 005689 of 2016

Payor: HEATHER L MCELVEEN AND RONALD H MCDONALD 7296 FRANK REEDER RD
PENSACOLA, FL 32526 Date 08/09/2018

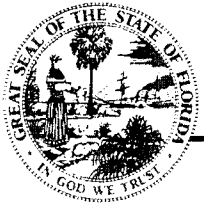
Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$5,248.66
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,845.91

\$5192.17

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 •

August 28, 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 008834	\$450.00	\$27.00	\$477.00
2016 TD 005689	\$450.00	\$27.00	\$477.00
2016 TD 001938	\$450.00	\$27.00	\$477.00

TOTAL \$1,431.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

**RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia COUNTY DOES NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS THAT HAVE NOT BEEN BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Escambia County Code of Ordinances Chapter 1-29.2, 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 the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Frank Reeder Rd

Legal Address of Property: 7296 Frank Reeder Rd, Pensacola, FL 32526

The County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

As to the Seller(s):

Signed sealed and delivered in our presence:

Witness Name: Justin S. Jung

Witness Name: Scott Buskirk

U.S. Bank National Association, as Trustee

By: Jamoy Davis as PMAJO
of Residential Funding Company, LLC, as Attorney-in-Fa

As to the Buyer(s):

Signed sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

Ronald H. McDonald (Se.

Heather L. McElveen (Se.

This form completed by: Buyer's Title, Inc.
100 NW 70 Avenue
Plantation, FL 33317
File No. 09-6600

**RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia COUNTY DOES NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS THAT HAVE NOT BEEN BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Escambia County Code of Ordinances Chapter 1-29.2, 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 the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Frank Reeder Rd

Legal Address of Property: 7296 Frank Reeder Rd, Pensacola, FL 32526

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

Signed sealed and delivered in our presence:

Witness Name: Justin S. Jung

Witness Name: Scott Burkirk

Signed sealed and delivered in our presence:

Witness Name: Julie Floyd

Witness Name: Heather L. McElveen

This form completed by:

Buyer's Title, Inc.
100 NW 70 Avenue
Plantation, FL 33317
File No. 09-6600

As to the Seller(s):

U.S. Bank National Association, as Trustee

By: James Davis as PMAJD
of Residential Funding Company, LLC, as Attorney-in-Fa

As to the Buyer(s):

Ronald H. McDonald (Se)

Heather L. McElveen (Se)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____

Print Name: _____

Justin S. Jung

Signature: _____

Print Name: _____

Scott Buskirk

U.S. Bank National Association, as Trustee

By: _____

Jamey Davis

as _____

PMA Jo

of Residential Funding Company, LLC, as Attorney-in-Fact

State of Texas

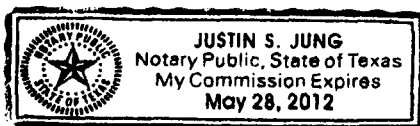
County of Dallas

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on February 11, 2010 by: **Jamey Davis** as **PMA Jo** of Residential Funding Company, LLC, as Attorney-in-Fact for U.S. Bank National Association, as Trustee on behalf of the corporation. He/She is personally known to me or who has produced a driver's license as identification.

Notary Seal

Signature: _____

Print Name: _____



SWD - : 7296 Frank Reeder Rd, Pensacola, Florida 32526



09-6600
Please Return

Shepard & Leshon, P.A.
100 NW 70th Ave.
Plantation, FL 33317

Prepared By:
Shakira Robert
Buyer's Title, Inc.
100 NW 70th Avenue
Plantation, FL 33317
incidental to the issuance of a title insurance policy.
File Number: 09-6600
Parcel ID #: 011S32-1000-018-004
7296 Frank Reeder Rd, Pensacola, Florida 32526

**SPECIAL WARRANTY DEED
(CORPORATE)**

This SPECIAL WARRANTY DEED, dated February 11, 2010 by U.S. Bank National Association, as Trustee, by Residential Funding Company, LLC, as Attorney-in-Fact whose post office address is: 2711 N. Haskell Ave., Suite 900, Dallas, TX 75204 hereinafter called the GRANTOR, to Ronald H. McDonald and Heather L. McElveen, whose post office address is: 7296 Frank Reeder Rd, Pensacola, Florida 32526 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 \$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:

Parcel A:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 1 South, Range 32 West, Escambia County, Florida; thence West 20.00 feet; thence South 20.00 feet to the POINT OF BEGINNING; thence South 1280.00 feet; thence West 310.00 feet; thence North 387.19 feet; thence East 200.00 feet; thence North 892.81 feet; thence East 110.00 feet to the POINT OF BEGINNING.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 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 it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

[Signature]
Witness Signature(as to Grantor)
Printed Name LISA ENGLISH

[Signature]
Witness Signature (as to Grantor)
Printed Name LISA English

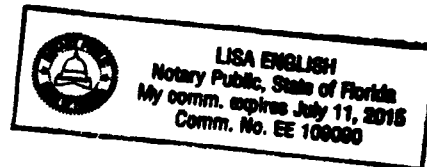
[Signature]
Grantor Signature Heather L. McElveen

7296 Frand Reeder Road, Pensacola, FL 32526
Post Office Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The Foregoing Instrument Was Acknowledged Before Me this August 20, 2012
by Ronald H. McDonald and Heather L. McElveen Who Is Personally Known to Me or Who Has Produced
Florida Drivers Licenses as Identification.

[Signature]
Notary Signature



(SEAL)

This Instrument Prepared by:

Ronald McDonald

P.O. Box 10341, Pensacola, FL 32524

Space above this line for recording data

Quit Claim Deed

This Quit Claim Deed, Executed the 20th day of August, 2012

by Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father / Daughter) whose post office address is
P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road, Pensacola, FL 32524, first party.

TO Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father/Daughter) As Joint Tenants With Rights Of
Survivorship, whose post office address is P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road,
Pensacola, FL 32524 second party. (Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the
successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 1.00 (One Dollars)
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the
second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or
parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 011S32-1000-018-004

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 1 SOUTH,
RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 1280.00 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET; THENCE EAST 200.00 FEET;
THENCE NORTH 892.81 FEET; THENCE EAST 110.00 FEET TO THE POINT OF BEGINNING. OR 6581 P 316

ALSO

PARCEL ID# 011S32-1000-011-004

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET;
THENCE SOUTH 1280 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE NORTH 644.83 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 248.00 FEET; THENCE EAST 100.00 FEET; THENCE
SOUTH 892.81 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS
SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. OR 6579 P 644

Subject to all Rights, Reservations, Restrictions, Agreements and Easement of record if any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all
the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and
behalf of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (as to Grantor)

Printed Name DAVE ENGLISH

[Signature]
Grantor Signature Ronald H. McDonald

[Signature]
Witness Signature (as to Grantor)

Printed Name LISA English

P.O. Box 10341, Pensacola, FL 32524
Post Office Address

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.: 10-2389-820

CERTIFICATE NO.: 2016-5689

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

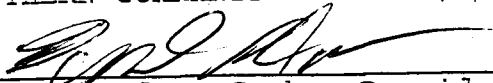
 X Homestead for 2017 tax year.

Ronald H. McDonald
Heather L. McElveen
7296 Frank Reeder Rd.
Pensacola, FL 32526
and
P.O. Box 10341
Pensacola, FL 32524

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

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.: 14581

August 10, 2018

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

1. Tax Lien filed by IRS against Ronald H. McDonald recorded in O.R. Book 7163, page 641.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$118,687.00. Tax ID 10-2389-820.

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.: 14581

August 10, 2018

011S321000018004 - Full Legal Description

BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E
200 FT N 892 81/100 FT E 110 FT TO POB OR 6581 P 316 OR 6897 P 41

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-555

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14581

August 10, 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 08-10-1998, through 08-10-2018, and said search reveals the following:

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

Ronald H. McDonald and Heather L. McEleven, joint tenants with right of survivorship

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

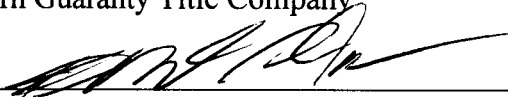
4. Taxes:

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 10, 2018