

Electronic signature on file
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

05-09-2018
Application Date

Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800409

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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
12-0797-136	2016/7480	06-01-2016	BEG AT INTER OF CENTER LI DAFFIN ST (PALM ST 50 FT R/W) AND CENTER LI OF CSX RR (100 FT R/W) N 41 DE G 56 MIN 55 SEC E ALG CENTER LI DAFFIN ST) 50 FT S 47 DEG 39 MIN 48 SEC E 25 FT TO PT ON NLY R/W LI OF CSX RR CONT S 47 DEG 39 MIN 48 E ALG SD NLY R/W LI OF RR 510 18/100 FT TO PC TH ALG CUR TO RT RAD OF 3050 FT DELTA ANG 4 DEG 38 MIN 3 SEC (CH 246 6 2/100 FT CH BRG S 45 DEG 20 MIN 48 SEC E) ARC DIST 246 69/100 FT TO PT OF COMPOUND CURVATURE TH ALG CUR TO RT RAD 1797 FT DELTA ANG 7 DEG 37 MIN 40 SE C (CH 239 05/100 FT CH BRG S 39 DEG 14 MIN 12 SEC E) ARC DIST 239 23/100 FT TH NLY 68 DEG 5 MIN 35 S EC E 291 25/100 FT FOR POB CONT N 68 DEG 5 MIN 35 SEC E 88 83/100 FT N 47 DEG 58 MIN 49 SEC W 352 75 /100 FT TO ELY R/W LI OF COUNTY RD (60 FT R/W) SWL Y ALG SD ELY R/W LI OF SD RD AND BEING CUR TO RT R AD 1480 FT DELTA ANG 3 DEG 5 MIN 49 SEC (CH 79 99/ 100 FT CH BRG S 40 DEG 35 MIN 29 SEC W) ARC DIST 8 0 FT S 48 DEG 0 MIN 45 SEC E 311 71/100 FT TO POB PARCEL 18 OR 4786 P 1542

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.

12-0797-136 2016

BEG AT INTER OF CENTER LI DAFFIN ST (PALM ST 50 FT R/W) AND CENTER LI OF CSX RR (100 FT R/W) N 41 DE G 56 MIN 55 SEC E
ALG CENTER LI DAFFIN ST) 50 FT S 47 DEG 39 MIN 48 SEC E 25 FT TO PT ON NLY R/W LI OF CSX RR CONT S 47 DEG 39 MIN 48 E
ALG SD NLY R/W LI OF RR 510 18/100 FT TO PC TH ALG CUR TO RT RAD OF 3050 FT DELTA ANG 4 DEG 38 MIN 3 SEC (CH 246 6
2/100 FT CH BRG S 45 DEG 20 MIN 48 SEC E) ARC DIST 246 69/100 FT TO PT OF COMPOUND CURVATURE TH ALG CUR TO RT RAD
1797 FT DELTA ANG 7 DEG 37 MIN 40 SE C (CH 239 05/100 FT CH BRG S 39 DEG 14 MIN 12 SEC E) ARC DIST 239 23/100 FT TH
NLY 68 DEG 5 MIN 35 S EC E 291 25/100 FT FOR POB CONT N 68 DEG 5 MIN 35 SEC E 88 83/100 FT N 47 DEG 58 MIN 49 SEC W
352 75 /100 FT TO ELY R/W LI OF COUNTY RD (60 FT R/W) SWL Y ALG SD ELY R/W LI OF SD RD AND BEING CUR TO RT R AD 1480
FT DELTA ANG 3 DEG 5 MIN 49 SEC (CH 79 99/ 100 FT CH BRG S 40 DEG 35 MIN 29 SEC W) ARC DIST 8 0 FT S 48 DEG 0 MIN 45
SEC E 311 71/100 FT TO POB PARCEL 18 OR 4786 P 1542



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120797136 Certificate Number: 007480 of 2016

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/03/2018	Redemption Date 08/31/2018
Months	7	3
Tax Collector	\$801.34	\$801.34
Tax Collector Interest	\$84.14	\$36.06
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$897.98	\$849.90 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	\$470.25 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$1,495.23	\$1,320.15
	Repayment Overpayment Refund Amount	\$175.08

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 007480

Redeemed Date 08/16/2018

Name ANGELIA POPE 6540 FAIRGROUND RD MOLINO, FL 32577

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$897.98 \$ 1000.15
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

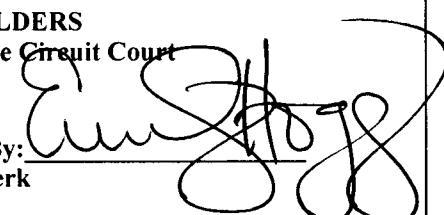
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 120797136 Certificate Number: 007480 of 2016**

Payor: ANGELIA POPE 6540 FAIRGROUND RD MOLINO, FL 32577 Date 08/16/2018

Clerk's Check #	541382	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$397.98
		Postage	\$00.00
		Researcher Copies	\$0.00
		Total Received	\$1,455.23

\$1000.15

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 20, 2018

EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST
296 HARRISON CIR
HIAWASSEE GA 30546

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.

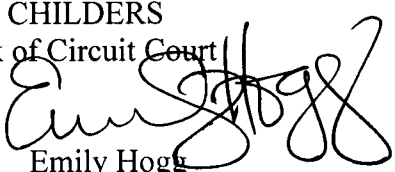
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007479	\$450.00	\$20.25	\$470.25
2016 TD 007480	\$450.00	\$20.25	\$470.25
2016 TD 007482	\$450.00	\$20.25	\$470.25
2016 TD 000589	\$450.00	\$20.25	\$470.25

TOTAL \$1881.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Commence at the intersection of the centerline of Daffin (Palm) St. (50' R/W) and the centerline of C.S.X. Railroad (100' R/W); thence go N 41 degrees 56' 55" E along the centerline of Daffin (Palm) St. (50' R/W) a distance of 50.00 feet; thence go S 47 degrees 39' 48" E a distance of 25.00 feet to a point on the northerly R/W line of C.S.X. Railroad (100' R/W); thence continue S 47 degrees 39' 48" E along said Northerly R/W line of C.S.X. Railroad (100' R/W) a distance of 510.18 feet to a point of curvature; thence go along a curve to the right having a radius of 3050.00 feet; Delta angle of 04 degrees 38' 03" (CH= 246.62'; CH.BRG.=S 45 degrees 20' 48" E) an arc distance of 246.69 feet to a point of compound curvature; thence go along a curve to the right having a radius of 1797.00 feet; Delta angle of 07 degrees 37' 40" (CH = 239.05'; CH Brg. = S 39 degrees 14' 12" E) an arc distance of 239.23 feet; thence departing said Northerly R/W line of C.S.X. Railroad (100' R/W) go N 68 degrees 05' 35" E a distance of 202.42 feet to the Point of Beginning; thence continue same course a distance of 88.83 feet; thence go N 48 degrees 00' 45" W a distance of 311.71 feet to a point on the Southeasterly R/W line of a maintenance claim (apparent 60' R/W); said point also being on a curve; thence go along a curve to the right along said Southwesterly R/W line of said apparent 60' maintenance claim R/W; having a radius of 1480 feet, Delta angle of 03 degrees 05' 49" (CH = 79.99'; CH Brg. S 43 degrees 41' 18" W) an arc distance of 80.00 feet; thence S 48 degrees 03' 05" E a distance of 275.00 feet to the Point of Beginning; said property lying and being all in Section 39, Township 2 North, Range 31 West, Escambia County, Florida.

and

Commence at the intersection of the centerline of Daffin (Palm) St. (50' R/W) and the centerline of C.S.X. Railroad (100' R/W); thence go N 41 degrees 56' 55" E along the centerline of Daffin (Palm) St. (50' R/W) a distance of 50.00 feet; thence go S 47 degrees 39' 48" E a distance of 25.00 feet to a point on the northerly R/W line of C.S.X. Railroad (100' R/W); thence continue S 47 degrees 39' 48" E along said Northerly R/W line of C.S.X. Railroad (100' R/W) a distance of 510.18 feet to a point of curvature; thence go along a curve to the right having a radius of 3050.00 feet; Delta angle of 04 degrees 38' 03" (CH= 246.62'; CH.BRG.=S 45 degrees 20' 48" E) an arc distance of 246.69 feet to a point of compound curvature; thence go along a curve to the right having a radius of 1797.00 feet; Delta angle of 07 degrees 37' 40" (CH = 239.05'; CH Brg. = S 39 degrees 14' 12" E) an arc distance of 239.23 feet; thence leaving said Northerly R/W line of C.S.X. Railroad (100' R/W) a bearing N 68 degrees 05' 35" E a distance of 291.25 feet to the Point of Beginning; thence continuing N 68 degrees 05' 35" E a distance of 88.83 feet; thence N 47 degrees 58' 49" W a distance of 352.75 feet to the Easterly R/W line of county maintenance claim (apparent 60' R/W); thence Southwesterly along said Easterly R/W line of a county maintenance claim (apparent 60' R/W) and being a curve to the right having a radius of 1480.00'; Delta angle 03 degrees 05' 49" (CH = S 40 degrees 35' 29" W) an arc distance of 80.00 feet; thence leaving said Easterly R/W line of a county maintenance claim (apparent 60' R/W) with a bearing of S 48 degrees 00' 45" E a distance of 311.71 feet to the Point of Beginning; said property lying and being all in Section 39, Township 2 North, Range 31 West, Escambia County, Florida.

Grantors hereby warrants that the property described in this instrument is not his or hers constitutional homestead as provided by the Florida Constitution.

RCD Oct 17, 2001 10:23 a.m.
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-893729

WARRANTY DEED

DEED DOC STAMPS PD @ ESC CO \$ 35.00
10/17/01 ERNIE LEE WOODS, CLERK
By: *[Signature]*

This WARRANTY DEED, dated October 13, 2001 by

RICHARD D. MARLOW, a single man, whose address is 6550 Fairground Road, Molino, FL 32577,
and TERRI L. MARLOW, a single woman, whose address is 8009 Coronet Circle, Pensacola, FL 32514,
hereinafter called the GRANTORS, to

JOSHUA J. POPE SS #: [REDACTED] AND ANGELIA D. POPE SS #: [REDACTED] HUSBAND AND WIFE
whose address is
6540 FAIRGROUND ROAD, MOLINO, FL 32577
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 Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipts 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" to Warranty Deed

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the years 2001 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:

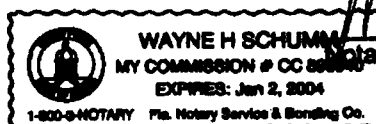
[Signature] 10/14/01
LARRY MELCHEL
[Signature] 10/16/01
KIM VILLANUEVA

[Signature]
RICHARD D. MARLOW (SELLER)
[Signature]
TERRI L. MARLOW (SELLER)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of October, 2001, by Richard D. Marlow and Terri L. Marlow who produced identification of PERSONALLY KNOWN (did) (did not) take an oath.

Prepared by: Richard C. Marlow Jr.
6550 Fairground Road
Molino, FL 32577



[Signature]

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: 12-3-2018

TAX ACCOUNT NO.: 12-0797-136

CERTIFICATE NO.: 2016-7480

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

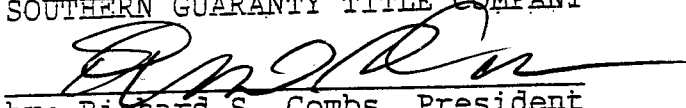
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Joshua L. Pope
Angelia D. Pope
6540 Fairground Rd.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 12th day of September, 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.: 14682

September 12, 2018

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

1. All Taxes Paid. The assessed value is \$4,712.00. Tax ID 12-0797-136.

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.: 14682

September 12, 2018

392N314000000018 - Full Legal Description

BEG AT INTER OF CENTER LI DAFFIN ST (PALM ST 50 FT R/W) AND CENTER LI OF CSX RR (100 FT R/W) N 41 DEG 56 MIN 55 SEC E ALG CENTER LI DAFFIN ST) 50 FT S 47 DEG 39 MIN 48 SEC E 25 FT TO PT ON NLY R/W LI OF CSX RR CONT S 47 DEG 39 MIN 48 E ALG SD NLY R/W LI OF RR 510 18/100 FT TO PC TH ALG CUR TO RT RAD OF 3050 FT DELTA ANG 4 DEG 38 MIN 3 SEC (CH 246 62/100 FT CH BRG S 45 DEG 20 MIN 48 SEC E) ARC DIST 246 69/100 FT TO PT OF COMPOUND CURVATURE TH ALG CUR TO RT RAD 1797 FT DELTA ANG 7 DEG 37 MIN 40 SEC (CH 239 05/100 FT CH BRG S 39 DEG 14 MIN 12 SEC E) ARC DIST 239 23/100 FT TH NLY 68 DEG 5 MIN 35 SEC E 291 25/100 FT FOR POB CONT N 68 DEG 5 MIN 35 SEC E 88 83/100 FT N 47 DEG 58 MIN 49 SEC W 352 75/100 FT TO ELY R/W LI OF COUNTY RD (60 FT R/W) SWLY ALG SD ELY R/W LI OF SD RD AND BEING CUR TO RT RAD 1480 FT DELTA ANG 3 DEG 5 MIN 49 SEC (CH 79 99/100 FT CH BRG S 40 DEG 35 MIN 29 SEC W) ARC DIST 80 FT S 48 DEG 0 MIN 45 SEC E 311 71/100 FT TO POB PARCEL 18 OR 4786 P 1542

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-624

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14682

September 12, 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 09-12-1998, through 09-12-2018, and said search reveals the following:

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

Joshua J. Pope and Angelia D. Pope, 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: 

September 12, 2018