

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900345

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
06-3763-000	2017/3283	06-01-2017	LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR 6952 P 1867 CA 148

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

04-22-2019  
Application Date

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

20-144

## Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900345

**Date of Tax Deed Application**  
Apr 22, 2019

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 3283**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-3763-000**

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

**Property Owner:**  
**DAWSON KATHLEEN POLISE &**  
**PARKER CHRISTOPHER W**  
**1707 N FERNWOOD AVE**  
**PENSACOLA, FL 32505**  
LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR  
6952 P 1867 CA 148

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
2017/3283	06-3763-000	06/01/2017	570.74	28.54	599.28

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
2018/3364	06-3763-000	06/01/2018	559.66	6.25	27.98	593.89
2016/3361	06-3763-000	06/01/2016	543.96	6.25	234.02	784.23

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

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. Property Information 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)

**Total Amount Paid**

1,977.40  
0.00  
514.87  
200.00  
175.00  
  
2,867.27

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

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

**Total Amount Paid**

6.25


Done this the 21st day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

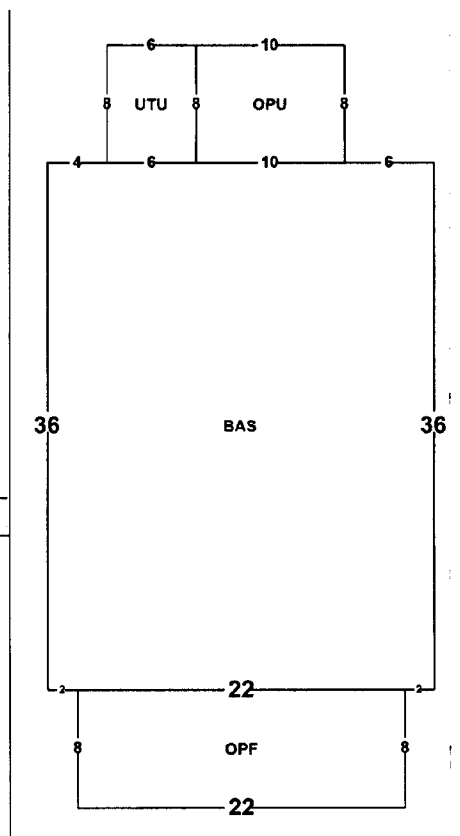
Date of Sale: March 2, 2020

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
06-3763-000 2017

**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 - 1240 Total SF  
**BASE AREA - 936**  
**OPEN PORCH FIN - 176**  
**OPEN PORCH UNF - 80**  
**UTILITY UNF - 48**



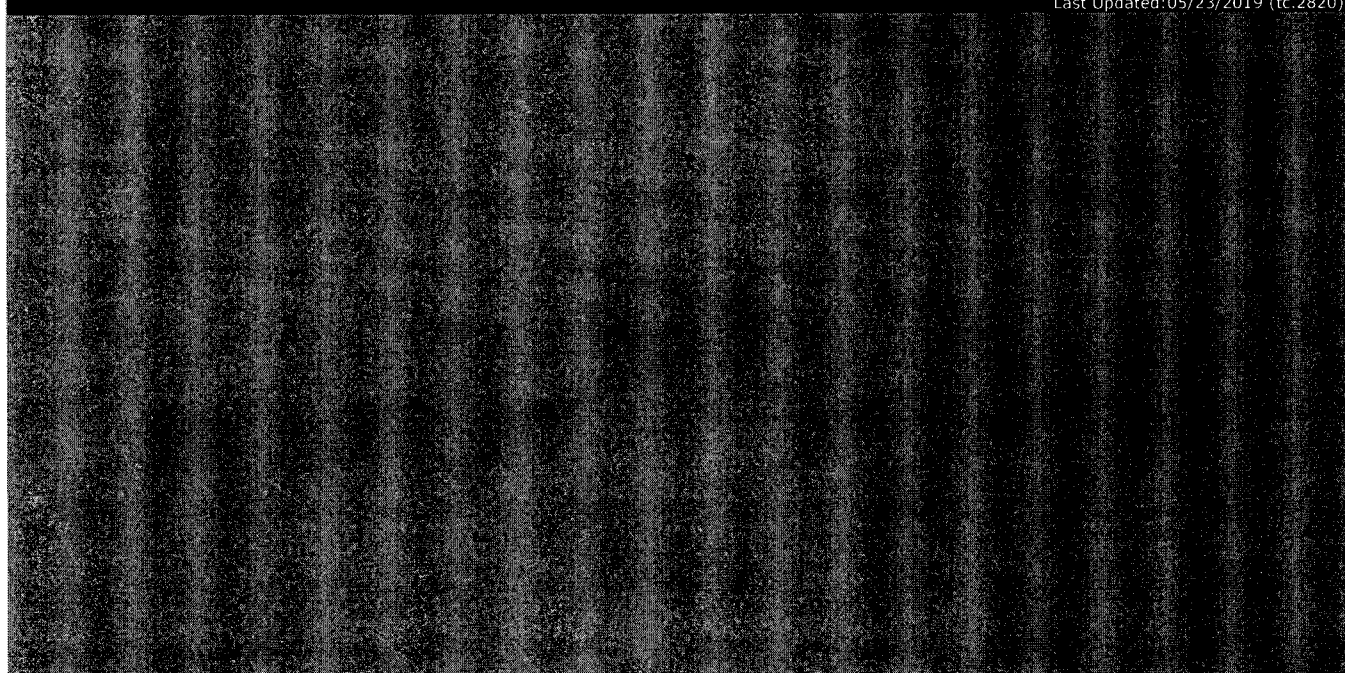
Images



5/24/17

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:05/23/2019 (tc.2820)





# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	332S301300013022
<b>Account:</b>	063763000
<b>Owners:</b>	DAWSON KATHLEEN POLISE & PARKER CHRISTOPHER W
<b>Mail:</b>	1707 N FERNWOOD AVE PENSACOLA, FL 32505
<b>Situs:</b>	1707 FERNWOOD 32505
<b>Use Code:</b>	SINGLE FAMILY RESID
<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	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$6,240	\$20,477	\$26,717	\$26,717
2017	\$6,240	\$18,705	\$24,945	\$24,945
2016	\$6,240	\$18,977	\$25,217	\$25,217

[Disclaimer](#)

### Tax Estimator

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

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/26/2012	6952	1867	\$100	QC	<a href="#">View Instr</a>
01/24/2011	6685	969	\$100	CJ	<a href="#">View Instr</a>
10/1998	4455	1972	\$10,000	WD	<a href="#">View Instr</a>
10/1998	4322	1996	\$100	CT	<a href="#">View Instr</a>
03/1993	3313	300	\$16,000	WD	<a href="#">View Instr</a>
12/1991	3092	332	\$18,000	CT	<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
LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR 6952 P 1867 CA 148

Extra Features
None

**Parcel Information**

**Section Map Id:**  
CA148

**Approx. Acreage:**  
0.2635

**Zoned:** HDMU

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

[Launch Interactive Map](#)

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

### Buildings

Address: 1707 FERNWOOD, Year Built: 1940, Effective Year: 1940

#### Structural Elements

CONCRETE WORK ON TERRACE  
BUILDING UNITS  
EXTERIOR WALL SIDING SH. AVE

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2019046044 5/28/2019 4:30 PM  
OFF REC BK: 8101 PG: 665 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 03283**, issued the **1st day of June, A.D., 2017** 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:

**LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR 6952 P 1867 CA 148**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 063763000 (20-144)**

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

**KATHLEEN POLISE DAWSON and CHRISTOPHER W PARKER**

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 March, which is the **2nd day of March 2020**.

Dated this 24th day of May 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



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-3763-000	06		332S301300013022

PROPERTY ADDRESS:

1707 FERNWOOD

EXEMPTIONS:

20-144

DAWSON KATHLEEN POLISE &  
PARKER CHRISTOPHER W  
1707 N FERNWOOD AVE  
PENSACOLA, FL 32505

### PRIOR YEAR(S) TAXES OUTSTANDING

17 / 3283

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	28,292	0	28,292	187.19
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	28,292	0	28,292	59.38
BY STATE LAW	3.9440	28,292	0	28,292	111.58
WATER MANAGEMENT	0.0327	28,292	0	28,292	0.93
SHERIFF	0.6850	28,292	0	28,292	19.38
M.S.T.U. LIBRARY	0.3590	28,292	0	28,292	10.16
<b>TOTAL MILLAGE</b>	<b>13.7362</b>			<b>AD VALOREM TAXES</b>	<b>\$388.62</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR 6952 P 1867 CA 148	FP FIRE PROTECTION	125.33
	<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$125.33</b>

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$513.95

If Paid By	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
Please Pay	\$493.39	\$498.53	\$503.67	\$508.81	\$513.95

RETAIN FOR YOUR RECORDS

### 2019 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, 2019
	493.39
AMOUNT IF PAID BY	Dec 31, 2019
	498.53
AMOUNT IF PAID BY	Jan 31, 2020
	503.67
AMOUNT IF PAID BY	Feb 29, 2020
	508.81
AMOUNT IF PAID BY	Mar 31, 2020
	513.95

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-3763-000
PROPERTY ADDRESS
1707 FERNWOOD

DAWSON KATHLEEN POLISE &  
PARKER CHRISTOPHER W  
1707 N FERNWOOD AVE  
PENSACOLA, FL 32505

1 063763000 2019 2

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**  
Account: 063763000 Certificate Number: 003283 of 2017

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/02/2020"/>	Redemption Date <input type="text" value="01/06/2020"/>
Months	11	9
Tax Collector	<input type="text" value="\$2,867.27"/>	<input type="text" value="\$2,867.27"/>
Tax Collector Interest	\$473.10	\$387.08
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,346.62	<input type="text" value="\$3,260.60"/> TC
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	\$77.06	\$63.05
Total Clerk	\$544.06	<input type="text" value="\$530.05"/> CH
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="\$28.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$3,940.68	\$3,812.65
	Repayment Overpayment Refund Amount	\$128.03
Book/Page	<input type="text" value="8101"/>	<input type="text" value="665"/>

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 # 2017 TD 003283**

**Redeemed Date 01/06/2020**

**Name CHRISTOPHER PARKER 1707 N FERNWOOD AVE PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$544.06	<del>\$544.06</del> <b>\$3470.65</b>
Due Tax Collector = TAXDEED	\$3,346.62	
Postage = TD2	\$28.00	
ResearcherCopies = TD6	\$5.00	
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



**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

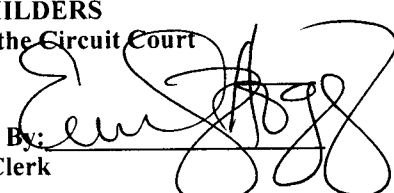
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 063763000 Certificate Number: 003283 of 2017**

**Payor: CHRISTOPHER PARKER 1707 N FERNWOOD AVE PENSACOLA, FL 32505      Date  
01/06/2020**

Clerk's Check #	5505884546	Clerk's Total	<del>\$544.06</del> <b>\$3470.65</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,346.62</del>
		Postage	<del>\$28.00</del>
		Researcher Copies	\$5.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,940.68</del>

**# 3492.65**

**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>**

## 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 8101, Page 665, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03283, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **063763000 (20-144)**

DESCRIPTION OF PROPERTY:

**LT 13 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 6685 P 969 OR 6952 P 1867 CA 148**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: KATHLEEN POLISE DAWSON and CHRISTOPHER W PARKER

Dated this 6th day of January 2020.



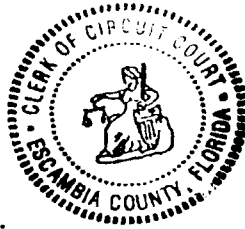
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Recorded in Public Records 01/26/2010 at 11:10 AM OR Book 6553 Page 1718,  
Instrument #2010005269, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

BY: Kelly C. [Signature] D.C.



IN THE COUNTY COURT  
IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
CASE NO. 2009-SC-3187  
DIVISION:

CAPITAL ONE BANK (USA), N.A., f/k/a Capital One Bank  
Plaintiff,

vs

CHRISTOPH W PARKER a/k/a CHRISTOPHER W PARKER  
Defendant.

FINAL JUDGMENT

The Court finding the Defendant is indebted to the Plaintiff in the sum of \$2874.71, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., f/k/a Capital One Bank recover from the Defendant, CHRISTOPH W PARKER a/k/a CHRISTOPHER W PARKER, the principal sum of \$2874.71 and pre-judgment interest of \$660.84 with costs of \$350.00, and attorney fees of \$300.00 for a total of \$4185.55 that shall bear interest at the rate of 6% per year for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 22 day of JAN, 2010.

[Signature]  
Judge

Copies to:

Bray & Lunsford, P.A.  
Attorney for Plaintiff  
P.O. Box 53197  
Jacksonville, FL 32201  
904-355-9921

Plaintiff's Address (FS 55.10)

CAPITAL ONE BANK  
4851 COX ROAD  
GLEN ALLEN, VA 23060

CHRISTOPH W PARKER a/k/a CHRISTOPHER W PARKER  
Defendant  
SS [REDACTED]  
1707 FERNWOOD AVE  
PENSACOLA, FL 32505

Case: 2009 SC 003187

00035502340  
Dkt: CC1033 Pg# 1

Recorded in Public Records 03/10/2010 at 11:19 AM OR Book 6567 Page 1936,  
Instrument #2010015222, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

CAPITAL ONE BANK (USA), N.A.

Plaintiff

vs.

KATHLEEN DAWSON

Defendant(s)

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT

CASE NO: 2009-CC-3578

DEFAULT FINAL JUDGMENT

2009-03-10  
COUNTY CIVIL DIVISION  
FILED & RECORDED

THIS CAUSE having come on before me upon the motion of the Plaintiff herein, and the  
Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:  
ORDERED AND ADJUDGED that:

Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from  
Defendant(s) KATHLEEN DAWSON the principal sum of \$6,139.67 court costs in the amount of  
\$350.00, pre-judgment interest in the amount of \$1,363.86, and attorney's fees in the amount of  
\$ 750, that shall bear interest at the rate of 6% per annum, for all of the above let execution  
issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet including all required  
attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment,  
unless the Judgment is satisfied or a post judgment discovery is stayed.

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  
Fact Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED in Escambia County, Florida on this the 8 day of  
March, 2010.

[Signature]  
COUNTY COURT JUDGE

Copies furnished to:  
HAYT, HAYT & LANDAU, P.L.  
7765 SW 87 Ave, Suite 101  
Miami, Florida 33173

KATHLEEN DAWSON  
2000 SEQUOIA CIR  
PENSACOLA, FL 32526-1214  
File #116524 5178052627558113



"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: [Signature] D.C.

Case: 2009 CC 003578

00082711028

Dkt: CC1033 Pg: 1

**EXHIBIT "A"**

*Lot 13, Block 22 of the West Highlands Subdivision, being a subdivision of Lots 3 & 4 of the Brainard and McIntyre Subdivision of the North 1/2 of Section 33, Township 2 South, Range 30 West, according to plat of said West Highlands Subdivision as shown by plat recorded in Plat Book 1, at Page 74, of the public records of Escambia County, Florida.*

Dated: 12/26/12

Kathleen Polise Dawson  
Signature of Grantor

Kathleen Polise Dawson  
Name of Grantor

Jearca Hill  
Signature of Witness #1

Starca Hill  
Printed Name of Witness #1

Alethia Spencer Toomer  
Signature of Witness #2

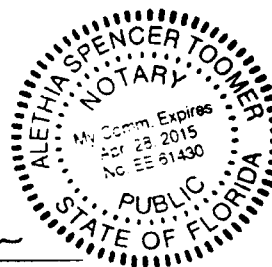
Alethia Spencer Toomer  
Printed Name of Witness #2

State of Florida County of Escambia  
On December 26, 2012, the Grantor, Kathleen Polise Dawson  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

Alethia Spencer Toomer  
Notary Signature

Notary Public,

In and for the County of Escambia State of Florida  
My commission expires: April 28, 2015



Seal

Send all tax statements to Grantee.

Recording requested by: KATHLEEN POLISE DAWSON Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by: \_\_\_\_\_  
Name: CHRISTOPHER W. PARKER Name KATHLEEN P. DAWSON  
Address: 1707 N. FERNWOOD AVE Address 11533 LOW ST.  
City/State/Zip: PENSACOLA, FL 32505 City/State/Zip PENSACOLA, FL 32534  
Property Tax Parcel/Account Number: 06-3763-000

## Quitclaim Deed

This Quitclaim Deed is made on 12/26/12, between  
KATHLEEN POLISE DAWSON, Grantor, of 11533 LOW ST.  
\_\_\_\_\_, City of PENSACOLA, State of FLORIDA,  
and CHRISTOPHER W. PARKER, Grantee, of 1707 N. FERNWOOD AVE.  
\_\_\_\_\_, City of PENSACOLA, State of FL

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 1707 N. FERNWOOD AVE.  
\_\_\_\_\_, City of PENSACOLA, State of FL.

\* AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.  
SEE ATTACHED EXHIBIT "A"

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2020

TAX ACCOUNT NO.: 06-3763-000

CERTIFICATE NO.: 2017-3283

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.

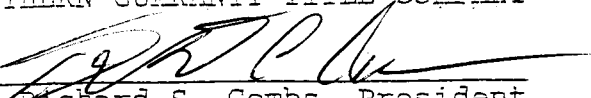
Kathleen Polise Dawson  
Christopher W. Parker  
1707 N. Fernwood Ave.  
Pensacola, FL 32505

Capital One Bank (USA), N.A.  
P.O. Box 85015  
Richmond, VA 23285

Capital One Bank (USA), N.A.  
fka Capital One Bank  
4851 Cox Rd.  
Glen Allen, VA 23060

Certified and delivered to Escambia County Tax Collector,  
this 9th day of December, 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.

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**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15617

December 10, 2019

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

1. Possible Judgment filed by Capital One Bank (USA), N.A. in O.R. Book 6593, page 1486.
2. Judgment filed by Capital One Bank (USA), N.A. in O.R. Book 6563, page 1077.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$28,292.00. Tax ID 06-3763-000.

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.: 15617

December 10, 2019

**Lot 13, Block 22, West Highlands, as per plat thereof, recorded in Plat Book 1, Page 74, of the Public Records of Escambia County, Florida**

20-144

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 15617

December 10, 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 12-10-1999, through 12-10-2019, and said search reveals the following:

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

Kathleen Polise Dawson and Christopher W. Parker

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

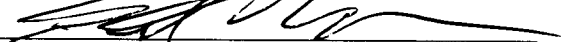
4. Taxes:

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 10, 2019