

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-374

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15941

May 5, 2020

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 05-05-2000, through 05-05-2020, and said search reveals the following:

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

Carol D. Olson, Woodroe I. Neese and Annis L. Neese

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: 

May 5, 2020

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15941

May 5, 2020

092N31440000020 - Full Legal Description

LT 20 NORTHGATE FARMS PB 8 P 63 AND BEG AT SW COR LT 21 N 13 DEG 3 MIN 10 SEC W ALG W LI 158
36/100 FT N 67 DEG 13 MIN 23 SEC E 58 22/100 FT S 9 DEG 20 MIN 28 SEC E 42 07/100 FT S 1 DEG 48 MIN 28 SEC
W 137 36/100 FT TO N R/W RUMFORD RD (60 FT R/W) SAID PT BEING ON CIRCULAR CURVE CUL-DE-SAC
CONCAVE TO S RADIUS 50 FT DELTA ANG 33 DEG 53 MIN 25 SEC WLY ALG N R/W AND CURVE ARC DIST
29 57/100 FT (CH DIST=29 15/100 FT CH BRG=N 86 DEG 4 MIN 4 SEC W) TO POB OR 6692 P 1994

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15941

May 5, 2020

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

1. All Taxes Paid. The assessed value is \$99,496.00. Tax ID 12-0195-600.

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.

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: August 3, 2020

TAX ACCOUNT NO.: 12-0195-600

CERTIFICATE NO.: 2017-7088

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 2019 tax year.

Carol D. Olson
Woodroe I. Neese
Annis L. Neese
118 Rumford Rd.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

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.

Prepared By:
James C. Taylor
Taylor & Van Matre, P.A.
4300 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM11-1179
Sales Price \$98,000.

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated **February 24, 2011**

by
PAMELA L. SMITH, a widow
whose post office address is:

625 Copper Ridge, Cantonment, Florida 32577

hereinafter called the GRANTOR, to
**CAROL D. OLSON and WOODROE I. NEESE and ANNIS L. NEESE, as joint tenants with right of survivorship
not as tenants in common**

whose post office address is:
118 RUMFORD ROAD, MOLINO, FL 32577

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms
unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

Lot 20, Northgate Farms, according to the map or plat thereof, as recorded in Plat Book 8, Page 63, of the Public
Records of Escambia County, Florida; together with the following described parcel:

Begin at the Southwest corner of Lot 21, Northgate Farms, a subdivision of a portion of Section 9, Township 2
North, Range 31 West, Escambia County, Florida, as recorded in Plat Book 8, Page 63 of the Public Records of
said county; thence North 13°03'10" West along the West line of said Lot 21 for a distance of 158.36 feet;
thence North 67°13'23" East for a distance of 58.22 feet; thence South 09°20'28" East for a distance of 42.07
feet; thence South 01°48'28" West for a distance of 137.36 feet to the North right-of-way of Rumford Road (60'
R/W), said point being on a circular curve cul-de-sac concave to the South and having a radius of 50.00 feet and
a delta angle of 33°53'25"; thence Westerly along said North right-of-way and curve for an arc distance of 29.57
feet (chord distance = 29.15 feet; chord bearing = North 86°04'04" West) to the point of beginning.

Parcel ID Number: 092N31-4400-000-020

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully
seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land;
that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

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

Signed, sealed and delivered in our presence:


Witness Printed Name: J. COTTON

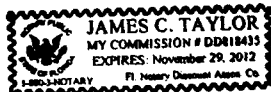

PAMELA L. SMITH (Seal)

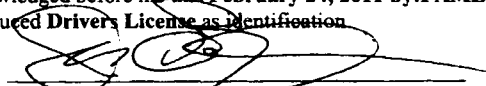

Witness Printed Name: J. COTTON

(Seal)

State of FLORIDA
County of ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this **February 24, 2011** by: **PAMELA L. SMITH**
who is personally known to me or who has produced **Drivers License as identification**




NOTARY PUBLIC
My Commission Expires: