

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
May 9, 2014 / 140294**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4002.0000** , issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-2079-000**

Certificate Holder:
TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE
50 SOUTH 16TH STREET SUITE 195
PHILADELPHIA, PENNSYLVANIA 19102

Property Owner:
LOWE WALTER E & GENEVA J
1383 RULE ST
PENSACOLA , FLORIDA 32534

Legal Description:
LTS 4 5 BLK 23 BRITTON PLACE PLAT DB 154 P 521 OR 2638 P 275

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	4002.0000	06/01/11	\$795.06	\$0.00	\$155.04	\$950.10

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	3530.0000	06/01/13	\$726.94	\$6.25	\$36.35	\$769.54
2012	3871.0000	06/01/12	\$750.57	\$8.25	\$120.09	\$876.91

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$2,596.55
\$0.00
\$651.56
\$250.00
\$75.00
\$3,573.11
\$3,573.11
\$6.25

*Done this 9th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: November 3, 2014

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

DR-512
R.05/88

Application Number: 140294

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE
50 SOUTH 16TH STREET SUITE 195
PHILADELPHIA, Pennsylvania, 19102**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4002.0000	06-2079-000	06/01/2011	LTS 4 5 BLK 23 BRITTON PLACE PLAT DB 154 P 521 OR 2638 P 275

2013 TAX ROLL

LOWE WALTER E & GENEVA J
1383 RULE ST
PENSACOLA , Florida 32534

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

trcspellc (Dan Friedman)
Applicant's Signature

05/09/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-808

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11408

August 6, 2014

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 08-06-1994, through 08-06-2014, and said search reveals the following:

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

Walter E. Lowe and Geneva J. Lowe, 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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11408

August 6, 2014

**Lots 4 and 5, Block 23, Britton Place, as per plat thereof, recorded in Plat Deed Book 154,
Page 521, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11408

August 6, 2014

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4448, page 1358, and O.R. Book 4316, page 480.
2. Taxes for the year 2010-2013 delinquent. The assessed value is \$35,062.00. Tax ID 06-2079-000.

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.

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

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-03-2014

TAX ACCOUNT NO.: 06-2079-000

CERTIFICATE NO.: 2011-4002

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

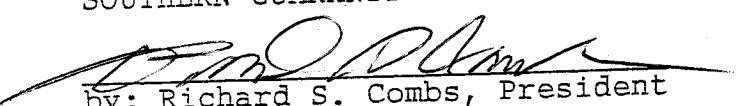
- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for _____ tax year.

Walter E. Lowe
Geneva J. Lowe
1383 Rule St.
Pensacola, FL 32534

Unknown Tenants
2305 W. Bobe St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 6th day of August, 2014.

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:

✓ Thurston A. Shell
OF SHELL, FLEMING, DAVIS & MENGE
SEVENTH FLOOR, SEVILLE TOWER
PENSACOLA, FLORIDA

SFD&M File No. 1807-16

WARRANTY DEED

371
6.00 REC FEE
46.75 ST. STAMPS
52.75 TOTAL

State of Florida

County of ESCAMBIA

GR 2037 2638PG 275

1383 Rule St, Pensacola, FL 32514
Grantee's Address

Know All Men by These Presents that Edna Jernigan, the widow of
Neil Jernigan, deceased

hereafter called Grantor, for and in consideration of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to Walter E. Lowe & Geneva J. Lowe, husband and wife

hereafter called Grantee (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lots 4 and 5, Block 23, Britton Place, the Pensacola Realty Company's Subdivision of Lot 7 and parts of Lots 1, 2, 6 and 8, Section 17, Township 2 South, Range 30 West, according to plat filed in Deed Book 154 at page 521 of the public records of Escambia County, Florida.

Grantee Walter E. Lowe's Social Security No. [REDACTED]
Grantee Geneva J. Lowe's Social Security No. [REDACTED]
Property Appraiser's Parcel Identification No. 06-2079-000

D. S. PD. 46.75
DATE 12-15-88
J. E. A. FLOWERS, COMPTROLLER
BY: Barbara B. [Signature] D.C.
CERT. REG. #59-2043328-27-01

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

To have and to hold unto the said Grantee and the heirs, successors, and assigns of Grantee, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of any lien or encumbrance not mentioned above, and that Grantor, and the heirs, executors, and administrators of Grantor, to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 14th day of December, 19 88.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

Edna Jernigan (SEAL)
EDNA JERNIGAN (SEAL)

(SEAL)
(SEAL)

State of FLORIDA
County of ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of December, 19 88 by Edna Jernigan

[Signature]
Notary Public
My commission expires: 4/11/92

CLERK FILE NO.
DEC 15 10 27 AM '88
FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

601730