

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 57.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 01-0317-467

**Cert Holder** PALM TREE TAX 2, LLC  
PO BOX 37539  
BALTIMORE MD 21297

**Property Owner** KAHN HARRY D JR &  
KAHN PATRICIA B  
4855 VELASQUEZ  
PENSACOLA FL 32504

LT 26 BLK F  
HARBOUR SQUARE 2ND ADDN  
PB 9 P 90  
OR 6034 P 1985  
OR 6682 P 1085

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 57.000	06/01/2012	2,888.06	0.00	144.40	3,032.46

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 39.000	06/01/2013	2,760.97	6.25	138.05	2,905.27

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	5,937.73
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	2,547.14
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	8,809.87
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. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

\* Done this the 12th day of May, 2014

Date of Sale: November 3, 2014 TAX COLLECTOR OF Escambia County Tax Collector County By Candice Lewis

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

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
57.0000	01-0317-467	06/01/2012	LT 26 BLK F HARBOUR SQUARE 2ND ADDN PB 9 P 90 OR 6034 P 1985 OR 6682 P 1085

**2013 TAX ROLL**

KAHN HARRY D JR & PATRICIA B 51% INT &  
4520 TRADEWINDS PL  
PENSACOLA, Florida 32514

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.

PALMTREE (Omri Veader)  
Applicant's Signature

04/25/2014  
Date

**Southern Guaranty Title Company**

14-772

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11395

August 5, 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 08-05-1994, through 08-05-2014, and said search reveals the following:

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

Harry Dante Kahn, Jr. and Patricia B. Kahn, 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 5, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11395

August 5, 2014

**Lot 26, Block F, Harbour Square, Second Addition, as per plat thereof, recorded in Plat Book 9, Page 90, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11395

August 5, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$156,510.00. Tax ID 01-0317-467.

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.: 01-0317-467

CERTIFICATE NO.: 2012-57

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

Notify Escambia County, 190 Governmental Center, 32502

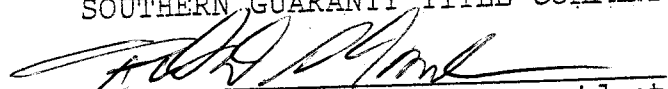
Homestead for        tax year.

Harry Dante Kahn, Jr.  
Patricia B. Kahn  
4855 Velasquez  
Pensacola, FL 32504

Unknown Tenants  
4520 Tradewinds Place  
Pensacola, FL 32514

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.

THIS INSTRUMENT PREPARED BY  
JOHN W. MONROE, JR.  
EMMANUEL, SHEPPARD & CONDON  
30 S. SPRING STREET  
PENSACOLA, FL 32502

Parcel ID No. 061S291010026006

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that HARRY DANTE KAHN, III,  
(whether one or more, hereinafter Grantor) whose mailing address is:  
4520 Tradewinds Place, Pensacola, FL 32514, for and in consideration of Ten Dollars  
and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain,  
sell, release, confirm, convey and grant unto HARRY DANTE KAHN, JR. AND PATRICIA B. KAHN,  
husband and wife, (whether one or more, hereinafter Grantee) whose mailing address is: 4855  
Velasquez, Pensacola, FL 32504, forever, the following described real property, situate, lying and being  
in the County of Escambia, State of Florida, to-wit:

ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING:

Lot 26, Block F, HARBOUR SQUARE, SECOND ADDITION, according to plat recorded  
in Plat Book 9, page 90 of the public records of Escambia County, Florida.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT AT THE TIME OF THIS CONVEYANCE THE  
ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR FOR  
ANY PURPOSES UNDER FLORIDA LAW OR THE FLORIDA CONSTITUTION AND THE PROPERTY  
IS NOT ADJACENT TO OR CONTIGUOUS TO GRANTOR'S HOMESTEAD.

Subject to taxes for the current year and to valid easements, restrictions, and reservations of record affecting  
the above property, if any, which are not hereby reimposed.

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of  
homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in  
said property and has a good right to convey the same; that is free from liens and encumbrances, except  
as set forth above; that Grantor will make such further assurances to protect fee simple title to said  
property in Grantee as may reasonably be required; and that Grantor shall and will forever warrant and  
defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully  
claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms  
"Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal  
representatives and assigns of individuals, and the successors and assigns of corporations and other  
entities.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19<sup>th</sup> day of May,  
2010.

Signed, sealed and delivered in the presence of:

Heather M. Wicker  
Printed Name Heather M. Wicker

HARRY DANTE KAHN, III  
Printed Name HARRY DANTE KAHN, III

PATRICIA PORTER  
Printed Name: PATRICIA PORTER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2010, by  
HARRY DANTE KAHN, III, who is personally known to me or who produced  
FLDL as identification.



Jennifer Newman  
Name Jennifer Newman,  
Notary Public