

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1700653

**Date of Tax Deed Application**  
Aug 04, 2017

This is to certify that **GTURN LLC AND GHETT TL LLC PAR CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 1477**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-1758-371**

Cert Holder:  
**GTURN LLC AND GHETT TL LLC PAR CITIBANK, N.A., AS COLLATERAL**  
**4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121**

Property Owner:  
**OWEN LESLIE E**  
**7069 CABRAL ST**  
**PENSACOLA, FL 32503-7347**  
LT 5 BLK B BEAUCLERC ESTATES PB 7 P 62 OR 6585 P 394

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
2015/1477	03-1758-371	06/01/2015	850.56	42.53	893.09

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
2017/1303	03-1758-371	06/01/2017	903.31	6.25	45.17	954.73
2016/1318	03-1758-371	06/01/2016	876.45	6.25	43.82	926.52

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

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,774.34
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,149.34

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

**Total Amount Paid**

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.	42,109.50
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	6.25
19. Total Amount to Redeem	

Done this the 9th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 3/5/17

By

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
03-1758-371 2015

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700653

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
GTURN LLC AND GHETT TL LLC PAR CITIBANK, N.A., AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO, CA 92121,

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
03-1758-371	2015/1477	06-01-2015	LT 5 BLK B BEAUCLERC ESTATES PB 7 P 62 OR 6585 P 394

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.

Electronic signature on file  
GTURN LLC AND GHETT TL LLC PAR CITIBANK, N.A.,  
AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO, CA 92121

08-04-2017  
Application Date

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



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

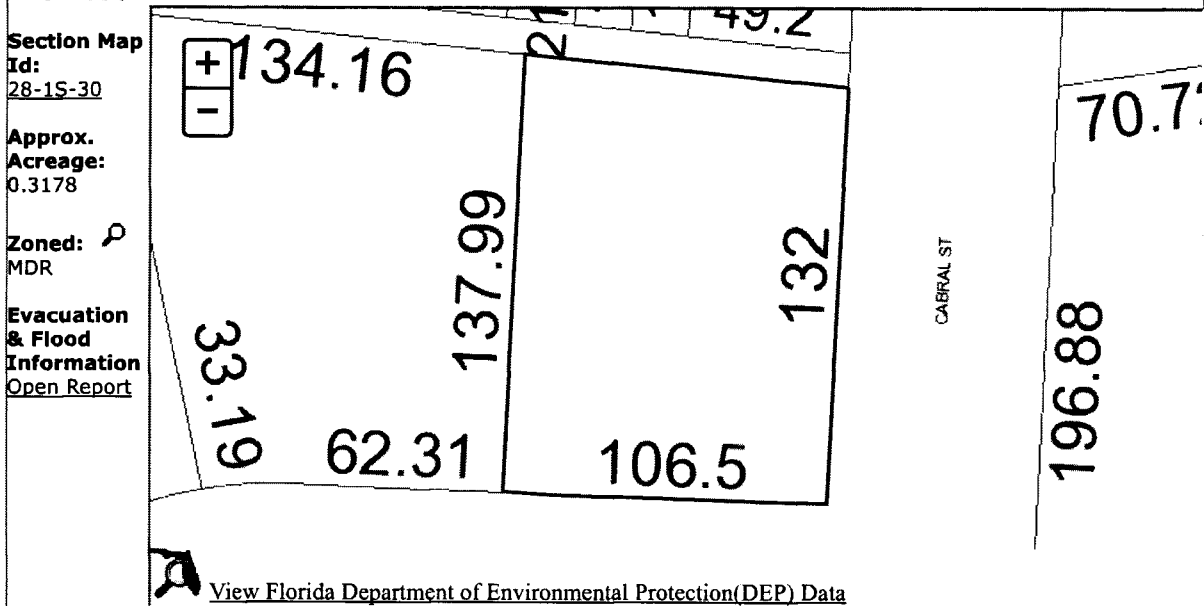
← **Navigate Mode**  Account  Reference →

[Printer Friendly Version](#)


<p><b>General Information</b></p> <p><b>Reference:</b> 281S302000050002  <b>Account:</b> 031758371  <b>Owners:</b> OWEN LESLIE E  <b>Mail:</b> 7069 CABRAL ST                  PENSACOLA, FL 32503-7347  <b>Situs:</b> 7069 CABRAL ST 32503  <b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Schools (Elem/Int/High):</b> HOLM/WOODHAM/WASHINGTON</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>                  Tax Inquiry link courtesy of Scott Lunsford                  Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$14,250</td> <td>\$86,133</td> <td>\$100,383</td> <td>\$85,987</td> </tr> <tr> <td>2016</td> <td>\$14,250</td> <td>\$83,413</td> <td>\$97,663</td> <td>\$84,219</td> </tr> <tr> <td>2015</td> <td>\$14,250</td> <td>\$79,946</td> <td>\$94,196</td> <td>\$83,634</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p> <p>★ <a href="#">File for New Homestead Exemption Online</a></p>	Year	Land	Imprv	Total	Cap Val	2017	\$14,250	\$86,133	\$100,383	\$85,987	2016	\$14,250	\$83,413	\$97,663	\$84,219	2015	\$14,250	\$79,946	\$94,196	\$83,634
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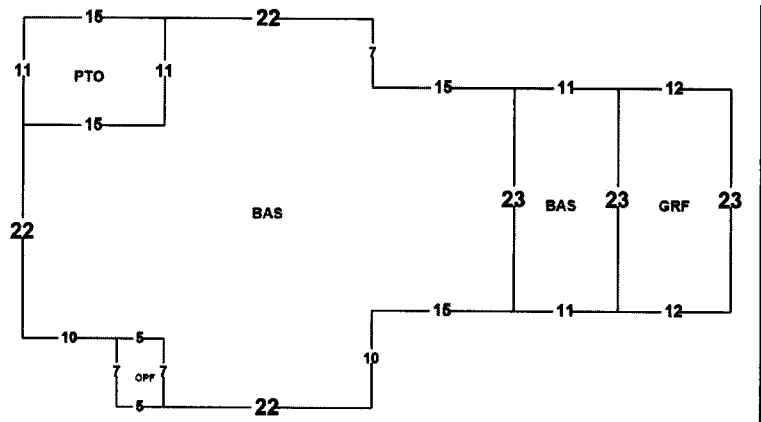
<p><b>Sales Data</b> <span style="float: right;">MLS Listing #519986</span></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/23/2010</td> <td>6585</td> <td>394</td> <td>\$55,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/10/2009</td> <td>6483</td> <td>377</td> <td>\$100</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>10/2006</td> <td>6010</td> <td>1262</td> <td>\$145,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/2006</td> <td>5928</td> <td>1260</td> <td>\$69,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/1998</td> <td>4253</td> <td>516</td> <td>\$79,900</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1997</td> <td>4094</td> <td>114</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers                  Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/23/2010	6585	394	\$55,000	WD	<a href="#">View Instr</a>	06/10/2009	6483	377	\$100	CT	<a href="#">View Instr</a>	10/2006	6010	1262	\$145,000	WD	<a href="#">View Instr</a>	06/2006	5928	1260	\$69,000	WD	<a href="#">View Instr</a>	04/1998	4253	516	\$79,900	WD	<a href="#">View Instr</a>	01/1997	4094	114	\$100	QC	<a href="#">View Instr</a>	<p><b>2017 Certified Roll Exemptions</b>                  HOMESTEAD EXEMPTION</p> <p><b>Legal Description</b>                  LT 5 BLK B BEAUCLERC ESTATES PB 7 P 62 OR 6585 P 394</p> <p><b>Extra Features</b>                  None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
04/23/2010	6585	394	\$55,000	WD	<a href="#">View Instr</a>																																						
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Parcel Information [Launch Interactive Map](#)

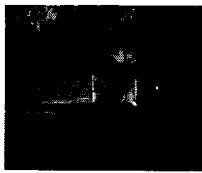


<b>Buildings</b>
Address: 7069 CABRAL ST, Year Built: 1972, Effective Year: 1977

<b>Structural Elements</b>
<b>DECOR/MILLWORK-ABOVE AVERAGE</b>
<b>DWELLING UNITS-1</b>
<b>EXTERIOR WALL-SIDING-LAP.AAVG</b>
<b>FLOOR COVER-CARPET</b>
<b>FOUNDATION-WOOD/SUB FLOOR</b>
<b>HEAT/AIR-CENTRAL H/AC</b>
<b>INTERIOR WALL-DRYWALL-PLASTER</b>
<b>NO. PLUMBING FIXTURES-9</b>
<b>NO. STORIES-1</b>
<b>ROOF COVER-DIMEN/ARCH SHNG</b>
<b>ROOF FRAMING-MANSARD/GAMBREL</b>
<b>STORY HEIGHT-0</b>
<b>STRUCTURAL FRAME-WOOD FRAME</b>
 Areas - 2284 Total SF
<b>BASE AREA - 1808</b>
<b>GARAGE FIN - 276</b>
<b>OPEN PORCH FIN - 35</b>
<b>PATIO - 165</b>



Images



8/4/11

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:09/14/2017 (tc.1493)



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-1758-371	06		2815302000050002

PROPERTY ADDRESS:

7069 CABRAL ST

EXEMPTIONS:

HOMESTEAD EXEMPTION

OWEN LESLIE E  
7069 CABRAL ST  
PENSACOLA, FL 32503-7347

**PRIOR YEAR(S) TAXES OUTSTANDING**

18-148

15/1477

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	85,987	50,000	35,987	238.11
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	85,987	25,000	60,987	137.10
BY STATE LAW	4.3830	85,987	25,000	60,987	267.31
WATER MANAGEMENT	0.0353	85,987	50,000	35,987	1.27
SHERIFF	0.6850	85,987	50,000	35,987	24.65
M.S.T.U. LIBRARY	0.3590	85,987	50,000	35,987	12.92
<b>TOTAL MILLAGE</b>	<b>14.3268</b>			<b>AD VALOREM TAXES</b>	<b>\$681.36</b>

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LT 5 BLK B BEAUCLERC ESTATES PB 7 P 62 OR 6585 P 394	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**

**\$806.69**

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	\$774.42	\$782.49	\$790.56	\$798.62	\$806.69

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

### 2017 Real Estate Property Taxes

<b>ACCOUNT NUMBER</b>
03-1758-371
<b>PROPERTY ADDRESS</b>
7069 CABRAL ST

OWEN LESLIE E  
7069 CABRAL ST  
PENSACOLA, FL 32503-7347

Make checks payable to:

**Scott Lunsford, CFC**  
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, 2017
	774.42
AMOUNT IF PAID BY	Dec 31, 2017
	782.49
AMOUNT IF PAID BY	Jan 31, 2018
	790.56
AMOUNT IF PAID BY	Feb 28, 2018
	798.62
AMOUNT IF PAID BY	Mar 31, 2018
	806.69

DO NOT FOLD, STAPLE, OR MUTILATE

File # 18-148

**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: 031758371 Certificate Number: 001477 of 2015**

**Payor: GUARANTEE TITLE OF NW FL 4284 HWY 90 PACE, FL 32571      Date 12/28/2017**

Clerk's Check #	5530612880	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,486.27
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	<del>\$4,043.52</del>
			<b>\$ 3,501.55</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Whitney Lippage*  
 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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 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 # 2015 TD 001477**

**Redeemed Date 12/28/2017**

**Name GUARANTEE TITLE OF NW FL 4284 HWY 90 PACE, FL 32571**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,486.27
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• 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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 031758371 Certificate Number: 001477 of 2015**

Redemption  Yes  No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/05/2018"/>	Redemption Date <input type="text" value="12/28/2017"/>
Months	7	4
Tax Collector	<input type="text" value="\$3,149.34"/>	<input type="text" value="\$3,149.34"/>
Tax Collector Interest	\$330.68	\$188.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,486.27	<input type="text" value="\$3,344.55"/> TC
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	\$47.25	\$27.00
Total Clerk	\$497.25	<input type="text" value="\$477.00"/> Ctt
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,083.52	\$3,821.55
	Repayment Overpayment Refund Amount	\$261.97

Notes





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 4, 2018

GTURN LLC AND GHETT TL LLC PAR CITIBANK NA AS COLLATERAL  
4747 EXECUTIVE DRIVE SUITE 510  
SAN DIEGO CA 92121

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
2015 TD 001477	\$450.00	\$27.00	\$477.00
2015 TD 007864	\$450.00	\$33.75	\$483.75
2015 TD 009197	\$450.00	\$33.75	\$483.75

**TOTAL \$1,444.50**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg".

Emily Hogg  
Tax Deed Division

**Southern Guaranty Title Company**

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

18-148  
Referred

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 14134

January 2, 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 01-02-1998, through 01-02-2018, and said search reveals the following:

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

Leslie E. Owen

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: 

January 2, 2018

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 14134

January 2, 2018

**Lot 5, Block B, Beauclerc Estate, as per plat thereof, recorded in Plat Book 7, Page 62, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 14134

January 2, 2018

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$100,383.00.. Tax ID 03-1758-371.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-5-2018

TAX ACCOUNT NO.: 03-1758-371

CERTIFICATE NO.: 2015-1477

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 2017 tax year.

Leslie E. Owen  
7069 Cabral St.  
Pensacola, FL 32503

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

Prepared by:  
Leonard A. Barrow, Jr.  
Attorney-at-Law  
2418 Colonial Drive  
Melbourne, FL 32901

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 23 day of April, 2010, by and between THE SECRETARY OF VETERANS AFFAIRS, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as GRANTOR; and LESLIE E. OWEN, a single woman, whose mailing address is: 7069 Cabral Street, Pensacola, FL 32503-7347, as GRANTEE.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in the County of ESCAMBIA, State of FLORIDA, more particularly described as:

Lot 5, Block B, BEAUCLERC ESTATES, a subdivision of a portion of Section 28, Township 1 South, Range 30 West, Escambia County, Florida, according to the Plat thereof, as recorded in Plat Book 7, Page 62, of the Public Records of Escambia County, Florida.

SUBJECT to taxes for year of conveyance and subsequent years; and subject to all covenants, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, and public utilities of record; this reference to said restrictions shall not operate to reimpose the same;

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of the Grantee forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Alegia Byrant*  
Witness signature  
print witness name: Alegia Byrant

*Stephanie Reyna*  
Witness signature  
print witness name: Stephanie Reyna

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

The Secretary of Veterans Affairs, an officer of the United States of America.

By: *Amy Spriet*  
Amy Spriet  
Its: Assistant Secretary  
Countrywide pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f).

STATE OF TEXAS:

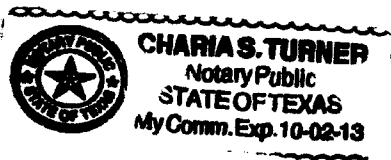
COUNTY OF COLLIN:

On this date, before me personally appeared Amy Spriet, pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of The Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 23 day of April, 2010.

(Notary Seal)

*Charia S Turner*  
Notary Public  
Print name: Charia S Turner  
Notary Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



FROM APR. 22. 2010: 3.27PM RD DE 2T FAX FAX NO. : 8524945934

NO. 106 P. 1  
Apr. 22 2010 02:30PM P2

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Subdivision: Beaulerc Estates

Legal Address of Property: 7069 Cabral Street, Parcel # 28-15-30-2000-050-002

The County  has accepted  has not accepted the above abutting roadway for maintenance at the above address.

This form completed by: Public Works, Roads & Bridges Division  
601 Hwy 197A  
Cantonment, Florida 32533

AS TO SELLER (S)

Seller's Name [Signature]

Seller's Name \_\_\_\_\_

AS TO BUYER (S)

Buyer's Name Leslie E Owen

Buyer's Name \_\_\_\_\_

Witness' Name [Signature]

Witness' Name Alicia Bryant

Witness' Name [Signature]

Witness' Name Pam Davis

Witness' Name [Signature]

Witness' Name Sharon Henry

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS  
Effective 4/5/95