

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 21, 2014 / 140076

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 227.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-2603-420**

**Certificate Holder:**  
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447  
PO BOX 645040  
CINCINNATI, OHIO 45264

**Property Owner:**  
DUNLAP JAMES A CONLIN PAULA M  
5245 DURANGO PL  
PENSACOLA, FLORIDA 32504

**Legal Description:**

LT 11 BLK G SOTOGRANDE UNIT #3 PB 8 P 51 & ADJ 1/2 OF MCALLISTER BLVD OR #34-92 OR 6339 P 1464

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
2012	227.0000	06/01/12	\$2,729.62	\$0.00	\$136.48	\$2,866.10

**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	205.0000	06/01/13	\$2,611.08	\$6.25	\$130.55	\$2,747.88

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

\$5,613.98
\$0.00
\$2,414.27
\$250.00
\$75.00
\$8,353.25
\$8,353.25
\$6.25

\*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Jenna Stewart*

Date of Sale: October 6, 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: 140076

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX  
LLC-447  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

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>
227.0000	01-2603-420	06/01/2012	LT 11 BLK G SOTOGRANDE UNIT #3 PB 8 P 51 & ADJ 1/2 OF MCALLISTER BLVD OR #34-92 OR 6339 P 1464

**2013 TAX ROLL**

DUNLAP JAMES A CONLIN PAULA M  
5245 DURANGO PL  
PENSACOLA , Florida 32504

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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11346

July 17, 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 07-17-1994, through 07-17-2014, and said search reveals the following:

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

Paula M. Conlin

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: 

July 17, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11346

July 17, 2014

**Lot 11, Block G, Sotogrande Subdivision, Unit #3, as per plat thereof, recorded in Plat Book 8, Page 51, of the Public Records of Escambia County, Florida, and also the adjoining 1/2 of McAllister Blvd. by Order No. 34-92 recorded in O.R. Book 3294, page 891, public records of said County.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11346

July 17, 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 \$118,717.00. Tax ID 01-2603-420.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 01-2603-420

CERTIFICATE NO.: 2012-227

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.

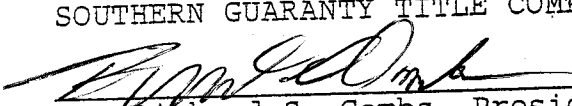
YES NO

- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for \_\_\_\_\_ tax year.

Paula M. Conlin  
5245 Durango Place  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 17th day of July, 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.

27-  
1260  
Prepared by and Return to:

LandAmerica Lawyers Title  
2100 Creighton Road  
Pensacola, FL 32504

Folio/Parcel ID#: 151S29-1500-011-007

File/Case No: 07080015250

(Space Above This Line for Recording Data)

### WARRANTY DEED

THIS Warranty Deed made this 6th day of June, 2008,

BETWEEN Victor Paganucci and Cheryl A. Paganucci, husband and wife

whose address is 10 Sunrise Hill Drive, Norwalk, CT 06851,

hereinafter called the Grantor, and

James A Dunlap, an unmarried person and Paula M. Conlin, an unmarried woman, as joint tenants  
with rights of survivorship and not as tenants in common

whose address is 5245 Durango Place, Pensacola, FL 32504, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars  
(\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their  
heirs and assigns forever, the following described land, situate, lying and being in the County of  
Escambia, State of Florida to wit:

Lot 11, Block G, Sotogrande Subdivision, Unit #3, a subdivision of a portion of Section 15,  
Township 1 South, Range 29 West, according to plat filed in Plat Book 8, Page 51 of the public  
records of Escambia County, Florida, and also the adjoining 1/2 of McAllister Blvd. by Order No. 34-  
92 recorded in Official Records Book 3294 Page 891 of the Public Records of said County.

Grantor herein states that the subject property is not the homestead of the grantor or the spouse  
or dependent minor child of grantor, nor is it contiguous to their homestead.


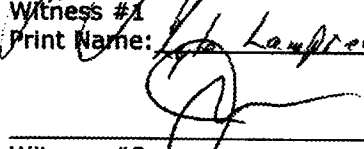
SUBJECT TO easements, restrictions and reservations of record, and real property taxes and  
assessments for the year of 2008 and subsequent years, which are not yet due and payable.

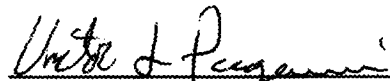
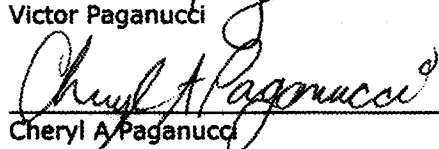
File/Case No: 07080015250

And the said Grantor hereby covenants with the Grantee that 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 and hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

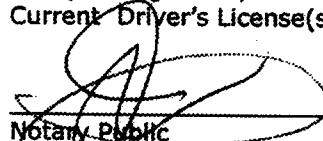
  
Witness #1  
Print Name: Laura Langrecht  
  
Witness #2  
Print Name: JDAune Gun

  
Victor Paganucci  
  
Cheryl A Paganucci

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this June 6, 2008 by Victor Paganucci and Cheryl A Paganucci, Husband and Wife, who are personally known to me or who have produced a Current Driver's License(s) as identification.

  
Notary Public  
My commission expires:

(Notary Seal)

