

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 21, 2014 / 140079

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 413.0000** , 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: 01-4591-135**

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

Property Owner:
TURNER SCOTT & TURNER SHELIA
579 BOBWHITE DR
PENSACOLA , FLORIDA 32514

Legal Description:
LT 17 BLK A QUAIL RUN UNIT I PB 9 P 86 OR 3228 P 487

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	413.0000	06/01/12	\$1,007.69	\$0.00	\$50.38	\$1,058.07

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
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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
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

\$1,058.07
\$0.00
\$250.00
\$75.00
\$1,383.07
\$1,383.07
\$40,983.50
\$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.

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:

Certificate No.	Parcel ID Number	Date	Legal Description
413.0000	01-4591-135	06/01/2012	LT 17 BLK A QUAIL RUN UNIT I PB 9 P 86 OR 3228 P 487

2013 TAX ROLL

TURNER SCOTT & TURNER SHELIA
579 BOBWHITE DR
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.

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.: 11348

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:

Scott Turner, divorced, and Shelia Turner, divorced

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.: 11348

July 17, 2014

**Lot 17, Block A, Quail Run, Unit 1, as per plat thereof, recorded in Plat Book 9, Page 86, of
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11348

July 17, 2014

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

1. Possible Judgment filed by State of Florida/Escambia County against Scott Elliott Turner recorded in O.R. Book 6335, page 1260.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$81,967.00. Tax ID 01-4591-135.

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.

Email: rcsgr@aol.com

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:
✓ Gulf Coast Title & Abstract
of Panama City, Inc.
1430 Harrison Avenue
Panama City, Florida 32401
Case Number: 92-0630-D-MPS

9+1.50
483.70 deed
224.35 assumption
\$718.55

3228PG 487

****Clerk's Office Use Only****

WARRANTY DEED - INDIVID. TO INDIVID.

This Warranty Deed Made on August 1, 1992 by and between:

William O. Warnock, (SSH 462-04-9278)
and wife, Rhesa K. Warnock, (SSH 261-41-3369)
1952 Southaven Drive
Virginia Beach, VA 23464

hereinafter called the grantor, to

Scott Turner, (SSH 433-47-1747)
and wife, Shelia Turner, (SSH 437-41-2363)
579 Bob White Drive
Pensacola, Florida 32514

hereinafter called the grantee:

(Whoever used herein the terms "grantor" and "grantee" include all the 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 to viz:

Escambia County Property Appraiser's RE# 01-4591-135

Lot 17, Block A, QUAIL RUN, UNIT 1, a subdivision of a portion of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 9 at page 86 of the public records of said County.

This conveyance is made subject to that certain mortgage dated March 11, 1987, given by William O. Warnock and wife, Rhesa K. Warnock to First Guaranty Mortgage Corporation, recorded in Escambia County Official Records Book 2384, Page 204, and the grantees do hereby assume and agree to pay all of the unpaid portion of said mortgage indebtedness and all sums of money agreed to be paid by the mortgagors in said mortgage and assume and agree to perform all obligations and liabilities of the mortgagors as set forth in said mortgage. Said Mortgage last assigned to Real Estate Financing per assignment recorded in Escambia County Official Records Book 3191, Page 38. Said mortgage having an approximate current balance of \$64,062.71.

D.S. PD. \$ 483.70
DATE Aug. 26, 1992
JOE A. FLOWERS, COMPTROLLER
BY Barbara Bitter D.C.
CERT. REG. #59 2043328-07-01

D.S. PD. \$ 224.35 assumption
DATE Aug. 26, 1992
JOE A. FLOWERS, COMPTROLLER
BY Barbara Bitter D.C.
CLAT. REG. #59 2043328-07-01

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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1991; restrictions, reservations, and easements of record.

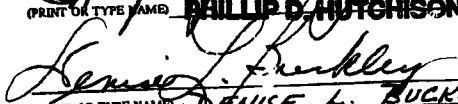
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

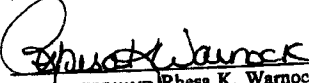
Signed, sealed and delivered in our presence

WITNESSES:


(PRINT OR TYPE NAME) **PHILLIP D. HUTCHISON, JR.**


(PRINT OR TYPE NAME) William O. Warnock [L.S.]


(PRINT OR TYPE NAME) **DENISE L. BUCKLEY**


(PRINT OR TYPE NAME) Rhesa K. Warnock [L.S.]

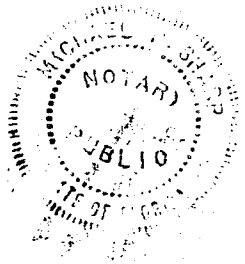
STATE OF: Florida
COUNTY OF: BAY

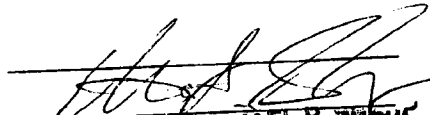
The foregoing instrument was acknowledged before me this 31st day of July, 1992, by

William O. Warnock and wife, Rhesa K. Warnock

who is (X) personally known to me or () who has produced photo identification and who did not take an oath.

(seal)




(PRINT OR TYPE NAME) **MICHAEL P. SAWYER**
Notary Public, State of Florida
My Commission Expires March 15, 1994
Bonded Thru Troy Fain - Insurance Inc.

FILED
JUL 31 1992
BAY COUNTY
982258

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 1990 CF 005809 A
DIVISION: B

DEFENDANT: SCOTT ELLIOTT TURNER
257 QUINTETTE LANE
PACE, FL 32571

DATE OF BIRTH: 07/12/1964

2008 JUN -2 P 3 0
CIRCUIT CRIMINAL
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MARCH 5, 1991, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 425.00, the amount of which shall bear interest at the rate prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,
Florida, this 2nd day of June, 2008.


CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 1990 CF 005809 A



00094360971

Dkt: CF618 Pg#: