

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 21, 2014 / 140090

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 2044.0000** , 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: 03-4165-100**

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

**Property Owner:**  
FORBIS WILLIAM M & ANN G LIFE EST &  
3901 MCCLELLAN RD  
PENSACOLA , FLORIDA 32503

**Legal Description:**  
LT 11 BLK 95 CORDOVA PK UNIT 17 PB7 P 36 OR 3081 P 98 OR 3260 P 590 SHEET E

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	2044.0000	06/01/12	\$1,260.96	\$0.00	\$63.05	\$1,324.01

**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	1845.0000	06/01/13	\$2,993.88	\$6.25	\$149.69	\$3,149.82

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

\$4,473.83
\$0.00
\$2,769.81
\$250.00
\$75.00
\$7,568.64
\$7,568.64
\$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: 140090

## 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>
2044.0000	03-4165-100	06/01/2012	LT 11 BLK 95 CORDOVA PK UNIT 17 PB7 P 36 OR 3081 P 98 OR 3260 P 590 SHEET E

**2013 TAX ROLL**

FORBIS WILLIAM M & ANN G LIFE EST &  
3901 MCCLELLAN RD  
PENSACOLA , Florida 32503

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.: 11358

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:

Clyde F. Bailey, Jr. and Beth A. Bailey, 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

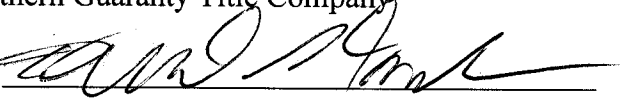
4. Taxes:

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: 

July 17, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11358

July 17, 2014

**Lot 11, Block 95, Corodova Park Unit No. 17, as per plat thereof, recorded in Plat Book 7,  
Page 36, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11358

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 \$137,018.00. Tax ID 03-4165-100.

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.: 03-4165-100

CERTIFICATE NO.: 2012-2044

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

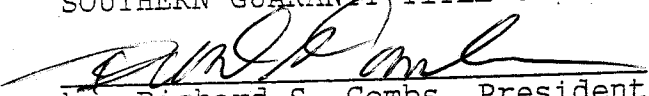
      X   Notify Escambia County, 190 Governmental Center, 32502

      X   Homestead for        tax year.

Clyde F. Bailey, Jr.  
Beth A. Bailey  
3901 McClellan Rd.  
Pensacola, FL 32503

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.

THIS INSTRUMENT PREPARED BY:

Clyde F. Bailey, Jr.  
3901 McClellan Road  
Pensacola, FL 32503

Tax Parcel I.D. #: 33-1S-30-8300-011-095

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that William Max Forbis, Jr. and Ann Gray Forbis, husband and wife, as Trustees ("Grantors"), whose mailing address is 3901 McClellan Road, Pensacola, Florida 32503, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to Clyde F. Bailey, Jr. and Beth A. Bailey, husband and wife ("Grantees"), whose mailing address is 3901 McClellan Road, Pensacola, Florida 32503, their successors and assigns, forever, the real property in Escambia County, Florida described as follows:

Lot 11, Block 95 of Cordova Park Unit No. 17 a subdivision of a portion of Section 17, Township 1 South, Range 29 West, and Section 3, Township 2 South, Range 29 West, as recorded in Plat Book 7 at page 36 of the public records of Escambia County, Florida.

Together with all the estate and rights of Grantors in such property.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of March, 2013.

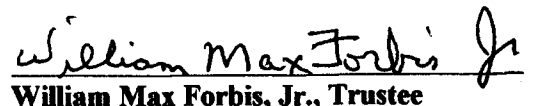
Signed, sealed, and delivered  
in our presence:

  
Signature of Witness

  
Print Name of Witness

  
Signature of Witness

  
Print Name of Witness

  
William Max Forbis, Jr., Trustee

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The following instrument was acknowledged before me this 15th day of March, 2013, by William Max Forbis, Jr., Trustee who ( ☒ ) is personally known to me or who ( ) has produced \_\_\_\_\_ as identification bearing identification number \_\_\_\_\_.



VALERIE A. HOYT  
COMMISSION # DD 884007  
EXPIRES: June 30, 2013

Valerie A. Hoyt  
Valerie A. Hoyt  
[Print name below signature]

NOTARY PUBLIC, State of Florida  
Commission Number: DD 884007  
My Commission Expires: 6-30-2013

[NOTARIAL SEAL]

Signed, sealed, and delivered  
in our presence:

Renee Jarrell  
Signature of Witness

Renee Jarrell  
Print Name of Witness

Valerie A. Hoyt  
Signature of Witness

Valerie A. Hoyt  
Print Name of Witness

Ann Gray Forbis  
Ann Gray Forbis, Trustee



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The following instrument was acknowledged before me this 10th day of March, 2013, by Ann Gray Forbis, Trustee who ( X ) is personally known to me or who ( ) has produced \_\_\_\_\_ as identification bearing identification number \_\_\_\_\_.



VALERIE A. HOYT  
COMMISSION # DD 884007  
EXPIRES: June 30, 2013

[NOTARIAL SEAL]

Valerie A. Hoyt

Valerie A. Hoyt  
[Print name below signature]

NOTARY PUBLIC, State of Florida

Commission Number: DD884007

My Commission Expires: 6-30-2013