

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 21, 2014 / 140146

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10036.0000**, 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: 13-2121-000**

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

Property Owner:
KINARD JIMMIE LEE BLAKE
1914 E 4TH AVE
SPOKANE, WASHINGTON 99202

Legal Description:

S1/2 LT 15 ALL LTS 16 17 BEL NO BLK 121 BELMONT TRACT OR 888 P 883 OR 4263 P 1999 CA 91

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	10036.0000	06/01/12	\$1,509.32	\$0.00	\$75.47	\$1,584.79

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	9145.0000	06/01/13	\$1,429.16	\$6.25	\$71.46	\$1,506.87

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

\$3,091.66
\$0.00
\$1,315.85
\$250.00
\$75.00
\$4,732.51
\$4,732.51
\$6.25

*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: November 3, 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
10036.0000	13-2121-000	06/01/2012	S1/2 LT 15 ALL LTS 16 17 BEL NO BLK 121 BELMONT TRACT OR 888 P 883 OR 4263 P 1999 CA 91

2013 TAX ROLL

KINARD JIMMIE LEE BLAKE
1914 E 4TH AVE
SPOKANE , Washington 99202

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

14-780

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11390

August 4, 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 08-04-1994, through 08-04-2014, and said search reveals the following:

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

Jimmie Lee Blake Kinard and Cotetes Blake

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

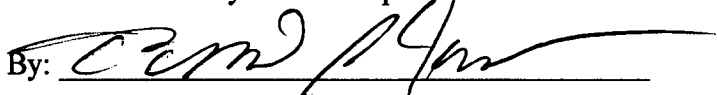
4. Taxes:

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 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11390

August 4, 2014

The South 1/2 of Lot 15, all of Lots 16 and 17, Block 121, East King Tract, Belmont Numbering, City of Penscola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11390

August 4, 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 \$65,263.00. Tax ID 13-2121-000.

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: 11-03-2014

TAX ACCOUNT NO.: 13-2121-000

CERTIFICATE NO.: 2012-10036

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.

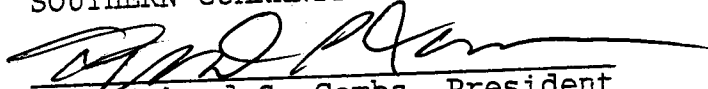
YES NO

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

Jimmie Lee Blake Kinard & Cotetes Blake
1914 E. 4th Ave.
Spokane, WA 99202

Certified and delivered to Escambia County Tax Collector,
this 4th 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.

WARRANTY DEED

For good consideration, we Felix Blake (Deceased) and Cotetes Blake, of 2011 North Spring Street, Pensacola, County of Escambia, State of Florida, hereby bargain, deed and convey to Jimmie Lee Blake Kinard, of 1914 E. 4th Avenue, Spokane, County of Spokane, State of Washington, the following described land in Escambia County, free and clear with WARRANTY COVENANTS; to wit:

The South 1/2 of Lot 15, all of Lots 16 and 17, Block 121, East King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to the map of the city copyrighted by Thomas C. Watson in 1906.

00-05-00-9610-015-121

There is excepted from the warranties hereinafter contained any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes for 1975 and subsequent years.

Grantor: Retains life estate, CSB by Brenda C Daniels

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so

granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of Escambia County dated April 3, 1975.

WITNESS the hands and seal of said Grantors this 1st day of June, 1998.

Phyllis Trimuar
Phyllis Trimuar

Eloise Eckhouse
Eloise Eckhouse

Felix Blake (Deceased) Grantor
Cotetes Blake
by Brenda C. Daniels
Brenda C. Daniels, Power of
Attorney for
Cotetes Blake, Grantor

STATE OF FLORIDA
COUNTY OF ESCAMBIA

On before me, Brenda C. Daniels, Power of Attorney for Cotetes Blake, Grantor, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sybil H. Ward

Affiant ☐ Known ☒ Produced ID

Type of ID A. D. Lic.

(Seal)

Prepared by:
Phyllis Trimuar
Bill Thompson's Office Equipment
103 S. Baylen St.
Pensacola, FL 32501
(850)434-2365

SYBIL H. WARD
"Notary Public-State of FL"
Comm. Exp. Feb. 15, 2001
Comm. No. CC617218

RCD Jun 01, 1998 03:56 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-488826

State of Florida)
Escambia County)

OF BEGGS, LAND, MARSH, CO. NIS & DAVIS
INC. 1000 N. GULF BLVD. PENSACOLA, FLORIDA
WARRANTY DEED

Know All Men by These Presents: That we, Luther W. Carter and Merle G. Carter, as husband and wife,

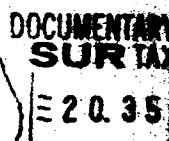
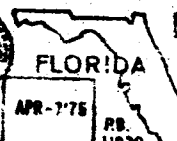
for and in consideration of The Sum of One Hundred Dollars (\$100.00) and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Felix Blake and Cotetes Blake, as husband and wife, whose address is 2011 North Spring Street, Pensacola, Florida,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola County of Escambia State of Florida to-wit:

The South $\frac{1}{2}$ of Lot 15, all of Lots 16 and 17, Block 121, East King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to the map of the city copyrighted by Thomas C. Watson in 1906.

ESCAMBIA
COUNTY
0 5 6 3 3 4



There is excepted from the warranties hereinafter contained any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes for 1975 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, OUR heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set OUR hands and seals this 3rd day of April A. D. 1975.

Signed, sealed and delivered in the presence of

James M. Weber
Christina G. Carter

Luther W. Carter
Merle G. Carter

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida)
Escambia County)

Before the subscriber personally appeared Luther W. Carter

and Merle G. Carter his wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein set forth.

Given under my hand and official seal this 3rd day of April 1975.

APR 3 4 45 PM '75

667116

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 10036 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JIMMIE LEE BLAKE KINARD 1914 E 4TH AVE SPOKANE, WA 99202
--

WITNESS my official seal this 2nd day of October 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 3, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BRIDGE TAX LLC – 447 US BANK** holder of **Tax Certificate No. 10036**, issued the **1st day of June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

S1/2 LT 15 ALL LTS 16 17 BEL NO BLK 121 BELMONT TRACT OR 888 P 883 OR 4263 P 1999 CA 91

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132121000 (14-780)

The assessment of the said property under the said certificate issued was in the name of

JIMMIE LEE BLAKE KINARD

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **3rd day of November 2014**.

Dated this 2nd day of October 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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Post Property:

2011 N SPRING ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-780

Document Number: ECSO14CIV044637NON

Agency Number: 15-000199

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 10036 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JIMMIE LEE BLAKE KINARD

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/2/2014 at 1:45 PM and served same at 12:30 PM on 10/3/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


E. HARRIS, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: DLRUPERT

WARNING

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132121000 (14-780)

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2011 N SPRING ST 32501



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

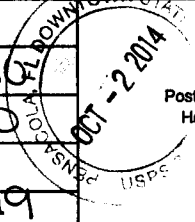
RECEIVED
OCT - 2 2 1:45
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

7008 1830 0000 0242 5291

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.49		Postmark Here
Certified Fee	3.30		
Return Receipt Fee (Endorsement Required)	2.70		
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 6.49		

Sent To
Street, or PO Box
City, State

JIMMIE LEE BLAKE KINARD [14-780]
1914 E 4TH AVE
SPOKANE, WA 99202

PS Form

12/10036

12/10036

<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>X [Signature]</i> </p>	
<p>1. Article Addressed to:</p> <p>JIMMIE LEE BLAKE KINARD [14-780] 1914 E 4TH AVE SPOKANE, WA 99202</p>		<p>B. Received by (Printed Name) <i>Odell Kinard</i> </p>	<p>C. Date of Delivery <i>10-4-14</i> </p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery </p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, July 2013</p>		<p>Domestic Return Receipt</p>	

7008 1830 0000 0242 5291