FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number Apr 20, 2015 / 150055

This is to certify that the holder listed below of Tax Sale Certificate Number 2013 / 5397.0000, issued the 1st day of June, 2013, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: Parcel ID Number: 09-3292-000

Certificate Holder:

HMF FL D, LLC AND CAPITAL ONE RAI CUSTODIAN

PO BOX 54291

NEW ORLEANS, LOUISIANA 70154

Property Owner: BEVERLY NATALIE 7225 ESTHER ST

PENSACOLA, FLORIDA 32506

Legal Description:

E 78 FT OF LT 12 BLK C LINDSKOG S/D PB 1 P 79 OR 6881 P 1091

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	1/C Fee	Interest	lotal
2013	5397.0000	06/01/13	\$1,118.71	´ \$0.00	\$55.94	\$1,174.65

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
2014	5000.0000	06/01/14	\$1,105.55	\$6.25	\$55.28	\$1,167.08

1.	Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed	
	by Applicant or Included (County)	\$2,341.73
2.	Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3.	Total of Current Taxes Paid by Tax Deed Applicant (2014)	\$1,075.37
4.	Ownership and Encumbrance Report Fee	\$200.00
5.	Tax Deed Application Fee	\$125.00
6.	Total Certified by Tax Collector to Clerk of Court	\$3,742.10
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	\$3,742.10
	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.	
	Statutory (Opening) Bid; Total of Lines 12 thru 14	
16.	Redemption Fee	\$6.25
17.	Total Amount to Redeem	

*Done this 20th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: 7/6/

^{*} This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Application Number: 150055

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

HMF FL D, LLC AND CAPITAL ONE RAI CUSTODIAN

PO BOX 54291

NEW ORLEANS, Louisiana, 70154

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

5397.0000 09-3292-000 06/01/2013

E 78 FT OF LT 12 BLK C LINDSKOG S/D

PB 1 P 79 OR 6881 P 1091

2014 TAX ROLL
BEVERLY NATALIE
7225 ESTHER ST
PENSACOLA , Florida 32506

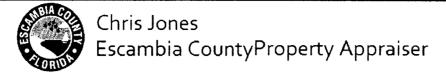
I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree 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.

Gintdareo (Ginny Donaghy)

04/20/2015

Applicant's Signature

Date



Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

Navigate Mode

Account Reference Printer Friendly Version

General Information

112S312000120003

Reference: Account:

093292000

Owners:

BEVERLY NATALIE 7225 ESTHER ST

Mail: Situs:

PENSACOLA, FL 32506 7225 ESTHER ST 32506

Use Code:

SINGLE FAMILY RESID 🔑

Taxing **Authority:**

COUNTY MSTU

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

2014 Certified Roll Assessment \$49,595 Improvements: Land: \$14,250 Total: \$63,845 Non-Homestead Cap: \$63,845 Disclaimer

Amendment 1/Portability Calculations

Sales Data

Official Records Sale Date Book Page Value Type (New Window)

\$100 QC 07/12/2012 6881 1091 View Instr 04/15/2011 6711 1561 \$37,000 WD <u>View Instr</u> 04/12/2011 6711 1560 \$100 QC View Instr 04/06/2010 6578 876 \$100 QC View Instr \$100 QC 03/31/2010 6578 878 View Instr 02/1997 4103 122 \$61,500 WD View Instr 04/1992 3150 420 \$42,900 WD View Instr 09/1980 1607 564 \$29,000 WD View Instr 01/1971 528 533 \$18,500 WD View Instr

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and

2014 Certified Roll Exemptions

Legal Description

E 78 FT OF LT 12 BLK C LINDSKO G S/D PB 1 P 79 OR 6881 P 1091

Extra Features

FRAME BUILDING

Parcel Information

Section

Map Id: 11-2S-31-1

Approx. Acreage: 0.2600

Zoned: 🔎 R-2

Evacuation & Flood Information Open Report



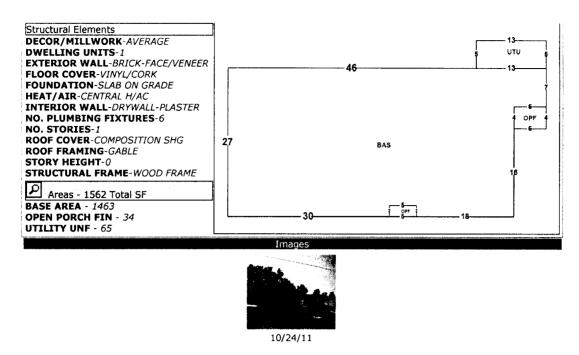
Launch Interactive Map



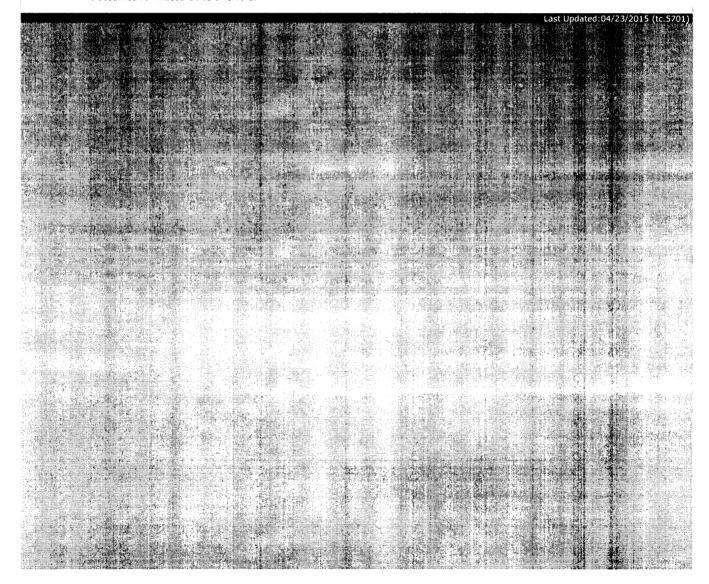
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 7225 ESTHER ST, Year Built: 1971, Effective Year: 1971



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.



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.: 12032 April 23, 2015

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 04-23-1995, through 04-23-2015, and said search reveals the following:

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

Natalie Beverly AKA Natalie Rainbolt

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:

April 23, 2015

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 12032 April 23, 2015

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, as per plat thereof, recorded in Plat Book 1, Page 79, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 12032 April 23, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$63,845.00. Tax ID 09-3292-000.

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: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 7-6-2015
TAX ACCOUNT NO.: 09-3292-000
CERTIFICATE NO.: 2013-5397
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.
Natalie Beverly aka Natalie Rainbolt 7225 Esther St. Pensacola, FL 32506
Certified and delivered to Escambia County Tax Collector, this 23rd day of April , 2015 .
SOUTHERN GUARANTY TITLE COMPANY
by: Richard S. Combs, President NOTE: The above listed addresses are based upon current information
MOTE. The above listed addresses are bused

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Recorded in Public Records 07/12/2012 at 11:15 AM OR Book 6881 Page 1091, Instrument #2012053498, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:					
Name: Natalir Zeverly					
Address: 7325 Esther St. Project/AFL.32506 Property Appraisers Percel Identification:					

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 12 day of 501 2 20 12	
by Kristi Mckinney	ے whose post office
address is 723 Carondelay Drive. Pensacola, FL. 3250L	first party,
To Natake Beverly	
whose post office address is 7225 Esther Street Pensacola FL 32501	, second party.
(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representative assigns of corporations. Wherever the context so admits or requires.)	s, and the successors and
Witnesseth, That the first party, for and in consideration of the sum of	
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby and quit claim unto the second party forever, all the right, title, interest, claim and demand which first party has in and to the following described lot, piece or parcel of land, situate, lying and being county of Escandia. State of Florida to wit:	n the said

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, a Subdivision of a portion of Section 11, Township 2 South, Range 31 West, Escambia County, Florida, according to Plat recorded in Plat Book 1, Page 79, of the Public Records of Said County.

Rarcel ID#: 112831-2000-120-003.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:	
Witness Signatulates to Grantor) Printed Name Witness Signature (as to Grantor) Printed Name MARYLINE AVILA	Grantor Signature, Printed Name
Witness Signature(as to Co-Grantor) Printed Name	Co-Grantor Signature Printed Name
Witness Signature (as to Co- Grantor) Printed Name	Post Office Address
State of Florida County of Escambia	
subscribed to the within instrument and acknowledged	i to me that he/she/they executed the same in his/her/their nature(s) on behalf of which the person(s) acted, executed
Signature Known Produced ID	NICHOLAS LLOYD KELLY MY COMMISSION # EE114158 EXPIRES July 20, 2015 (407) 204-0185 Florida-NotanyService.com

Recorded in Public Records 04/19/2011 at 04:50 PM OR Book 6711 Page 1561, Inserument #2011025879, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$259.00

Trepared By: JAMES C. TAYLOR Taylor & Van Matre, P.A. 4300 Bayon Blvd., Suite #16 Pensacota, Florida 32503 File Number: TVMII-1210 Sales Price 337,000.

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated April 19, 2011 by
LEON C. FOWLER and LYNN E. FOWLER, husband and wife whose post office address is:
P.O. BOX 1408, DAPHNE, AL 36526
hereinafter called the GRANTOR, to
KRISTI McKINNEY
whose post office address is:
723 CARONDELAY DRIVE, PENSACOLA, FL 32506

hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 Escambla County, Florida, viz:

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, a subdivision of a portion of Section 11, Township 2 South, Range 31 West, Bacambia County, Florida, according to the plat recorded in Plat Book 1, Page 79, of the Public Records of said County.

Parcel ID Number: 112831-2000-120-003

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and scaled these presents the date set forth above.

Witness Printed Name

Witness Printed Name

LYNN E. FOWLER

LYNN E. FOWLER

LYNN E. FOWLER

LYNN E. FOWLER

Witness Printed Name

LYNN E. FOWLER

NOTARY PUBLIC

My Commission Expires:

J. IVY JOHNSON
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 1-21-2015

RESIDENTIAL SALES

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller 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 Ordinances Chapter 1-29.2, Article V requires 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 acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: ESTHER STREET

LEGAL ADDRESS OF PROPERTY:

7225 ESTHER STREET, PENSACOLA, Florida 32506

THE COUNTY HAS ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

This form completed by: TVM11-1210

Taylor & Van Matre, P.A. 4300 Bayou Boulevard, Suite 16 Pensacola, Florida

AS IU SELLER(S):			
Kristym Clurks	m c	From Comber	-
\otimes . A	- Witness	LEON C. FOWLER	- Seiler
L'oralionna		from & Jouly	
	- Witness	LYNN E. FÓWLER	- Seller
AS TO BUYER(S):)
		V= 1:1 ():	
Jack Lara		MANUTUCHINA	X
JACK LAZA	- Witness	KRIŚTI McKINNEY	-Buyer
DENISE MINTON	- Witness	(- Buyer
\ /		5.445	

Recorded in Public Records 01/22/2013 at 12:55 PM OR Book 6963 Page 1923, Instrument #2013004637, Pam Childers Clerk of the Circuit Court Escambia County, FL

DEPARTMENT OF HEALTH • VITAL STATISTICS
STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPERCASE USE BLACK INK

This license not valid unless seal of Clerk, Circuit or County Court, appears thereon. (STATE FILE NUMBER)

2013 ML 000030

(APPLICATION NUMBER)										
APPLICATION TO MARRY										
•	GROOM'S NAME (First, Middle, Last)					2. DATE OF BIRTH (Month, Day, Year)				
	RAINBOLT JR		~~~					08/30/1969		
a. RESIDENCE - CITY, TOV	NN, OR LOCATION	36. COUNTY		- 1	3c. STATE			4. BIRTHPLACE (State or Foreign Country)		
PENSACOLA		ESCAMB	IIA			LORIDA		CALIFORNIA		
a. BRIDE'S NAME (First, Mic	· ·					JRNAME (If different) 6. DATE OF BIRTH (Month, Day, Year)			ith, Day. Year)	
NATALIE HELE	** ** **			BEVERLY 07/21/1976						
a. RESIDENCE - CITY, TOV	WN, OR LOCATION	7b. COUNTY	1 -		7c. STATE			8. BIRTHPLACE (State or Foreign Country)		
PENSACOLA		ESCAME			FLORIDA		MICH			
	WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.									
	9. SIGNATURE OF GROOM (Sign ful	name using black	(intc)		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date)					
	· / land Mobe	il Reu	Not	元		/2013				
	11. TITLE OF OFFICIAL			•	TZ: SICH	ATURE OF OFFICIAL (U	se plack (ok)			
	CLERK OF COURTS				·	· Johns Mithett DEPUTY CLERK				
	83. SIGNATURE OF BRIDE (Sign full name using black ink)				1	14. SÚBŠCRIBED AND SWORN TO BEFORE ME ON (Date)				
N. COLUMN P.	· Matalia Delen Beverly				01/08/2013					
	15. TITLE OF OFFICIAL CLERK OF COURTS			16. SIGN	18. SIGNATURE OF OFFICIAL (Use block ink) DEPUTY CLERK					
	LICENSE TO MARRY									
	AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.									
To conco	17. COUNTY ISSUING LICENSE 18. DATE LICEN					18a. DATE LICENSE E		19. EXPIRAT		
	ESCAMBIA	1 -			01/08/2013 01/11/			03	3/12/2013	
	20a. SIGNATURE OF COURT CLERK OR JUDGE			20b. TITL	20b. TITLE			20c. 8Y D.C.		
	· PAM CHILDERS					CLERK OF COURTS OMC				
A Property ROTT	CERTIFICATE OF MARRIAGE									
The same of the sa	HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA. 21. DATE OF MARRIAGE (Month, Day, Year) 22. CITY, TOWN, OR LOCATION OF MARRIAGE									
	JANUARY 11, 2013	•	PENSA			MAGE				
	239. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black link)					23c. ADDRESS (Of person performing ceremony)				
. 60°44	· Forrestire Chan				PO BOX 333 PENSACOLA FL 32591-0333					
4 Jan 18	23b NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or rollery statio)				24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)					
	HON. PAM CHILDERS, CLERK OF COURTS			rs	· drinkin Strugill					
1 contact	BY: ERNESTINE JOHNSON, DEPUTY CLERI			ERK	25 SIGN	25 SIGNATURE OF WITNESS TO CEREMONY (Use black ink)				
**************************************			>	·····						
· · · · · · · · · · · · · · · · · · ·	INFORMATION BE	LOW FOR U	SE BY VITAL	. STATI	STICS ONL	Y – NOT TO BE R	ECORDED			