

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 10, 2015 / 150035

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 8190.0000**, 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: 11-4406-015**

Certificate Holder:

CCTS CAP FL 82877 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, TEXAS 78230

Property Owner:

WUEST CHARLES L 1/2 INT WUEST DENNIS E 1/2 INT
2124 KENT LN
CANTONMENT, FLORIDA 32533

Legal Description:

BEG AT SW COR OF NW1/4 OF SW1/4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S 89 DEG 21 MIN E 884 28/100 FT FOR POB CONT SAME COURSE ...

See attachment for full legal description.

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 |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2013 | 8190.0000 | 06/01/13 | \$1,205.93 | \$0.00 | \$60.30 | \$1,266.23 |

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 | 7485.0000 | 06/01/14 | \$737.07 | \$6.25 | \$45.61 | \$788.93 |

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 (2014)
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

| |
|------------|
| \$2,055.16 |
| \$0.00 |
| \$716.09 |
| \$200.00 |
| \$125.00 |
| \$3,096.25 |
| |
| |
| |
| |
| |
| \$3,096.25 |
| |
| |
| |
| \$6.25 |
| |

*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: July 6, 2015

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/10/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-4406-015

April 28, 2015

Tax Year: 2012

Certificate Number: 8190.0000

BEG AT SW COR OF NW1/4 OF SW1/4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S
89 DEG 21 MIN E 884 28/100 FT FOR POB CONT SAME COURSE S 89 DEG 21 MIN 38 SEC E 110 53/100 FT N 0
DEG 12 MIN 7 SEC E 345 2/100 FT N 89 DEG 38 MIN 59 SEC W 110 53/100 FT S 0 DEG 12 MIN 7 SEC W 344
46/100 FT TO POB OR 2130 P 756 OR 6238 P 1848

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CCTS CAP FL 82877 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, Texas, 78230**

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 |
|------------------------|-------------------------|-------------|---|
| 8190.0000 | 11-4406-015 | 06/01/2013 | BEG AT SW COR OF NW1/4 OF SW1/4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S 89 DEG 21 MIN E 884 28/100 FT FOR POB CONT SAME COURSE S 89 DEG 21 MIN 38 SEC E 110 53/100 FT N 0 DEG 12 MIN 7 SEC E 345 2/100 FT N 89 DEG 38 MIN 59 SEC W 110 53/100 FT S 0 DEG 12 MIN 7 SEC W 344 46/100 FT ... See attachment for full legal description. |

2014 TAX ROLL

**WUEST CHARLES L 1/2 INT WUEST DENNIS E 1/2 INT
2124 KENT LN
CANTONMENT , Florida 32533**

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.

propel1 (Misty Dante)
Applicant's Signature

04/10/2015
Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-4406-015

April 28, 2015
Tax Year: 2012
Certificate Number: 8190.0000

BEG AT SW COR OF NW1/4 OF SW1/4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S
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46/100 FT TO POB OR 2130 P 756 OR 6238 P 1848

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.

propel1 (Misty Dante)
Applicant's Signature

04/10/2015
Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

◆ Navigate Mode ◆ Account ◆ Reference ◆

[Printer Friendly Version](#)

| General Information | | 2014 Certified Roll Assessment | |
|--|---|--|----------|
| Reference: | 301N312302001002 | Improvements: | \$24,094 |
| Account: | 114406015 | Land: | \$16,530 |
| Owners: | WUEST CHARLES L 1/2 INT WUEST DENNIS E 1/2 INT | Total: | \$40,624 |
| Mail: | 2124 KENT LN CANTONMENT, FL 32533 | <i>Non-Homestead Cap:</i> | \$40,624 |
| Situs: | 2124 KENT LN 32533 | Disclaimer Amendment 1/Portability Calculations | |
| 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 | | | |

| Sales Data | | 2014 Certified Roll Exemptions | |
|--|---|--|--|
| Sale Date | Book Page Value Type | None | |
| | Official Records (New Window) | | |
| 03/06/2014 | 7143 665 \$22,000 CJ View Instr | Legal Description BEG AT SW COR OF NW1/4 OF SW1/ 4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S 89 DEG 21 MIN E 884 28/10... | |
| 06/04/2012 | 6866 273 \$100 CJ View Instr | | |
| 06/04/2012 | 6865 1950 \$100 CJ View Instr | | |
| 10/01/2007 | 6238 1848 \$100 QC View Instr | | |
| 10/1985 | 2130 756 \$1,800 WD View Instr | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | Extra Features None | |


Parcel Information
Section
Map Id:
30-1N-31-1
Approx. Acreage:
0.8700
Zoned:
VR-2
Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(FDEP\) Data](#)

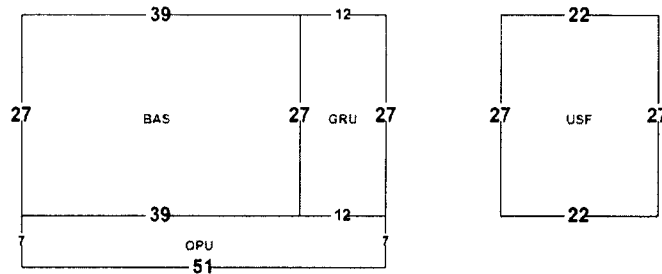
[Launch Interactive Map](#)

| Buildings | |
|---|--|
| Address: 2124 KENT LN, Year Built: 1986, Effective Year: 1986 | |
| Structural Elements | |
| DECOR/MILLWORK-AVERAGE | |
| DWELLING UNITS-1 | |
| EXTERIOR WALL-BRICK-FACE/VENEER | |
| EXTERIOR WALL-VINYL SIDING | |

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2328 Total SF

BASE AREA - 1053
GARAGE UNFIN - 324
OPEN PORCH UNF - 357
UPPER STORY FIN - 594



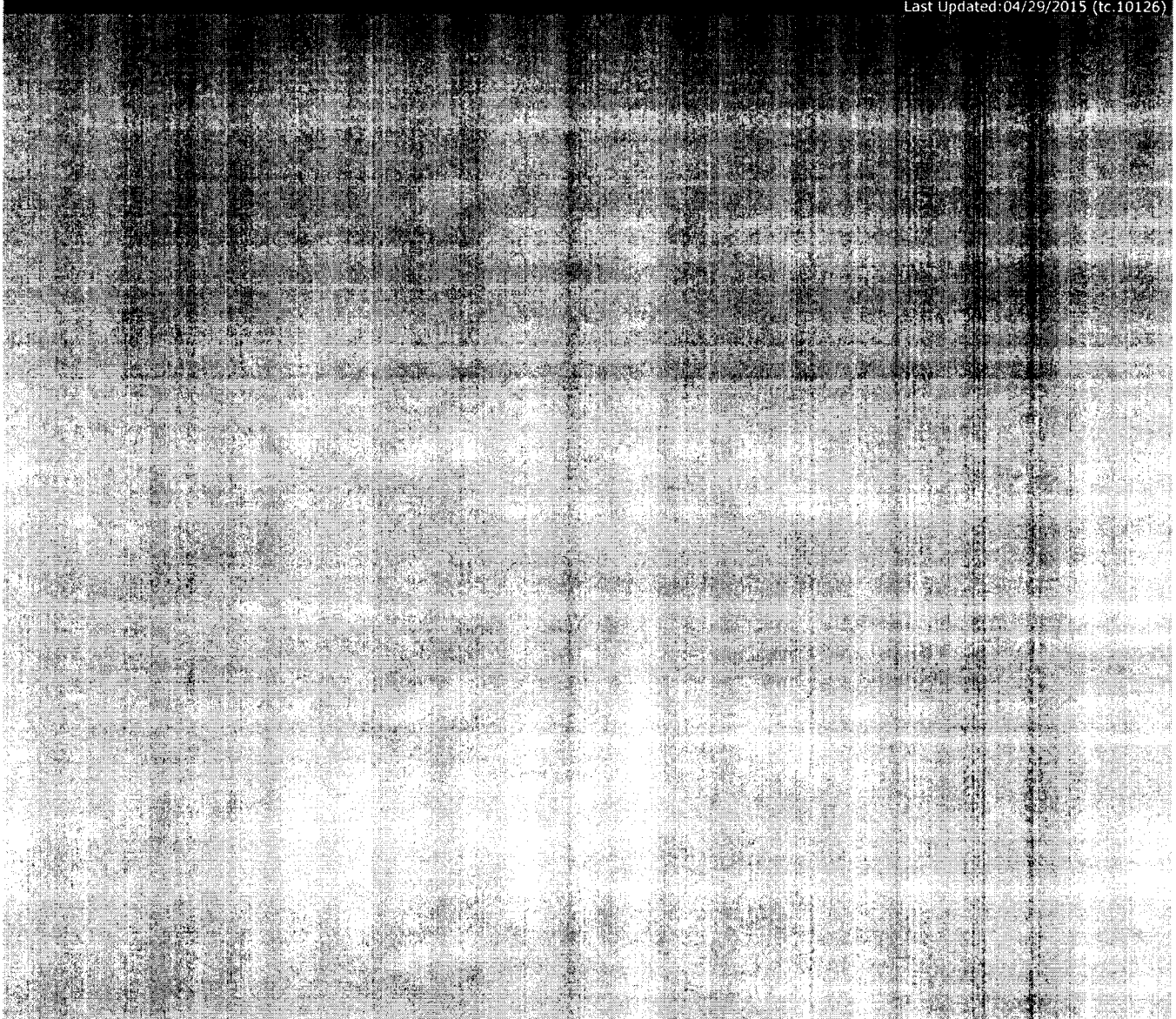
Images



5/28/14

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.

Last Updated: 04/29/2015 (tc.10126)



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.: 12054

April 28, 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 04-28-1995, through 04-28-2015, and said search reveals the following:

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

Charles L. Wuest, 1/2 interest, and Dennis Wuest, 1/2 interest

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 28, 2015

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 12054

April 28, 2015

301N312302001002 - Full Legal Description

BEG AT SW COR OF NW1/4 OF SW1/4 OF SEC N 0 DEG 12 MIN 7 SEC E ALG W LI OF SEC 1619 47/100 FT S 89 DEG 21 MIN E 884 28/100 FT FOR POB CONT SAME COURSE S 89 DEG 21 MIN 38 SEC E 110 53/100 FT N 0 DEG 12 MIN 7 SEC E 345 2/100 FT N 89 DEG 38 MIN 59 SEC W 110 53/100 FT S 0 DEG 12 MIN 7 SEC W 344 46/100 FT TO POB OR 6865 P 1950 OR 6866 P 273 OR 7143 P 665

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12054

April 28, 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 \$40,624.00. Tax ID 11-4406-015.

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: 7-6-2015

TAX ACCOUNT NO.: 11-4406-015

CERTIFICATE NO.: 2013-8190

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

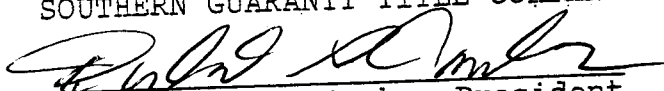
 X Homestead for tax year.

Charles Wuest
2124 Kent Lane
Cantonment, FL 32533

Dennis E. Wuest
705 Peacock Court
Spring Hill, TN 37174

Certified and delivered to Escambia County Tax Collector,
this 28th day of April, 2015.

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:

Robert R. McDaniel, II
McDaniel & Ellis, P.A.
103 N DeVilliers St.
Pensacola, FL 32501

PERSONAL REPRESENTATIVE'S DEED

This indenture, made this 6th day of March, 2014 between Stacey Sakurai, the duly qualified and acting personal representative of the ancillary estate of KIMBERLY D. LANCASTER, deceased, Grantor, and Dennis E. Wuest, a married man, whose post office address is 705 Peacock Court, Spring Hill, TN 37174, and Charles Wuest, a single man, whose post office address is 2124 Kent Lane, Pensacola, FL 32533, Grantees.

WITNESSETH: That WHEREAS KIMBERLY D. LANCASTER died intestate a resident of Crenshaw County, Alabama, on November 12, 2012, seized and possessed of the real property hereinafter described; and

WHEREAS, the Grantor sought court approval to sell the decedent's portion of the real property hereinafter described in the Circuit Court for Escambia County, Florida, Probate Division, in Case No 2013-CP-1302, and was granted authority pursuant to the Court's Order dated January 27, 2014 to sell the real property hereinafter described for twenty two thousand dollars;


WITNESSETH, That the Grantor, for and in consideration of the sum of \$22,000.00, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land located at 2124 Kent Lane, Pensacola, Florida 32533, being in the County of Escambia, State of Florida, and fully described as:

SEE ATTACHED EXHIBIT A

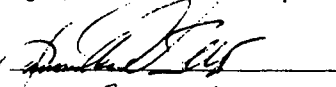
THIS IS A CONVEYANCE OF NON-HOMESTEAD PROPERTY.

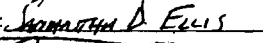
TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

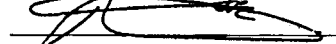
IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of KIMBERLY D. LANCASTER, has executed this instrument under seal on the date aforesaid.


STACY SAKURAI, as Personal Representative
for the Estate of Kimberly D. Lancaster

Signed, sealed and delivered in the presence of



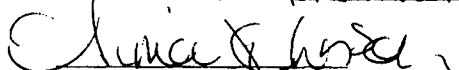
Witness: 



Witness: Robert R. McDaniel, II

STATE OF FLORIDA
COUNTY OF ESCAMBIA

HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 6th day of March, 2014, by STACY SAKURAI, as Personal Representative for the Estate of Kimberly D. Lancaster, deceased, who has produced FL drivers lis as identification.


NOTARY PUBLIC

SEAL



RECORDED AS
RECEIVED

EXHIBIT A

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 31 West, Escambia County, Florida; thence run North 00° 12' 07" East along the West line of said Section for 1619.47 feet; thence run South 89° 21' 38" East for 884.28 feet for the Point of Beginning; thence continue the last course run South 89° 21' 38" East for 110.53 feet; thence run North 00° 12' 07" East for 345.02 feet; thence run North 89° 38' 59" West for 110.53 feet; thence run South 00° 12' 07" West for 344.46 feet to the Point of Beginning.

Together with and subject to an easement over the following described property: Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 31 West, Escambia County, Florida, thence run North 0° 12' 07" East along the West line of said Section for 1,599.47 feet for the Point of Beginning; thence South 89° 21' 38" East for 994.80 feet; thence North 0° 12' 07" East for 20 feet; thence North 89° 21' 38" West for 994.81 feet to the West line of said Section; thence South 0° 12' 07" East for 20 feet to the Point of Beginning.

Together with a non-exclusive Easement over the following described property: Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 31 West, Escambia County, Florida, thence run North 0° 12' 07" East along the West line of said Section for 1559.47 feet for the Point of Beginning; thence South 89° 21' 38" East for 994.80 feet; thence North 0° 12' 07" East for 60 feet; thence North 89° 21' 38" West for 994.81 feet; thence South 0° 12' 07" East for 60 feet to the Point of Beginning. Less and except the following described property: Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 1 North, Range 31 West, Escambia County, Florida; thence run North 0° 12' 07" East along the West line of said Section for 1,599.47 feet for the Point of Beginning; thence South 89° 21' 38" East for 994.80 feet; thence North 0° 12' 07" East for 20 feet; thence North 89° 21' 38" West for 994.81 feet to the West line of said Section; thence South 0° 12' 07" East for 20 feet to the Point of Beginning.

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

IN RE ESTATE OF:
MARTHA LORETTA WUEST
(Deceased).

PROBATE DIVISION
File No: 2011 CP 000955
Division: C

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the sworn petition of Kimberly Lancaster, personal representative, for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the petition, the court finds that:

1. The decedent died intestate and was domiciled in Escambia County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was not survived by minor children;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

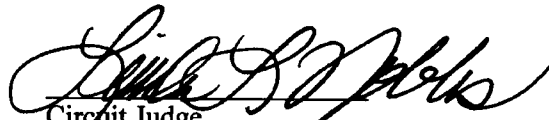
2012 JUN -4 P 2:32
PROBATE DIVISION
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

ADJUDGED that the real property described on Exhibit "A" attached hereto constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended through intestate succession to, and the constitutional exemption from claims of decedent's creditors inured to decedent's children as follows:

One-third (1/3) interest to Dennis E. Wuest, One- third (1/3) interest to Kimberly Lancaster and One-third (1/3) interest to Charles L. Wuest as tenants in common.

ORDERED on the 4th day of June 2012.


Circuit Judge

✓copies to: Robert R. McDaniel, II, Esq.

Case: 2011 CP 000955



00071194455

Dkt: CPDHP Pg#: |

EXHIBIT A

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IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

IN RE ESTATE OF:
MARTHA LORETTA WUEST
(Deceased).

PROBATE DIVISION
File No: 2011 CP 000955
Division: C

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

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2. The decedent was not survived by a spouse;
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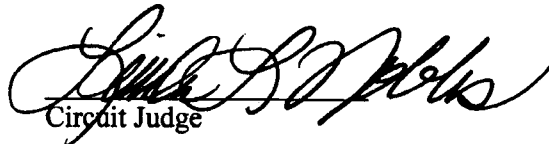
2012 JUN -4 P 2:32
PROBATE DIVISION
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

ADJUDGED that the real property described on Exhibit "A" attached hereto constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended through intestate succession to, and the constitutional exemption from claims of decedent's creditors inured to decedent's children as follows:

One-third (1/3) interest to Dennis E. Wuest, One- third (1/3) interest to Kimberly Lancaster and One-third (1/3) interest to Charles L. Wuest as tenants in common.

ORDERED on the 4th day of June 2012.


Circuit Judge

✓copies to: Robert R. McDaniel, II, Esq.

Case: 2011 CP 000955



00071194455

Dkt: CPDHP Pg#: |