

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600047

Date of Tax Deed Application

Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 816**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **02-2327-100**

Cert Holder:

U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:

SMITH SHARON
1640 WORKMAN LN
PENSACOLA, FL 32534

BEG AT SE COR OF NW1/4 N ALG E LI OF NW1/4 25 FT W 634 FT
 TO W R/W LI OF KIPLING ST (30 FT R/W) N ALFull legal attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/816	02-2327-100	06-01-2014	2,455.70	122.79	2,578.49

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/898	02-2327-100	06-01-2015	2,485.49	6.25	124.27	2,616.01

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	5,194.50
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2470.14
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	8,039.64

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

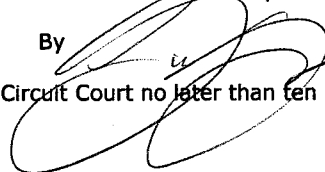
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

August 1, 2016

By


Jonathan Johnson

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

02-2327-100 2014

BEG AT SE COR OF NW1/4 N ALG E LI OF NW1/4 25 FT W 634 FT TO W R/W LI OF KIPLING ST (30 FT R/W) N ALG W R/W LI 767 FT
FOR POB CONT N ALG SD R/W LI 40 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 120 FT N DEFLECTING 91 DEG 19 MIN 53 SEC
RT 92 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 210 FT S DEFLECTING 88 DEG 40 MIN 07 SEC LEFT 132 FT E DEFLECTING 91
DEG 19 MIN 53 SEC LEFT 330 FT TO POB BEING PART OF BLK 90 M C BOLEY UNRECORDED S/D OR 5990 P 1007

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600047

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 816	06-01-2014	BEG AT SE COR OF NW1/4 N ALG E LI OF NW1/4 25 FT W 634 FT TO W R/W LI OF KIPLING ST (30 FT R/W) N ALG W R/W LI 767 FT FOR POB CONT N ALG SD R/W LI 40 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 120 FT N DEFLECTING 91 DEG 19 MIN 53 SEC RT 92 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 210 FT S DEFLECTING 88 DEG 40 MIN 07 SEC LEFT 132 FT E DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 330 FT TO POB BEING PART OF BLK 90 M C BOLEY UNRECORDED S/D OR 5990 P 1007

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

04-15-2016

Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

[Printer Friendly Version](#)

← Navigate Mode ☒ Account ☐ Reference →

General Information

Reference: 171S302101001090
Account: 022327100
Owners: SMITH SHARON
Mail: 1640 WORKMAN LN
PENSACOLA, FL 32534
Situs: 8205 KIPLING ST 32514
Use Code: MULTI-FAMILY <=9
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2006	5990	1007	\$75,300	WD	View Instr
05/1985	2064	517	\$68,000	WD	View Instr
05/1985	2064	510	\$68,000	WD	View Instr
12/1984	1997	585	\$100	WD	View Instr

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

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$18,241	\$103,166	\$121,407	\$121,407
2014	\$18,241	\$97,816	\$116,057	\$116,057
2013	\$18,335	\$94,148	\$112,483	\$112,483

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

2015 Certified Roll Exemptions

Legal Description

BEG AT SE COR OF NW1/4 N ALG E LI OF NW1/4 25
FT W 634 FT TO W R/W LI OF KIPLING ST (30 FT
R/W) N ALG W R/W LI...

Extra Features

None

[Launch Interactive Map](#)

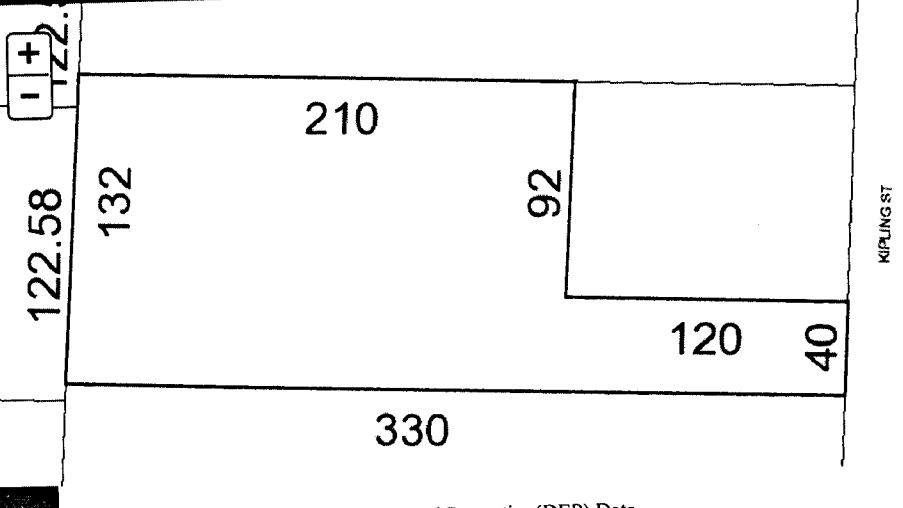
Parcel Information

Section Map Id:
17-1S-30-1

Approx. Acreage:
0.6400

Zoned:
Com

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 8205 KIPLING ST, Year Built: 1985, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-3
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

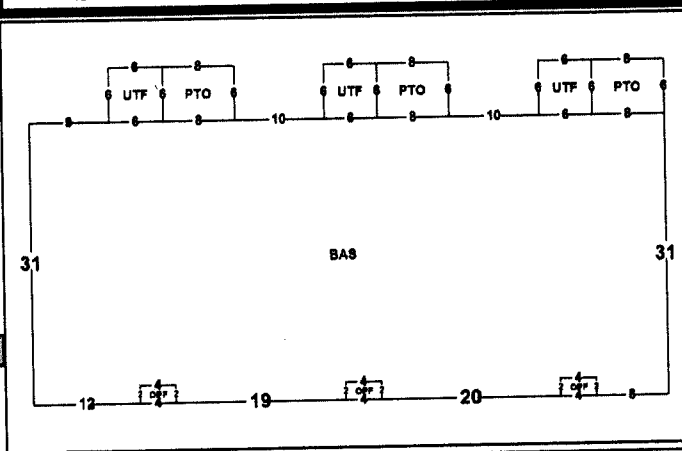
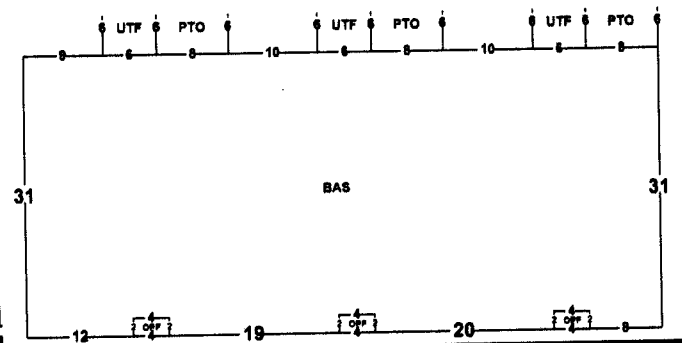
NO. PLUMBING FIXTURES-9
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 2453 Total SF
 BASE AREA - 2177
 OPEN PORCH FIN - 24
 PATIO - 144
 UTILITY FIN - 108

Year Built: 1985, Effective Year: 1985

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-3
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-9
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 2453 Total SF
 BASE AREA - 2177
 OPEN PORCH FIN - 24
 PATIO - 144
 UTILITY FIN - 108



Images



7/29/15



7/29/15

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 05/02/2016 (p. 2396)

16-220

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR


**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 022327100 Certificate Number: 000816 of 2014**

Payor: Sharon Smith 1640 WORKMAN LN PENSACOLA, FL 32534 Date 06/13/2016

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$8,528.27
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$9,065.27

8430.58

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2014 TD 000816

Redeemed Date 06/13/2016

Name Sharon Smith 1640 WORKMAN LN PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$8,528.27
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

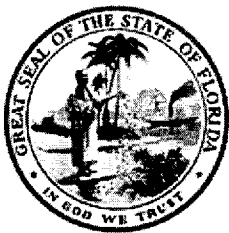
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 022327100 Certificate Number: 000816 of 2014

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2016"/>	Redemption Date <input type="text" value="06/13/2016"/>
Months	4	2
Tax Collector	<input type="text" value="\$8,039.64"/>	<input type="text" value="\$8,039.64"/>
Tax Collector Interest	\$482.38	\$241.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$8,528.27	<input type="text" value="\$8,287.08"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	<input type="text" value="\$13.50"/>
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,105.27	\$8,750.58
	Repayment Overpayment Refund Amount	\$354.69

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-220

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12663

May 4, 2016

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 05-04-1996, through 05-04-2016, and said search reveals the following:

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

Sharon Smith (NMI) NKA Sharon Lindon

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: 

May 4, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12663

May 4, 2016

171S302101001090 - Full Legal Description

BEG AT SE COR OF NW1/4 N ALG E LI OF NW1/4 25 FT W 634 FT TO W R/W LI OF KIPLING ST (30 FT R/W) N
ALG W R/W LI 767 FT FOR POB CONT N ALG SD R/W LI 40 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT
120 FT N DEFLECTING 91 DEG 19 MIN 53 SEC RT 92 FT W DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 210 FT S
DEFLECTING 88 DEG 40 MIN 07 SEC LEFT 132 FT E DEFLECTING 91 DEG 19 MIN 53 SEC LEFT 330 FT TO POB
BEING PART OF BLK 90 M C BOLEY UNRECORDED S/D OR 5990 P 1007

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12663

May 4, 2016

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

Taxes for the year 2013-2015 delinquent. The assessed value is \$121,407.00. Tax ID 02-2327-100.

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: 8-1-2016

TAX ACCOUNT NO.: 02-2327-100

CERTIFICATE NO.: 2014-816

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.

Sharon Lindon fka
Sharon Smith
1640 Workman Lane
Pensacola, FL 32534

Unknown Tenants
8205 Kipling St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2016.

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:
Charles F. James, IV, Esquire
Clark, Partington, Hart, Larry,
Bond, Stackhouse & Stone
Post Office Box 13010
Pensacola, FL 32591-3010

Parcel ID Number: 17-1S-30-2101-001-090

STATE OF FLORIDA
COUNTY OF ESCAMBIA

GENERAL WARRANTY DEED

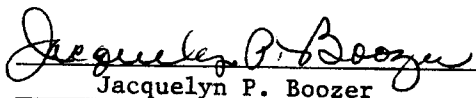
KNOW ALL MEN BY THESE PRESENTS, that **LOUIS MAYGARDEN and JEAN MAYGARDEN, husband and wife, and JERRY MAYGARDEN, a married man**, Grantors, whose mailing address is: 516 East Zaragoza Street, Pensacola, Florida 32502 and in consideration of Ten Dollars (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant unto **SHARON SMITH, an unmarried woman**, Grantee, whose mailing address is 1640 Workman Lane, Pensacola, Florida 32534, Grantee's heirs and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of Florida, described on the Exhibit "A" attached hereto and made a part hereof. *Subject property is commercial and is not the homestead of any Grantor.*

Subject to zoning and other requirements imposed by governmental authorities and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

Grantors covenant that they are lawfully seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that said property is free from encumbrances; that said Grantee shall have the peaceable and quiet possession thereof; and that Grantors fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

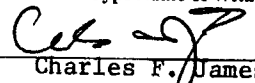
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, effective the 8th day of September, 2006.

WITNESSES:



Jacquelyn P. Boozer

Print/Type Name of Witness

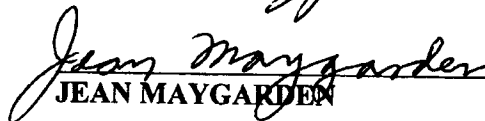


Charles F. James, IV

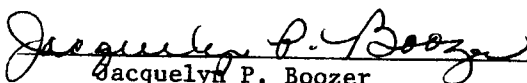
Print/Type Name of Witness



LOUIS MAYGARDEN

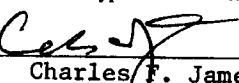


JEAN MAYGARDEN



Jacquelyn P. Boozer

Print/Type Name of Witness



Charles F. James, IV

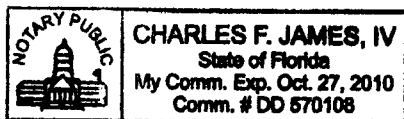
Print/Type Name of Witness



JERRY MAYGARDEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of September, 2006 by Louis Maygarden and Jean Maygarden who () are personally known to me or (☒) who have produced FL Drivers License as identification.

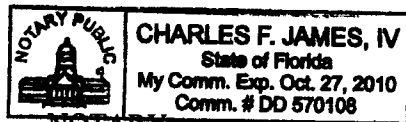


[Signature]

(Print/Type Name)
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8 day of September, 2006 by Jerry Maygarden, who () is personally known to me or (☒) who has produced FL Drivers License as identification.



NOTARY

[Signature]

(Print/Type Name)

"EXHIBIT A"

PARCEL 1:

Commence at the Southeast corner of the Northwest 1/4 of Section 17, Township 1 South, Range 30 West, Escambia County, Florida; thence North along the East line of said Northwest 1/4 for 25.00 feet; thence West for 634.00 feet to the West right of way line of Kipling Street (30' R/W); thence North along said West right of way line for 767.00 feet to The Point of Beginning; thence continue North along said West right of way line for 40.00 feet; thence West deflecting 91°19'53" left for 120.00 feet; thence North deflecting 91°19'53" right for 92.00 feet; thence West deflecting 91°19'53" left for 136.20 feet; thence South deflecting 88°40'07" left for 132.00 feet; thence East deflecting 91°19'53" left for 256.20 feet to the Point of Beginning. Containing 0.52 acres, more or less, and being a portion of Lot 90 M.C. Boley's unrecorded subdivision.

PARCEL 2:

Commence at the Southeast corner of the Northwest 1/4 of Section 17, Township 1 South, Range 30 West, Escambia County, Florida; thence North along the East line of said Northwest 1/4 for 25.00 feet; thence West for 634.00 feet to the West right of way line of Kipling Street (30' R/W); thence North along said West right of way for 767.00 feet; thence West deflecting 91°19'53" left for 256.20 feet to the Point of Beginning; thence continue West along an extension of the line last described for 73.80 feet; thence North deflecting 91°19'53" right for 132.00 feet; thence East deflecting 88°40'07" right for 73.80 feet; thence South deflecting 91°19'53" right for 132.00 feet to the Point of Beginning. Containing 0.22 acres, more or less, and being a portion of Lot 90 M.C. Boley's unrecorded subdivision; together with a 40.00 foot ingress-egress and utility easement over and across the South 40.00 feet of the following described property: Commence at the Southeast corner of the Northwest 1/4 of Section 17, Township 1 South, Range 30 West, Escambia County, Florida; thence North along the East line of said Northwest 1/4 for 25.00 feet; thence West for 634.00 feet to the West right of way line of Kipling Street (30' R/W); thence North along said West right of way line for 767.00 feet to The Point of Beginning; thence continue North along said West right of way line for 40.00 feet; thence West deflecting 91°19'53" left for 120.00 feet; thence North deflecting 91°19'53" right for 92.00 feet; thence West deflecting 91°19'53" left for 136.20 feet; thence South deflecting 88°40'07" left for 132.00 feet; thence East deflecting 91°19'53" left for 256.20 feet to the Point of Beginning. Containing 0.52 acres, more or less, and being a portion of Lot 90 M.C. Boley's unrecorded subdivision.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 17, 2016

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 000697	\$450.00	\$13.50	\$463.50
2014 TD 000816	\$450.00	\$13.50	\$463.50
2014 TD 006927	\$450.00	\$13.50	\$463.50
2014 TD 002540	\$450.00	\$13.50	\$463.50
2014 TD 006685	\$450.00	\$13.50	\$463.50

TOTAL \$2,317.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division