

16-157

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600053

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 / 2540**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **05-3476-000**

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

Property Owner:
WASHINGTON OBERY H & EVELYN
419 TWIN BAY DR
PENSACOLA, FL 32534
LT 5 BLK 24 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30
W OR 4188 P 1632

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
2014/2540	05-3476-000	06-01-2014	767.93	38.40	806.33

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
2015/2713	05-3476-000	06-01-2015	757.86	6.25	37.89	802.00

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	1,608.33
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	738.74
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)	2,722.07

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

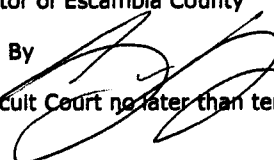
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (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.

05-3476-000 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600053

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/ 2540	06-01-2014	LT 5 BLK 24 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T 2S R 30 W OR 4188 P 1632

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](#)

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information

Reference: 102S301000005024
Account: 053476000
Owners: WASHINGTON OBERY H & EVELYN
Mail: 419 TWIN BAY DR
PENSACOLA, FL 32534
Situs: 849 NANTES WAY 32505
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

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$4,500	\$37,172	\$41,672	\$41,672
2014	\$4,500	\$35,033	\$39,533	\$39,533
2013	\$4,500	\$35,023	\$39,523	\$39,523

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1997	4188	1632	\$38,700	WD	View Instr
01/1970	482	84	\$17,800	WD	View Instr
01/1969	453	396	\$18,400	WD	View Instr
01/1966	317	371	\$59,400	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

LT 5 BLK 24 MONTCLAIR UNIT 3 PB 5 P 74 SEC 10/12 T
2S R 30 W OR 4188 P 1632

Extra Features

FRAME BUILDING

Parcel Information

[Launch Interactive Map](#)

**Section
Map Id:**
46-1S-30-2

**Approx.
Acreage:**
0.1622

Zoned:
MDR

**Evacuation
& Flood
Information**
[Open Report](#)



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

Buildings

Address: 849 NANTES WAY, Year Built: 1969, Effective Year: 1969

Structure Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

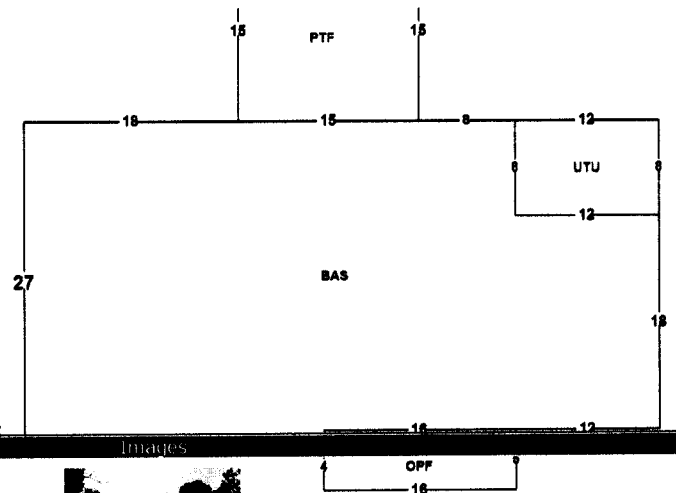
Areas - 1708 Total SF

BASE AREA - 1307

OPEN PORCH FIN - 80

PATIO FINISHED - 225

UTILITY UNF - 96

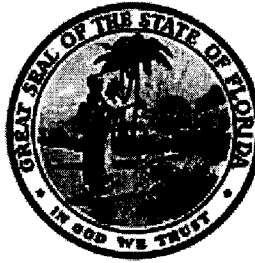


12/30/02

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 (rc 6244)

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: 053476000 Certificate Number: 002540 of 2014**

Payor: Evelyn Washington 419 TWIN BAY DR PENSACOLA, FL 32534 Date 06/08/2016

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,891.64
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$3,428.64
			\$2,953.48

**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
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**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 002540

Redeemed Date 06/08/2016

Name Evelyn Washington 419 TWIN BAY DR PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,891.64
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 053476000 Certificate Number: 002540 of 2014

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2016	Redemption Date 06/08/2016
Months	4	2
Tax Collector	\$2,722.07	\$2,722.07
Tax Collector Interest	\$163.32	\$81.66
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,891.64	\$2,809.98 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	\$463.50 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,468.64	\$3,273.48
	Repayment Overpayment Refund Amount	\$195.16 195.16

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-157

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12671

May 10, 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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Obery H. Washington and Evelyn Washington, 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: 

May 10, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12671

May 10, 2016

Lot 5, Block 24, Montclair Unit No. 3, as per plat thereof, recorded in Plat Book 5, Page 74, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12671

May 10, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$41,672.00. Tax ID 05-3476-000.

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: 8-1-2016

TAX ACCOUNT NO.: 05-3476-000

CERTIFICATE NO.: 2014-2540

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

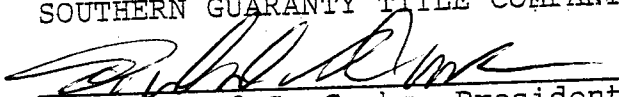
 X Homestead for tax year.

Obery H. Washington
Evelyn Washington
419 Twin Bay Dr.
Pensacola, FL 32534

Unknown Tenants
849 Nantes Way
Pensacola, FL 32505

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.

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$ _____

DEED DOC STAMPS PD @ ESC CO \$ 270.90
11/05/97 EMITE LEE MORGAN, CLERK
By: *[Signature]*

Prepared By And Return To:

SOUTHEAST TITLE GROUP, INC.

Address: 1101 N. Palafox Street
Pensacola, FL 32501

SE File #97P-09125/VICKI JO RABREN

Property Appraisers Parcel I.D. Number(s):
05-3476-000

Grantee(s) S.S.#(s):

10.50
270.90

WARRANTY DEED

THIS WARRANTY DEED made and executed the 19th day of OCTOBER, 1997, by JAMES WILLIAM MCGUFFIN, JR. and KATHY A. MCGUFFIN, HUSBAND AND WIFE, hereinafter called the Grantor, to OBERY H. WASHINGTON and EVELYN WASHINGTON, HUSBAND AND WIFE, whose post office address is: , hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in ESCAMBIA County, State of Florida, viz:

LOT 5, BLOCK 24, MONTCLAIR UNIT NO. 3, BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY.

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 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness: PAUL F. BURGESS

[Signature]
Witness: MAVIA BURGESS

[Signature]
Witness: PAUL F. BURGESS

[Signature]
Witness: MAVIA BURGESS

[Signature]
JAMES WILLIAM MCGUFFIN, JR.
Address: 3511 CRAIG MEWS
WOODBRIDGE, VA 22193

[Signature]
KATHY A. MCGUFFIN
Address: 3511 CRAIG MEWS
WOODBRIDGE, VA 22193

STATE OF VIRGINIA
COUNTY OF *Prince William*

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JAMES WILLIAM MCGUFFIN, JR. and KATHY A. MCGUFFIN, HUSBAND AND WIFE, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument.

Witness my hand and official seal in the county and state aforesaid this 19 day of OCTOBER, 1997.



[Signature]
Notary Public:
Identification Examined: *Military ID's*

MY COMMISSION EXPIRES APRIL 30, 1999

✓ SOUTHEAST TITLE GROUP, INC.
1101 N. PALAFOX ST.
PENSACOLA, FL 32501
(904) 438-6200
97P-09125

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. 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 acknowledgement by the county of the veracity of any disclosure statement.

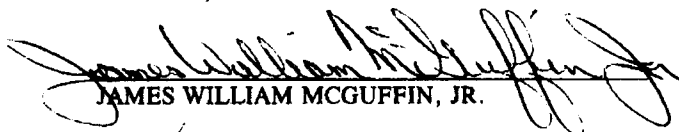
Name of Roadway: NANTES WAY

Legal Address of Property:

1. The County ☒ has accepted ☐ has not accepted the abutting roadway for maintenance.

This form completed by: **SOUTHEAST TITLE GROUP, INC., P. O. BOX 126, PENSACOLA, FL. 32591.**

AS TO SELLER(S):

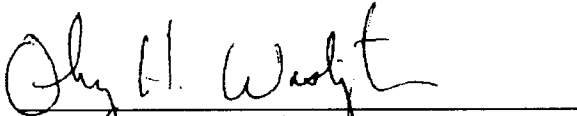
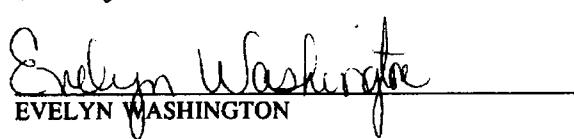

JAMES WILLIAM MCGUFFIN, JR.

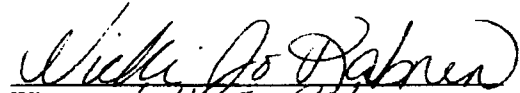
KATHY A. MCGUFFIN

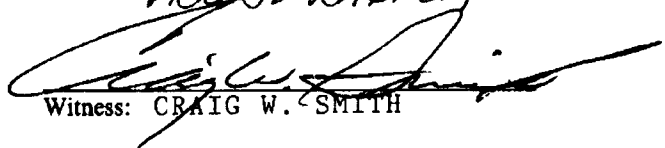

Witness: PAUL F. BURGESS


Witness: PAUL F. BURGESS

AS TO BUYER(S):


OBERY H. WASHINGTON

EVELYN WASHINGTON


Witness: VICKI JO RABREN


Witness: CRAIG W. SMITH

RCD Nov 05, 1997 10:57 am
Escambia County, Florida

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-430870



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