16-087

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600040

Date of Tax Deed Application
Apr 07, 2016

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2014 / 8996**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0951-000**

Cert Holder:
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

Property Owner:
FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC THE
2400 W STRONG ST
PENSACOLA, FL 32505
ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD 54-50 OR 6533 P 263 CA 114

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
2014/8996	15-0951-000	06-01-2014	2,381.76	171.19	2,552.95

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
2015/9430	15-0951-000	06-01-2015	1,419.10	6.25	126.83	1,552.18

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	4,105.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	75.15
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)	4,555.28
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 11th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-0951-000 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600040

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

, 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/ 8996	06-01-2014	ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD 54-50 OR 6533 P 263 CA 114

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 *04-07-2016*

Applicant's Signature Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	000S009060001090
Account:	150951000
Owners:	FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC THE
Mail:	2400 W STRONG ST PENSACOLA, FL 32505
Situs:	1200 BLK N J ST 32501
Use Code:	PRIVATE SCHOOL-DAYCARE
Taxing Authority:	PENSACOLA CITY LIMITS
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	$40,400	$54,600	$95,000	$75,680
2014	$40,400	$28,400	$68,800	$68,800
2013	$76,760	$34,029	$110,789	$110,789

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/17/2009	6533	263	$100	QC	View Instr
01/1974	840	231	$7,500	WD	View Instr

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

2015 Certified Roll Exemptions

RELIGIOUS

Legal Description

ALL BLK 90 WEST KING TRACT ALSO ALL OF I ST ADJ PROP ORD 54-50 OR 6533 P 263 CA 114

Extra Features

ASPHALT PAVEMENT
CANOPY
CHAINLINK FENCE
METAL BUILDING

Parcel Information

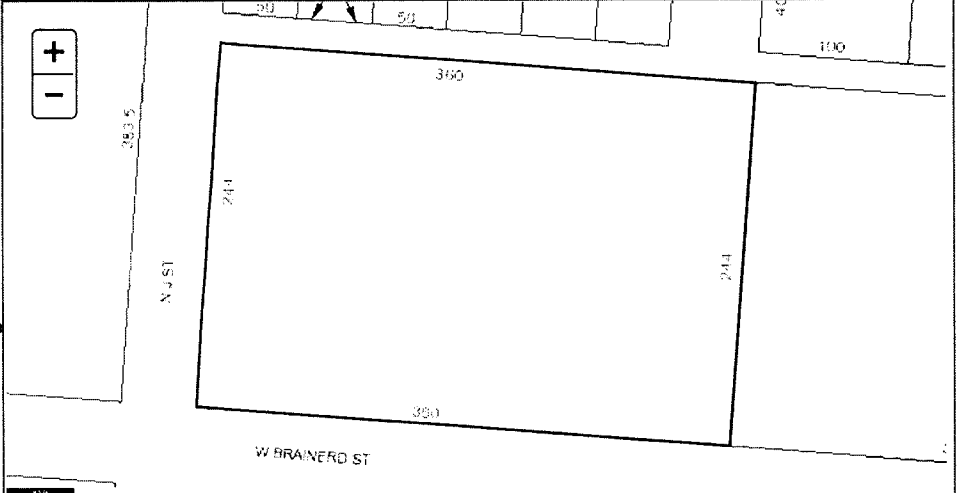
Launch Interactive Map

Section Map Id: CA114

Approx. Acreage: 2.0200

Zoned: R-2A

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

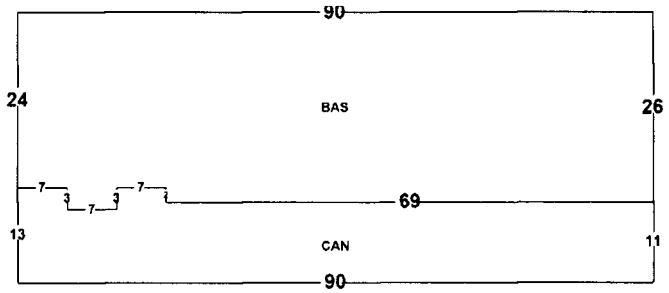
Address:1200 BLK N J ST, Year Built: 1970, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*0*
EXTERIOR WALL-*BRICK-BLK.BKUP.*
FLOOR COVER-*TERRAZZO*
FOUNDATION-*SLAB ON GRADE*

HEAT/AIR-*CENTRAL NON-DCT*
INTERIOR WALL-*EXPOSED BLK/BRK*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
ROOF COVER-*BLT UP MTL/GYP*
ROOF FRAMING-*CONCRETE*
STORY HEIGHT-*12*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 3330 Total SF
BASE AREA - *2319*
CANOPY - *1011*



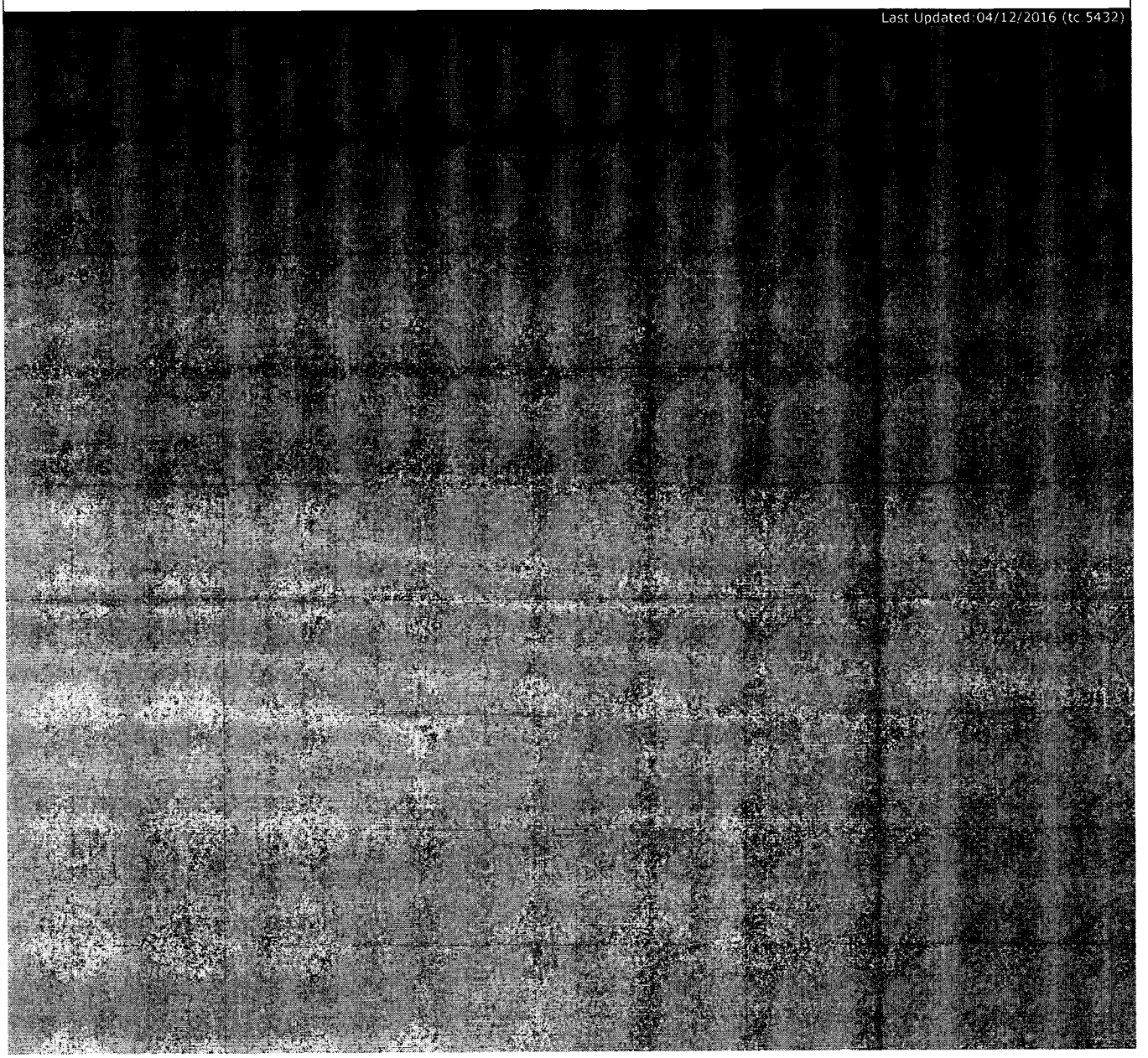
Images



8/17/15

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:04/12/2016 (tc 5432)



16-087

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.: 12538 April 13, 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 04-13-1996, through 04-13-2016, and said search reveals the following:

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

   The First West Florida Baptist District Association, Inc.

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 13, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12538

April 13, 2016

All of Block 90 of the West King Tract in the City of Pensacola, Escambia County, Florida, according to Watson's Map copyrighted in 1884, together with that portion of "I" Street adjacent to the subject property and lying between Block 90 and Block 71 which was vacated by Escambia County Ordinance No. 54-50.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12538 April 13, 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 $95,000.00. Tax ID 15-0951-000.

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: 7-11-2016

TAX ACCOUNT NO.: 15-0951-000

CERTIFICATE NO.: 2014-8996

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.

The First West Florida Baptist
District Association, Inc.
2400 W. Strong St.
Pensacola, FL 32505
and
P.O. Box 6601
Pensacola, FL 32513
and
1200 North J St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 13th day of April, 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.

2

Recorded in Public Records 11/25/2009 at 08:10 AM OR Book 6533 Page 263, Instrument #2009080850, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

PREPARED BY:
Stephen B. Shell, of
SHELL, FLEMING, DAVIS & MENGE, P.A.
Post Office Box 1831
Pensacola, Florida 32591-1831
SFD&M File No.: B2287.00008

18.50 Recording Fee
.70 Stamps
19.20 TOTAL

STATE OF FLORIDA

COUNTY OF ESCAMBIA

DEED OF REALTY

KNOW ALL BY THESE PRESENTS: That **THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA,** formerly known as The Board of Public Instruction for Escambia County, Florida ("Grantor"), whose address is 215 West Garden Street, Pensacola, Florida 32501, for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant to **THE FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION, INC.**, a Florida corporation not for profit ("Grantee"), whose address is 2400 West Strong Street, Pensacola, Florida 32505, and the successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

> All of Block Ninety (90) of the West King Tract in the City of Pensacola, Escambia County, Florida, as per Watson's Map copyrighted in 1884, together with that portion of 'I' Street adjacent to the subject property and lying between Block Ninety (90) and Block Seventy-One (71) which was vacated by Escambia County Ordinance No. 54-50.
>
> Property Appraiser's I.D. Numbers: 000S00906001090

To have and to hold unto Grantee, and the successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is expressly subject to and conditioned upon the use of the subject property for religious purposes, ministry purposes, or community outreach, consistent with the purpose and mission of Grantee. Should the subject property cease to be used for any of these purposes for a period of longer than twelve (12) consecutive months, then, upon the election and at the option of Grantor (or Grantor's successors and/or assigns), the ownership of the subject property shall revert to Grantor.

In accordance with Section 271.11, Florida Statutes, Grantor reserves for itself, its successors and assigns, an undivided 3/4ths interest in and title in and to an undivided 3/4ths interest in all the phosphate, minerals and metals that are or may be in, on or under the property conveyed hereby, and an undivided 1/2 interest in all the petroleum that is or may be in, on or under the property conveyed hereby, together with the privilege to mine and develop the same.

Note: the preparer of this deed represents that: this deed has been prepared at the express direction and request of the above parties; that no title search or survey of the above property has been performed by the preparer; that the title to the above

described real property has not been examined by the preparer; that the preparer makes absolutely no representations, warranties or guarantees whatsoever as to the status of the title or the ownership of the real property described above; that this conveyance is subject to, and may be affected by, any and all reservations, liens, restrictions, and other encumbrances of record and by any unpaid ad valorem real property taxes, past or present.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 17th day of November, 2009.

APPROVED
ESCAMBIA COUNTY SCHOOL BOARD
NOV 17 2009
MALCOLM THOMAS, SUPERINTENDENT
VERIFIED BY RECORDING SECRETARY

THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA

By: Gerald W. Boone
Chairman

ATTEST:

By: Malcolm Thomas
Malcolm Thomas, Superintendent

APPROVED AS TO FORM
NOV 17 2009
GENERAL COUNSEL
ESCAMBIA COUNTY SCHOOL BOARD

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17 day of November, 2009 by Gerald W Boone, as Chairman of The School Board of Escambia County, Florida, and attested by Malcolm Thomas, as Superintendent of the School District of said County, on behalf of The School Board of Escambia County, Florida, both of whom are personally known to me.

Camylle Moore
Printed Name: Camylle Moore
Notary Public
My Commission Expires: August 6, 2010

Camylle Moore
Notary Public - State of Florida
Commission # DD 581692
My Commission Expires August 6, 2010

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: 150951000 Certificate Number: 008996 of 2014

Payor: FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601
PENSACOLA FL 32513 Date 04/29/2016

Clerk's Check #	6650601148	Clerk's Total	~~$470.25~~ $4691.53
Tax Collector Check #	1	Tax Collector's Total	$4,~~766.52~~
		Postage	$~~16.00~~
		Researcher Copies	$2.00
		Total Received	~~$5,254.79~~ $4693.53

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

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
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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 008996
Redeemed Date 04/29/2016
Name FIRST WEST FLORIDA BAPTIST DISTRICT ASSOCIATION INC PO BOX 6601 PENSACOLA FL 32513

Clerk's Total = TAXDEED	$~~4~~70.25
Due Tax Collector = TAXDEED	$4,~~7~~66.52 $4691.53
~~Postage = TD2~~	$16.02
ResearcherCopies = TD6	$2.00

• 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: 150951000 Certificate Number: 008996 of 2014

Redemption: Yes | Application Date: 04/07/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/11/2016	Redemption Date 04/29/2016
Months	3	0
Tax Collector	$4,555.28	$4,555.28
Tax Collector Interest	$204.99	$0.00
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$4,766.52	$4,561.53 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$20.25	$0.00
Total Clerk	$470.25	$450.00 CH
Postage	$16.02	$16.02
Researcher Copies	$2.00	$2.00
Total Redemption Amount	$5,254.79	$5,029.55
	Repayment Overpayment Refund Amount	$225.24

Notes:
ACTUAL SHERIFF $80.00
4/29/16 PASTOR CAME IN FOR QUOTE, IF PAID BY TODAY 4/29/16
IT'S THIS MUCH $4693.53. EBH

Submit | Reset | Print Preview

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 5, 2016

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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 008996	$450.00	$0.00	$450.00
2014 TD 008973	$450.00	$0.00	$450.00

TOTAL $900.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com