18-475

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800284

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2016 / 827**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **02-2846-300**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

Property Owner:
GALBRAITH TEARA A
1258 E 3175 NORTH
NORTH OGDEN, UT 84414

BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/ W LI OF DEBBIE AVE N 8 (Full 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
2016/827	02-2846-300	06/01/2016	492.19	35.38	527.57

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
/						

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	527.57
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	902.57
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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By Jennifer N. Cassady

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
02-2846-300 2016

BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/ W LI OF DEBBIE AVE N 8 7 DEG 28 MIN E ALG DEBBIE AVE 50 FT FOR POB N 1 DE G 47 MIN W TO S R/W LI OF JOHNSON AVE WLY ALG JOHN SON AVE 350 FT TO E LI OF BARNES ST S 1 DEG 47 MIN E TO DEBBIE AVE N 87 DEG 28 MIN E ALG N R/W LI OF DEBBIE AVE 350 FT TO POB OR 717 P 109

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800284

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
02-2846-300	2016/827	06-01-2016	BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/ W LI OF DEBBIE AVE N 8 7 DEG 28 MIN E ALG DEBBIE AVE 50 FT FOR POB N 1 DE G 47 MIN W TO S R/W LI OF JOHNSON AVE WLY ALG JOHN SON AVE 350 FT TO E LI OF BARNES ST S 1 DEG 47 MIN E TO DEBBIE AVE N 87 DEG 28 MIN E ALG N R/W LI OF DEBBIE AVE 350 FT TO POB OR 717 P 109

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

Applicant's signature

04-27-2018
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	201S301101121011
Account:	022846300
Owners:	GALBRAITH TEARA A
Mail:	1258 E 3175 NORTH NORTH OGDEN, UT 84414
Situs:	1300 BLK E JOHNSON AVE 32514
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	ENSLEY/WOODHAM/PINE FOREST
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2017	$27,930	$0	$27,930	$27,930
2016	$27,930	$0	$27,930	$27,930
2015	$27,930	$0	$27,930	$27,930

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/01/2017	7674	1643	$100	CJ	View Instr
02/16/2017	7667	1112	$100	OT	View Instr
12/18/2015	7452	66	$100	OT	View Instr
12/18/2015	7452	65	$100	OT	View Instr
12/14/2015	7452	67	$100	QC	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/ W LI OF DEBBIE AVE N 87 DEG 28 MIN E...

Extra Features

None

Parcel Information

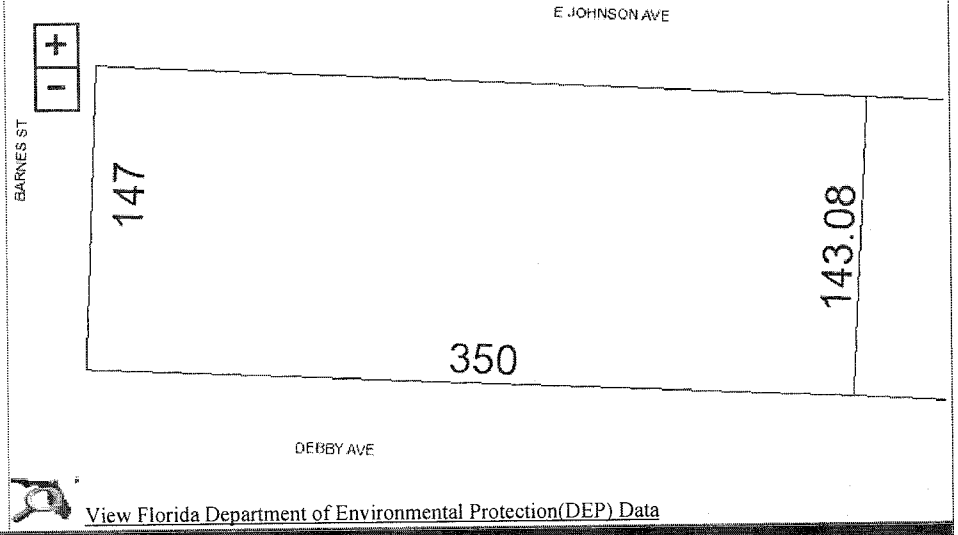
Launch Interactive Map

Section Map Id:
20-1S-30-1

Approx. Acreage:
0.8400

Zoned:
MDR

Evacuation & Flood Information
Open Report



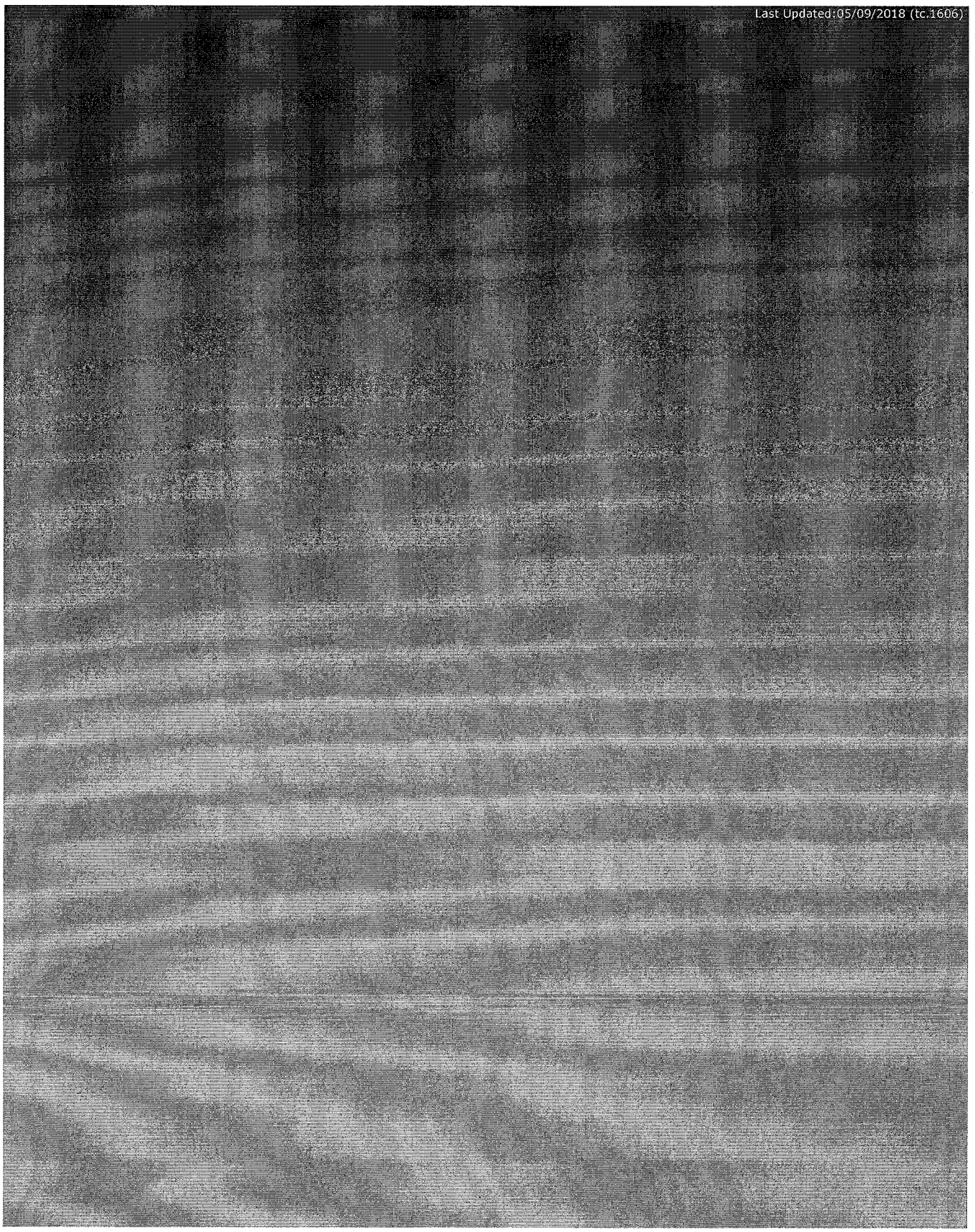
View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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.



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: 022846300 Certificate Number: 000827 of 2016

Payor: TEARA GALBRAITH 1258 E 3175 NORTH OGDEN UT 84414 **Date** 07/19/2018

Clerk's Check #	14082751	Clerk's Total	$490.50
Tax Collector Check #	1	Tax Collector's Total	$990.05
		Postage	$60.00
		Researcher Copies	$40.00
		Total Received	~~$1,580.55~~ $1099.69

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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DOMESTIC RELATIONS
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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 # 2016 TD 000827
Redeemed Date 07/19/2018
Name TEARA GALBRAITH 1258 E 3175 NORTH OGDEN UT 84414

Clerk's Total = TAXDEED	$490.50
Due Tax Collector = TAXDEED	$990.05 1099.69
Postage = TD2	$60.00
ResearcherCopies = TD6	$40.00

• 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 | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 022846300 Certificate Number: 000827 of 2016

Redemption: No | Application Date: 04/27/2018 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/01/2018	Redemption Date 07/19/2018
Months	6	3
Tax Collector	$902.57	$902.57
Tax Collector Interest	$81.23	$40.62
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$990.05	$949.44 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	$20.25
Total Clerk	$490.50	$470.25 CH
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$1,580.55	$1,419.69
	Repayment Overpayment Refund Amount	$160.86

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 2, 2018

BRISINGER FUND I LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

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
2016 TD 000827	$450.00	$20.25	$470.25
2016 TD 007308	$450.00	$20.25	$470.25
2016 TD 005306	$450.00	$20.25	$470.25

TOTAL $1,410.75

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 • ehogg@EscambiaClerk.com

18-475
Redeemed

Southern Guaranty Title Company
4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14435

July 2, 2018

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 07-02-1998, through 07-02-2018, and said search reveals the following:

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

   Teara A. Galbraith

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

July 2, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 14435 July 2, 2018

201S301101121011 - Full Legal Description

BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/ W LI OF DEBBIE AVE N 87 DEG 28 MIN E ALG DEBBIE AVE 50 FT FOR POB N 1 DEG 47 MIN W TO S R/W LI OF JOHNSON AVE WLY ALG JOHNSON AVE 350 FT TO E LI OF BARNES ST S 1 DEG 47 MIN E TO DEBBIE AVE N 87 DEG 28 MIN E ALG N R/W LI OF DEBBIE AVE 350 FT TO POB OR 7674 P 1643

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14435 July 2, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is $27,930.00. Tax ID 02-2846-300.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 02-2846-300

CERTIFICATE NO.: 2016-827

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.

Teara A. Galbraith
1258 E. 3175 North
North Ogden, UT 84414

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 2018.

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.

Recorded in Public Records 12/18/2015 at 02:26 PM OR Book 7452 Page 67, Instrument #2015095809, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

RECORDING REQUESTED BY:

TEARA GALBRAITH

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Teara Galbraith
1258 E. 3175 N.
North Ogden, UT 84414

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

APN:

☒ Computed on full value of property conveyed
OR
☐ Computed on full value less liens and encumbrances remaining at time of sale

FOR VALUABLE CONSIDERATION, Teara Galbraith, Personal Representative of the Estate of Vera A. Barnes, deceased, and Edgar D. Barnes, deceased, hereinafter referred to as Grantor, does hereby grant, bargain, sell, remise, release and quitclaim forever all the rights, title, interest, and claim held by Grantor to Grantee,

ESTATE OF VERA A. BARNES

the following described real property in the City of Ferry Pass, County of Escambia, State of Florida, with the following legal description:

1300 BLK E JOHNSON AVE, FERRY PASS, FLORIDA 32514

BEG AT NW COR OF DEMARS HTS PB 6 P 87 S 01 DEG 47 MIN E 143 08/100 FT TO N R/W LI OF DEBBIE AVE N 87 DEG 28 MIN E ALG DEBBIE AVE 50 FT FOR POB N 1 DEG 47 MIN W TO S R/W LI OF JOHNSON AVE WLY ALG JOHNSON AVE 350 FT TO E LI OF BARNES ST S 1 DEG 47 MIN E TO DEBBIE AVE N 87 DEG 28 MIN E ALG N R/W LI OF DEBBIE AVE 350 FT TO POB OR 717 P 109.

RECORDED AS RECEIVED

12-14-2015
Date

Signature of Grantor

STATE OF UTAH

COUNTY OF WEBER

On 14 Dec 2015 before me personally appeared Teara Galbraith, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

NICHOLAS ANDERSON
Notary Public
State of Utah
Comm. No. 679530
My Comm. Expires Sep 16, 2018