

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800046

Date of Tax Deed Application
Apr 20, 2018

This is to certify that **GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616**, holder of **Tax Sale Certificate Number 2016 / 2290**, 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: **05-2631-050**

Cert Holder:
GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
DAVIS ARTHUR E
1241 RIO GRANDE CIR
PENSACOLA, FL 32505

LT 6 BLK C WESTERNMARK S/D PB 7 P 81 OR 4522 P 1445

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
2016/2290	05-2631-050	06/01/2016	627.31	31.37	658.68

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
2017/2258	05-2631-050	06/01/2017	654.76	6.25	32.74	693.75

Amounts Certified by Tax Collector (Lines 1-7):

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

Total Amount Paid

1,352.43
0.00
586.52
200.00
175.00
2,313.95

Amounts Certified by Clerk of Court (Lines 8-15):

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
19. Total Amount to Redeem

Total Amount Paid

30,441.50
6.25

Done this the 10th day of July, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 9/4/18

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-2631-050 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800046

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
05-2631-050	2016/2290	06-01-2016	LT 6 BLK C WESTERNMARK S/D PB 7 P 81 OR 4522 P 144

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
GARNET ROCK LLC - 616 US BANK % GARNET ROCK
LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
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Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information

Reference: 092S301000006003
Account: 052631050
Owners: DAVIS ARTHUR E
Mail: 1241 RIO GRANDE CIR
 PENSACOLA, FL 32505
Situs: 1241 RIO GRANDE CIR 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): MONTCLAIR/BELLVIEW/ESCAMBIA
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	\$7,600	\$62,291	\$69,891	\$60,883
2016	\$7,600	\$61,207	\$68,807	\$59,631
2015	\$7,600	\$57,982	\$65,582	\$59,217

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2000	4522	1445	\$58,500	WD	View Instr
01/1976	1034	17	\$28,600	WD	View Instr
01/1975	894	924	\$26,800	WD	View Instr
01/1974	800	929	\$25,100	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION, WIDOWER

Legal Description

LT 6 BLK C WESTERNMARK S/D PB 7 P 81 OR 4522 P 1445

Extra Features

FRAME GARAGE
 SCREEN PORCH

Parcel Information

[Launch Interactive Map](#)

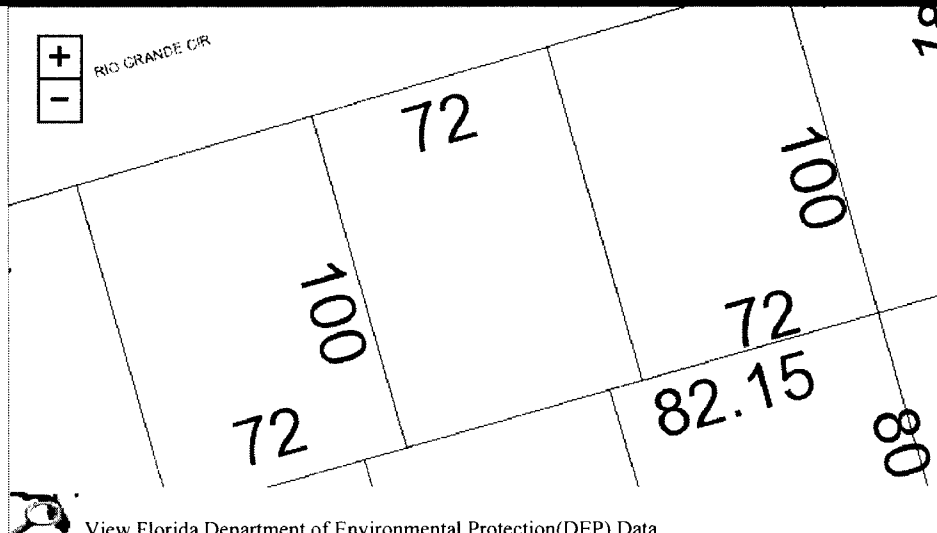
Section Map

Id: 09-2S-30-2

Approx. Acreage: 0.1679

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 1241 RIO GRANDE CIR, Year Built: 1972, Effective Year: 1972

Structural Elements

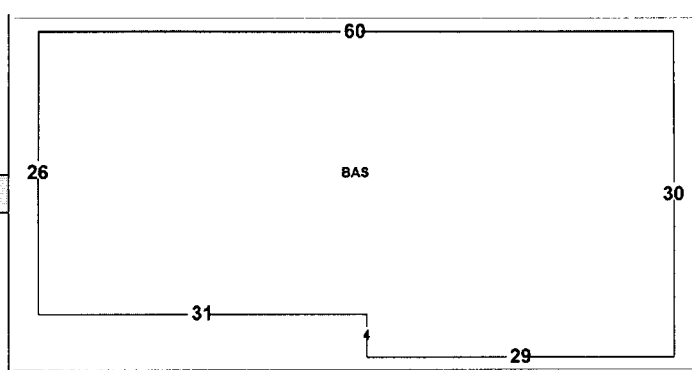
DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL F/HAC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1676 Total SF

BASE AREA - 1676



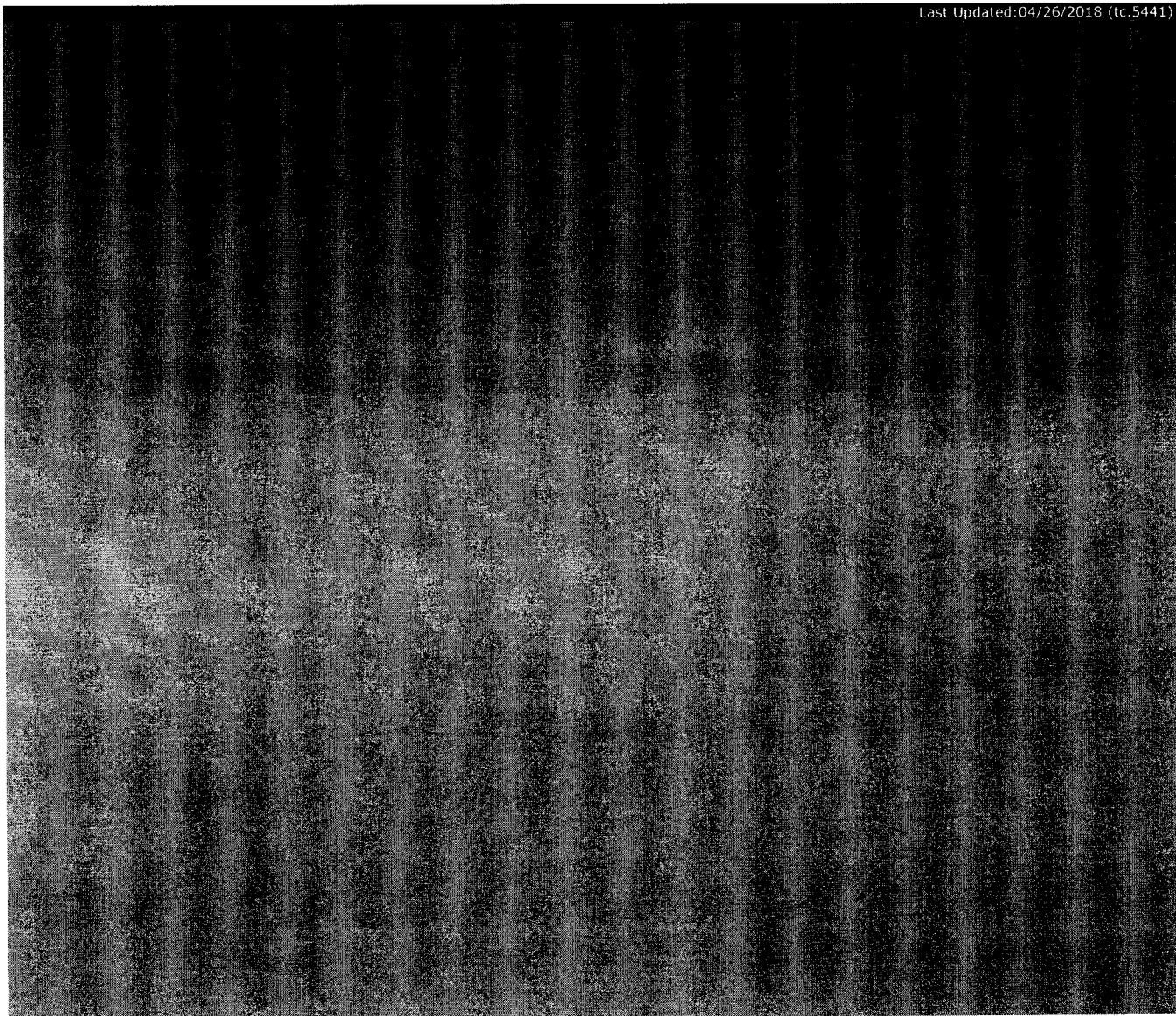
Images



1/17/03

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: 04/26/2018 (tc.5441)



18-341

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.: 14345

May 25, 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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Arthur E. Davis

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: 

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14345

**Lot 6, Block C, Westernmark Subdivision, as per plat thereof, recorded in Plat Book 7, Page 81, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14345

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 \$69,891.00. Tax ID 05-2631-050.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2018

TAX ACCOUNT NO.: 05-2631-050

CERTIFICATE NO.: 2016-2290

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

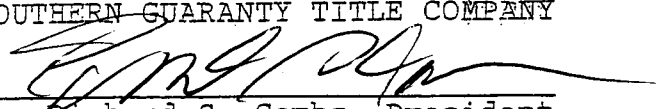
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for 2017 tax year.

Arthur E. Davis
Diann Davis(wife)
1241 Rio Grande Circle
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 25th day of May, 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.

✓
10.50
409.50
This Instrument Prepared by: Bridgette R. Houck,
An Officer of Associated Land Title Group, Inc.,
4900 Bayou Blvd., Suite 201, Pensacola, FL 32503,
For Purposes of Title Ins.
File # 190-00-0002
Parcel ID # 09-2S-30-1000-006-003

OR BK 4522 PG 1445
Escambia County, Florida
INSTRUMENT 00-705496
DEED DOC STAMPS PD & ESC CO \$ 409.50
02/10/00 ERNIE LEE WHEAT, CLERK
By: *[Signature]*

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made February 8, 2000, BETWEEN

Joe L. Owens and Katherine E. Owens, husband and wife
whose post office address is 1286 Mazurek Blvd., Pensacola, FL 32514, grantor, and

Arthur E. Davis (SS#:) whose post office address is
1231 Rio Grande Circle, Pensacola, Florida 32514, grantee,

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 6, Block C, Westernmark Subdivision, being a portion of Lots 5 and 8, Section 9, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat thereof recorded in Plat Book 7, at Page 81 of the Public Records of said County.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to taxes and assessments for the year 2000.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS SIGNATURE

BRIDGETTE R. HOUCK
WITNESS PRINTED NAME

[Signature]
WITNESS SIGNATURE

BRONNIE J. HOPKINS
WITNESS PRINTED NAME

[Signature]
Joe L. Owens

[Signature]
Katherine E. Owens

STATE OF Florida

COUNTY OF Escambia

I HEREBY CERTIFY, that on February 8, 2000, before me personally appeared Joe L. Owens and Katherine E. Owens, husband and wife who are personally known to me or have produced the identification identified below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

() To me personally known (X) Identified by Driver's License () Identified by _____

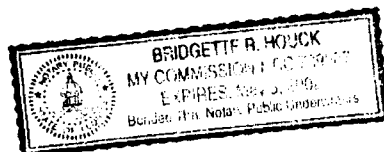
My Commission Expires: _____

Commission No.: _____

[Signature]

Notary Public
BRIDGETTE R. HOUCK

PLEASE PRINT OR TYPE NAME AS IT APPEARS



RCD Feb 10, 2000 01:58 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-705496



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 26, 2018

GARNET ROCK LLC-616 US BANK
PO BOX 645040
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.

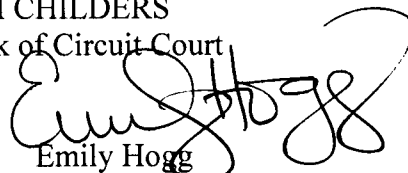
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007378	\$450.00	\$20.25	\$470.25
2016 TD 002290	\$450.00	\$20.25	\$470.25

TOTAL \$940.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division