

05-4521-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800051

To: Tax Collector of ESCAMBA 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
05-4521-000	2016/2605	06-01-2016	LT 14 BLK 4 SHERWOOD S/D PB 4 P 42 OR 5190 P 788

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

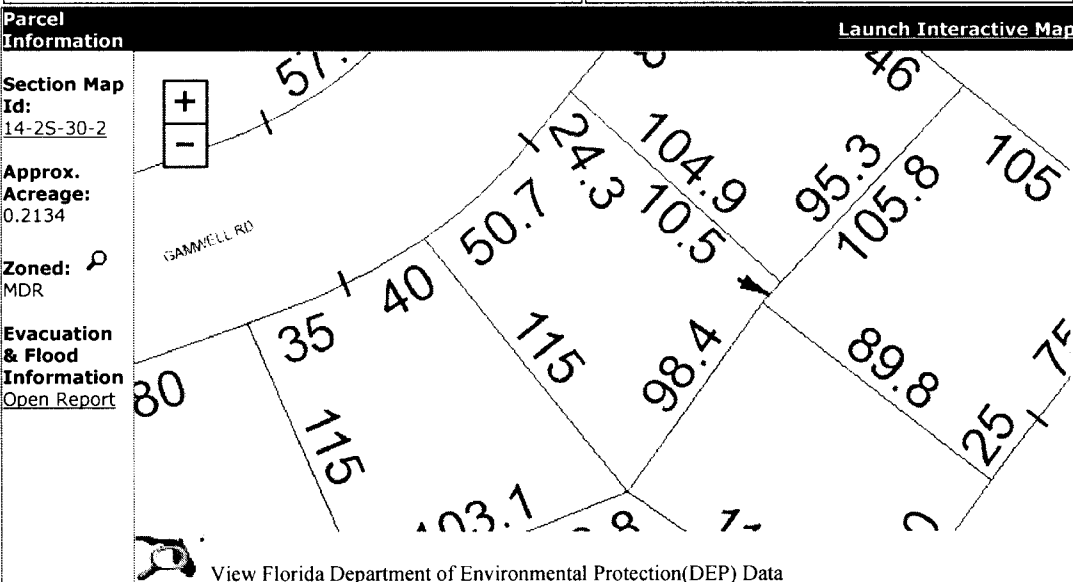
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) [→](#)
[Printer Friendly Version](#)

General Information	
Reference:	142S307001014004
Account:	054521000
Owners:	HILL BRADLEY D & HILL JENNIFER L
Mail:	29 GAMWELL RD PENSACOLA, FL 32506
Situs:	29 GAMWELL RD 32506
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	SHERWOOD/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	\$11,400	\$38,701	\$50,101	\$45,324
2016	\$11,400	\$37,479	\$48,879	\$44,392
2015	\$11,400	\$35,442	\$46,842	\$44,084
Disclaimer				
Amendment 1/Portability Calculations				
➤ File for New Homestead Exemption Online				


Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2003	5190	788	\$52,000	SM	View Instr
03/2002	4876	1234	\$100	QC	View Instr
12/1999	4509	1375	\$100	QC	View Instr
08/1998	4293	1516	\$100	QC	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

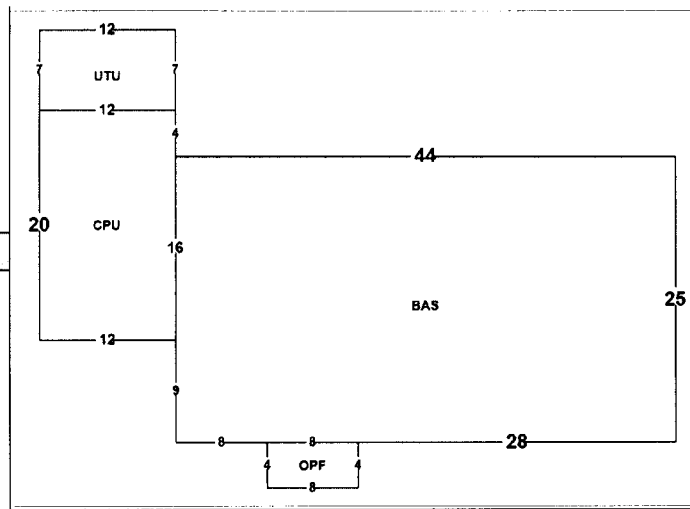
2017 Certified Roll Exemptions	
HOMESTEAD EXEMPTION,VETERANS	
Legal Description	
LT 14 BLK 4 SHERWOOD S/D PB 4 P 42 OR 5190 P 788	
Extra Features	
None	



Buildings	
Address: 29 GAMWELL RD, Year Built: 1958, Effective Year: 1958	
Structural Elements	
DECOR/MILLWORK AVERAGE	
DWELLING UNITS 1	
EXTERIOR WALL CONCRETE BLOCK	
FLOOR COVER BARBER	
FOUNDATION SLAB ON GRADE	

HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-HIP
 STORY HEIGHT-0
 STRUCTURAL FRAME-MASONRY
 PIL/STL

 Areas - 1456 Total SF
 BASE AREA - 1100
 CARPORT UNF - 240
 OPEN PORCH FIN - 32
 UTILITY UNF - 84



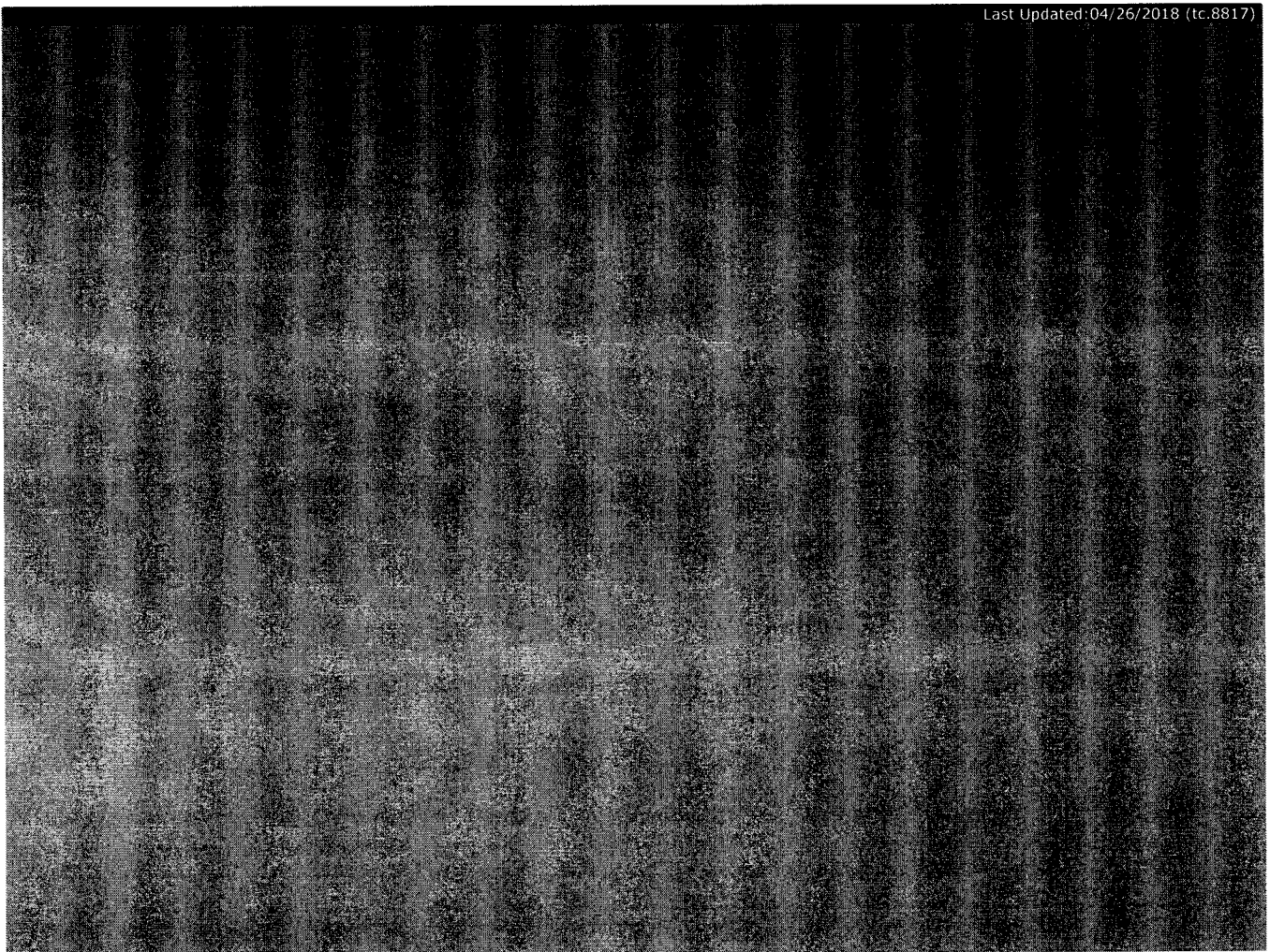
Images



1/10/03

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.8817)



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

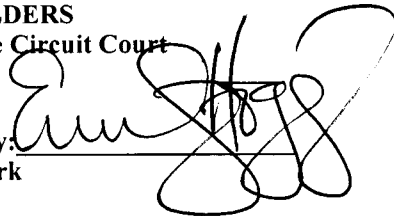
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 054521000 Certificate Number: 002605 of 2016**

Payor: JENNIFER HILL 29 GAMWELL RD PENSACOLA, FL 32506 Date 04/30/2018

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$1,657.27
		Postage	\$68.00
		Researcher Copies	\$40.00
		Total Received	\$2,241.02

\$1672.08

**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
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 002605

Redeemed Date 04/30/2018

Name JENNIFER HILL 29 GAMWELL RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$1,657.27 \$1672.08
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 054521000 Certificate Number: 002605 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="04/30/2018"/> 
Months	5	0
Tax Collector	<input type="text" value="\$1,535.83"/>	<input type="text" value="\$1,535.83"/>
Tax Collector Interest	\$115.19	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,657.27	<input type="text" value="\$1,542.08"/> 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	\$33.75	\$0.00
Total Clerk	\$483.75	<input type="text" value="\$450.00"/> 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	\$2,241.02	\$1,992.08
	Repayment Overpayment Refund Amount	\$248.94

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 •

May 7, 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.

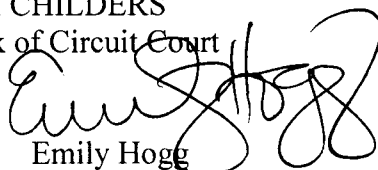
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 002605	\$450.00	\$0.00	\$450.00

TOTAL \$450.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-330

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14350

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:

Bradley D. Hill and Jennifer Hill, 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

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.: 14350

Lot 14, Block 4, Sherwood, as per plat thereof, recorded in Plat Book 4, Page 42, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14350

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

1. All Taxes now paid on 05/08/2018. The assessed value is \$50,101.00. Tax ID 05-4521-000.

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

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.: 05-4521-000

CERTIFICATE NO.: 2016-2605

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 2016 tax year.

Bradley D. Hill
Jennifer L. Hill
29 Gamwell Rd.
Pensacola, FL 32506

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.

Return To:

Prepared By: Rhonda D. Nall-Hawkins
CHELSEA TITLE AGENCY OF NORTHWEST FLORIDA, INC.
4300 BAYOU BOULEVARD, STE 17-E
PENSACOLA, FL 32503
incidental to the issuance of a title insurance policy.
File Number: 03-5003-rn

OR BK 5190 PG0788
Escambia County, Florida
INSTRUMENT 2003-122308

DEED DOC STAMPS PD # ESC CO \$ 364.00
07/17/03 EDITE LEE HENRI, CLERK
By: [Signature]

② 1050
364.00

TRUSTEE'S DEED

THIS INDENTURE, made this 15th Day of July, 2003, between
Katharine L. Ballow, a single person, aka Katharine Hurlburt individually and as Trustee of the Katharine L.
Ballow Trust dated 02/27/99.
who resides at 6824 Fox Chase Circle, Pensacola, FL 32506 party of the first part, and
Bradley D. Hill and Jennifer L. Hill, husband and wife
whose post office address is: 29 Gamwell Road, Pensacola, FL 32506
party of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and
other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aligned, released, remised and conveyed, and by these presents does grant, bargain, sell, alien, release,
remise and convey unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land
lying and being in the Escambia County of State of Florida, more particularly described as follows:

Lot 14, block 4, Sherwood, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia
County, Florida, according to Plat of said subdivision recorded in Plat Book 4 at page 42 of the public records of said
county.

SUBJECT TO: Taxes for 2003 and subsequent years; restrictions attached hereto and made apart hereof; reservations and
easements of record; and county zoning regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title and interest which
the said party of the first part, as Trustee, has in and to said property herein described.

TO HAVE AND TO HOLD the same in fee simple forever.

THE PARTY of the first part does hereby covenant with the party of the second part that the party of the first part has not
made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted
premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner
whatsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed as Trustee, as aforesaid,
the day and year first above written.

SIGNED, SEALED and delivered in our presence:

[Signature: Rhonda D. Nall-Hawkins]
Witness Rhonda D. Nall-Hawkins

By: [Signature: Katharine L. Ballow]
Katharine L. Ballow, aka Katharine Hurlburt
Individually and as Trustee

[Signature: Susan Craig]
Witness Susan Craig

State of Florida
County of Escambia

THE CONDITION OF THE ORIGINAL
DOCUMENT IS REFLECTED IN THE
IMAGE AND IS NOT THE FAULT OF
THE MICROFILMING PROCESS.

I HEREBY CERTIFY that on this 15th Day of July, 2003 before me personally appeared

Katharine L. Ballow, a single person, aka Katharine Hurlburt individually and as Trustee of the Katharine L.
Ballow Trust dated 02/27/99, to me known to be the person described in and who executed the foregoing conveyance or
who produced Driver's License as identification and who Did take an oath, and they acknowledged the execution thereof to
be their free act and deed for the uses and purposes therein mentioned and the said instrument is the act and deed of said
Trustee aforesaid.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written.

Signature: [Signature: Rhonda D. Nall-Hawkins]
Print Name: Rhonda D. Nall-Hawkins, Notary Public

Notary Seal

