

18-355

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800061

Date of Tax Deed Application

Apr 20, 2018

This is to certify that **BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616**, holder of **Tax Sale Certificate Number 2016 / 4303**, 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: **08-3625-675**

Cert Holder:**BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616****P.O. BOX 645040****CINCINNATI, OH 45264****Property Owner:****TOLLEFSON CHRISTINE MARIE****5155 PRIETO DR****PENSACOLA, FL 32506**

LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 4 61 OR
6459 P 463

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
2016/4303	08-3625-675	06/01/2016	2,228.46	111.42	2,339.88

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
2017/4220	08-3625-675	06/01/2017	2,323.78	6.25	116.19	2,446.22

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
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)

4,786.10

0.00

2,152.29

200.00

175.00

7,313.39

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
19. Total Amount to Redeem

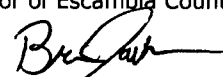
6.25

Done this the 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

September 4, 2018

By



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

08-3625-675 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800061

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616
P.O. BOX 645040
CINCINNATI, OH 45264,

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
08-3625-675	2016/4303	06-01-2016	LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 4 61 OR 6459 P 463

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
BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC -
616
P.O. BOX 645040
CINCINNATI, OH 45264

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: 562S301300440002
Account: 083625675
Owners: TOLLEFSON CHRISTINE MARIE
Mail: 5155 PRIETO DR
 PENSACOLA, FL 32506
Situs: 5155 PRIETO DR 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): WEST PENSACOLA/WARRINGTON/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	\$24,000	\$110,134	\$134,134	\$134,134
2016	\$24,000	\$108,180	\$132,180	\$132,180
2015	\$24,000	\$102,300	\$126,300	\$126,300

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/07/2009	6459	463	\$100	WD	View Instr
05/07/2009	6459	461	\$100	WD	View Instr
08/1999	4473	300	\$100	WD	View Instr
01/1972	587	573	\$36,600	WD	View Instr
01/1970	521	105	\$33,500	WD	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

LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 461 OR 6459 P 463

Extra Features

None

Parcel Information

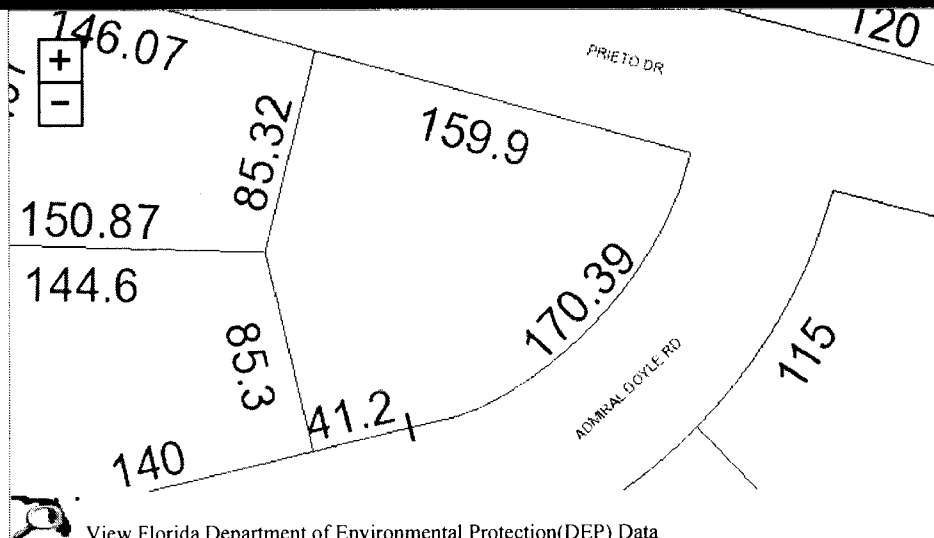
[Launch Interactive Map](#)

Section Map Id:
 53-2S-30-1

Approx. Acreage:
 0.4272

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 5155 PRIETO DR, Year Built: 1970, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3552 Total SF

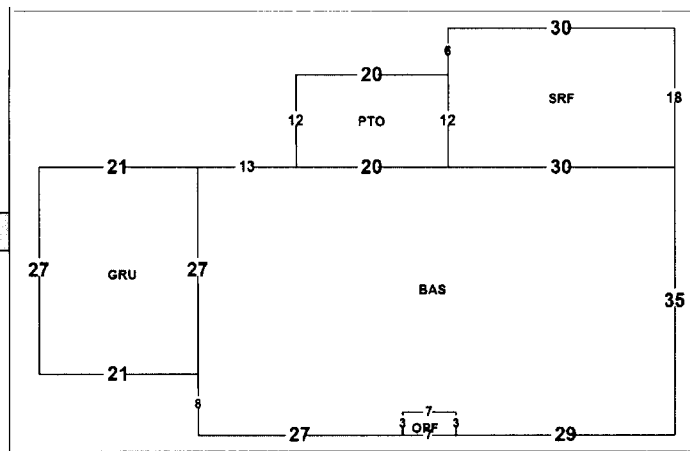
BASE AREA - 2184

GARAGE UNFIN - 567

OPEN PORCH FIN - 21

PATIO - 240

SUN ROOM FIN - 540



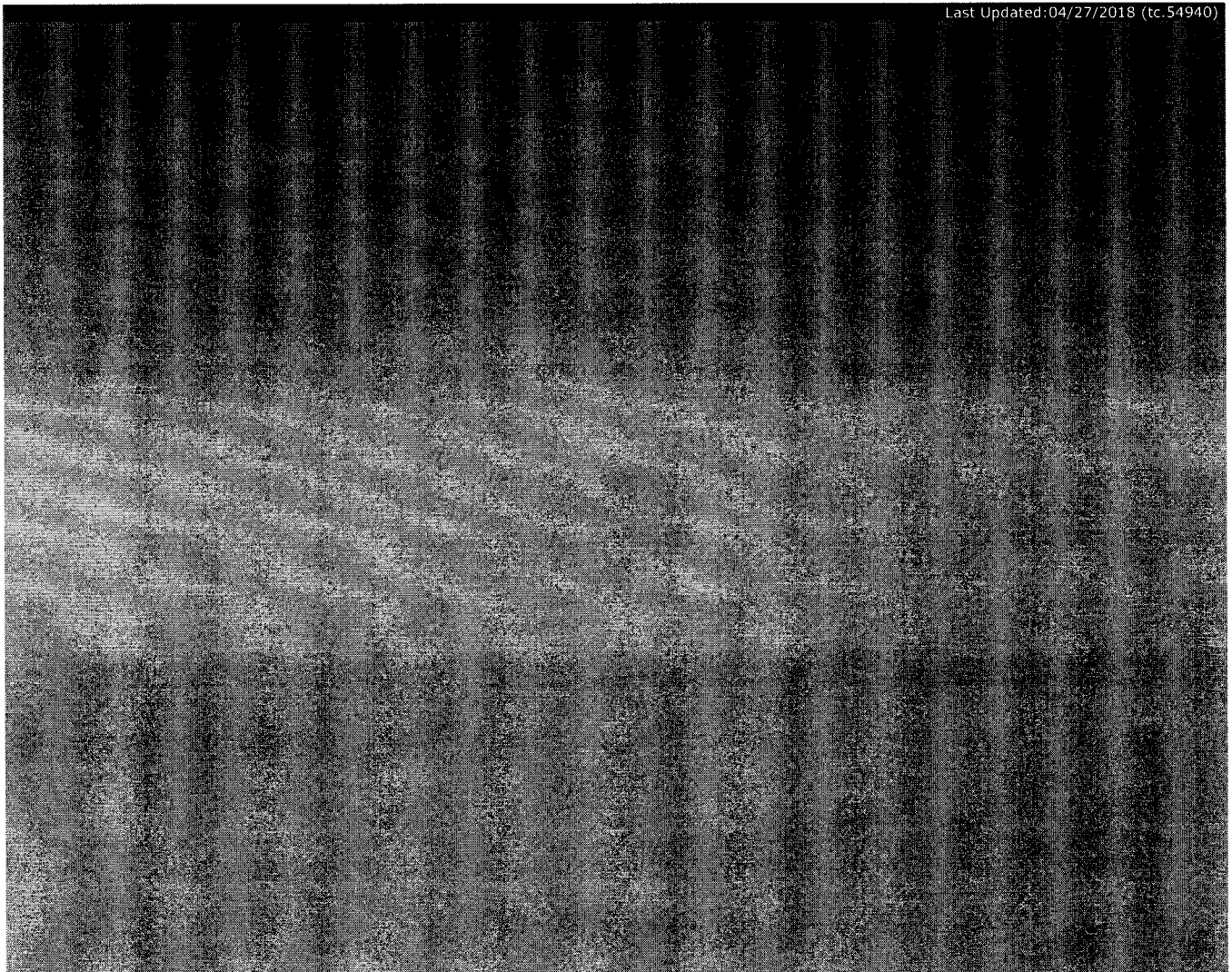
Images



8/7/17

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:04/27/2018 (tc.54940)



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: 083625675 Certificate Number: 004303 of 2016

Walsh

Payor: CHRISTINE MARIE TOLLEFSON PO BOX 551 BAGDAD FL 32530 Date 05/25/2018

Clerk's Check #	443837144	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$7,868.14
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$8,451.89

\$7566.09

PAM CHILDERS
Clerk of the Circuit Court

+ 164.64

over payment

\$7730.73

Received By: *[Signature]*
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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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 004303

Redeemed Date 05/25/2018

Name CHRISTINE MARIE TOLLEFSON PO BOX 551 BAGDAD FL 32530

Clerk's Total = TAXDEED	<i>Walsh</i>	\$483.75
Due Tax Collector = TAXDEED		\$7,868.14 <i>7730.73</i>
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: 083625675 Certificate Number: 004303 of 2016

Redemption ☐ 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="05/25/2018"/>
Months	5	1
Tax Collector	<input type="text" value="\$7,313.39"/>	<input type="text" value="\$7,313.39"/>
Tax Collector Interest	\$548.50	\$109.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,868.14	<input type="text" value="\$7,429.34"/> 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	\$6.75
Total Clerk	\$483.75	<input type="text" value="\$456.75"/> CL
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	\$8,451.89	\$7,886.09
	Repayment Overpayment Refund Amount	\$565.80

\$164.64
 overpayment

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 •

June 5, 2018

CHRISTINE WALSH
PO BOX 551
BAGDAD FL 32530

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 004303

\$164.64

TOTAL \$164.64

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



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 6, 2018

BRIDGE TAX 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 001721	\$450.00	\$6.75	\$456.75
2016 TD 004303	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

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

18-355

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14362

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:

Christine Marie Tollefson Walsh AKA Christine Marie Tollefson

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.: 14362

**Lot 44, Block B, Twin Oaks, Unit No. 2, as per plat thereof, recorded in Plat Book 6, Page 96, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14362

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

1. Taxes for the year 20156-2017 delinquent. The assessed value is \$134,134.00. Tax ID 08-3625-675.

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

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.: 08-3625-675

CERTIFICATE NO.: 2016-4303

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.

Christine Marie Tollefson Walsh
aka Christine Marie Tollefson
5155 Prieto Dr.
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.

Rec'd
P/S
18.50
70

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

TITLE TO THIS PROPERTY HAS NOT
BEEN EXAMINED BY THE PREPARER

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 7th day of MAY, 2009, by MICHAEL ROLF
TOLLEFSON, a single man, hereinafter called the Grantor (whether singular or plural), to CHRISTINE
MARIE TOLLEFSON WALSH, a single woman, whose post office address is 5155 PRIETO DR,
PENSACOLA, FL, hereinafter called the Grantee (whether singular or plural):
32506

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is acknowledged, grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County,
Florida, to-wit:

Lot 44, Block "B", Twin Oaks, Unit No. 2, a subdivision of a portion of Section 56,
Township 2 South, Range 30 West, Escambia County, Florida, according to a Plat of
said subdivision, recorded in Plat Book 6, at Page 96 of the Public Records of said
County.
Parcel Identification No. 562S30-1300-440-002

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall
not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2009 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or
in anyway 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Victoria L. Clare
Print: VICTORIA L. CLARE

Lynette Dennis
Print: LYNETTE DENNIS

Michael Rolf Tollefson
MICHAEL ROLF TOLLEFSON
Address: 23 SPINNAKER COURT
MIDDLETOWN, RI 02842

STATE OF Rhode Island
COUNTY OF Newport

The foregoing instrument was acknowledged before me this 24th day of May, 2009, by Michael Rolf Tollefson, who is personally known to me or who has produced RI Driver's License as identification and who did not take an oath.

My Commission Expires:

JANE A. MAGLIOCCO
NOTARY PUBLIC-RHODE ISLAND
My Commission Expires 3/12/2012

Jane A. Magliocco
NOTARY PUBLIC



Rec. 18.50
LIS .70

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

TITLE TO THIS PROPERTY HAS NOT
BEEN EXAMINED BY THE PREPARER

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 1th day of MAY, 2009, by MICHAEL ROLF TOLLEFSON, as Successor Trustee of the Family Trust of Leif Tollefson and Natalie E. Tollefson dated August 20, 1999, hereinafter called the Grantor, to CHRISTINE MARIE TOLLEFSON WALSH, a single woman, a 55% interest in said property, and to MICHAEL ROLF TOLLEFSON, a single man, a 45% interest in said property, whose post office address is 5155 PRIETO DR.,
PENSACOLA, FL 32506, hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, to-wit:

Lot 44, Block "B", Twin Oaks, Unit No. 2, a subdivision of a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to a Plat of said subdivision, recorded in Plat Book 6, at Page 96 of the Public Records of said County.
Parcel Identification No. 562S30-1300-440-002

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2009 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Victoria L. Clare

Print: VICTORIA L. CLARE

Lynette Dennis

Print: LYNETTE DENNIS

Michael Rolf Tollefson

MICHAEL ROLF TOLLEFSON

Address: 23 SPINNAVER COURT
MIDDLETOWN, RI 02842

STATE OF Rhode Island
COUNTY OF Newport

The foregoing instrument was acknowledged before me this 7th day of May, 2009, by Michael Rolf Tollefson, who is personally known to me or who has produced RI Driver's License as identification and who did not take an oath.

My Commission Expires:

JANE A. MAGLIOCCO
NOTARY PUBLIC-RHODE ISLAND
My Commission Expires 3/12/2012

Jane A. Magliocco
NOTARY PUBLIC

