

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900410

Date of Tax Deed Application

Apr 23, 2019

This is to certify that **ARDWEN FUND 1, LLC**, holder of **Tax Sale Certificate Number 2017 / 400**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-4637-610**

Cert Holder:

ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #129
SALT LAKE CITY, UT 84108

Property Owner:

CARTER MICHAEL A
PO BOX 7227
PENSACOLA, FL 32534
 W 1/2 OF LT 9 LESS W 25 FT FOR RD R/W S/D OF E 1/2 OR
 3153/3162 P 999/751 OR 4153 P 1629

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
2017/400	01-4637-610	06/01/2017	759.16	37.96	797.12

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
2018/397	01-4637-610	06/01/2018	746.84	6.25	121.52	874.61
2016/391	01-4637-610	06/01/2016	766.07	6.25	402.19	1,174.51

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. Property Information 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

2,846.24
0.00
658.46
200.00
175.00
3,879.70

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

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 6, 2020

By

Candice Lunsford

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 01-4637-610 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900410

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #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
01-4637-610	2017/400	06-01-2017	W 1/2 OF LT 9 LESS W 25 FT FOR RD R/W S/D OF E 1/2 OR 3153/3162 P 999/751 OR 4153 P 1629

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, property information 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
ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #129
SALT LAKE CITY, UT 84108

04-23-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information	
Reference:	081S301003001010
Account:	014637610
Owners:	CARTER MICHAEL A
Mail:	PO BOX 7227 PENSACOLA, FL 32534
Situs:	10000 BLK HOLSBERRY LN 32534
Use Code:	WASTE LAND
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$45,600	\$0	\$45,600	\$45,600
2017	\$45,600	\$0	\$45,600	\$45,600
2016	\$45,600	\$0	\$45,600	\$45,600

[Disclaimer](#)

Tax Estimator

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

Sales Data				
Sale Date	Book Page	Value	Type	Official Records (New Window)
05/1997	4153 1629	\$9,500	WD	View Instr
04/1992	3162 751	\$100	QC	View Instr
04/1992	3153 999	\$15,000	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller				

2018 Certified Roll Exemptions
None

Legal Description
W 1/2 OF LT 9 LESS W 25 FT FOR RD R/W S/D OF E 1/2 OR 3153/3162 P 999/751 OR 4153 P 1629

Extra Features
None

Parcel Information Launch Interactive Map

Section Map Id:
08-15-30-1



Approx. Acreage:
4.8000

9.47

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

6.07



[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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ARDWEN FUND 1 LLC** holder of **Tax Certificate No. 00400**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

W 1/2 OF LT 9 LESS W 25 FT FOR RD R/W S/D OF E 1/2 OR 3153/3162 P 999/751 OR 4153 P 1629

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 014637610 (20-001)

The assessment of the said property under the said certificate issued was in the name of

MICHAEL A CARTER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **6th** day of **January 2020**.

Dated this 23rd day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



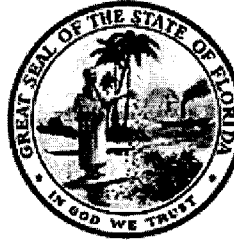
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Tuesday, July 09, 2019

20-001

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: 014637610 Certificate Number: 000400 of 2017**

Payor: MICHAEL A. CARTER 1410 GLENMORE DRIVE CANTONMENT, FL 32533 Date
07/09/2019

Clerk's Check #	6635802089	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$4,409.71
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,016.76 4245.54

**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
 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

**Case # 2017 TD 000400
 Redeemed Date 07/09/2019**

Name MICHAEL A. CARTER 1410 GLENMORE DRIVE CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$530.05	
Due Tax Collector = TAXDEED	\$4,409.71	84,228.50
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 014637610 Certificate Number: 000400 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/06/2020	Redemption Date 07/09/2019 
Months	9	3
Tax Collector	\$3,879.70	\$3,879.70
Tax Collector Interest	\$523.76	\$174.59
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,409.71	\$4,060.54 <i>ITC</i>
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$63.05	\$21.02
Total Clerk	\$530.05	\$488.02 <i>CH</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,056.76	\$4,565.56
	Repayment Overpayment Refund Amount	\$491.20
Book/Page	8100	900

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 900, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00400, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 014637610 (20-001)

DESCRIPTION OF PROPERTY:

W 1/2 OF LT 9 LESS W 25 FT FOR RD R/W S/D OF E 1/2 OR 3153/3162 P 999/751 OR 4153 P 1629

SECTION 08, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MICHAEL A CARTER

Dated this 9th day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-001

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15387

October 3, 2019

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 10-03-1999, through 10-03-2019, and said search reveals the following:

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

Michael A. Carter

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: 

October 3, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15387

October 3, 2019

The West 1/2 of Lot 9, Block , of the National Land Sales Subdivision of the East 1/2 of Section 8, Township 1 South, Range 30 West, Escambia County, Florida, containing 5.06 acres more or less, less and except the West 25.00 feet for the right of way of Holsberry Lane.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15387

October 3, 2019

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

1. All Taxes Paid. The assessed value is \$45,600.00. Tax ID 01-4637-610.

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: 1-6-2020

TAX ACCOUNT NO.: 01-4637-610

CERTIFICATE NO.: 2017-400

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

 ☒ Notify City of Pensacola, P.O. Box 12910, 32521

 ☒ Notify Escambia County, 190 Governmental Center, 32502

 ☒ Homestead for tax year.

Michael A. Carter
1410 Glenmore Dr.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 3rd day of October, 2019.

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: ☒ Return to: (enclose self-addressed stamped envelope)

Name: First Union National Bank
Attn: Gaynell Jones
Address: 5650 N. Pensacola Blvd.
Pensacola, Florida 32505

This Instrument Prepared by:

Name: Juanita T. Hassell
Address: 570 Teleran St.
Pensacola, FL 32534

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s) 309-66-0163

OR BK 4153 PG 1629
Escambia County, Florida
INSTRUMENT 97-403962

DEED, DOC. STAMPS, PD. & ESC. CO. \$ 66.50
07/24/97 ERNIE LEE MAGAHA, CLERK
No. 4153 PG 1629

RCD Jul 24, 1997 03:23 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-403962

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 8th day of May, 1997, by
BoRider, Inc., a corporation
hereinafter called the Grantor, to Michael A. Carter
whose ~~post office~~ address is 2656 Sherri Lane, Cantonment, FL, 32533
hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

The West Half of Lot 9 of the National Land Sales Subdivision of
the East Half of Section 8, Township 1 South, Range 30 West,
Escambia County, Florida, containing 5.08 acres more or less,
less and except the West 25.00 feet for the right of way of
Holsberry Lane.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
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, and hereby warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

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:

Gerald T. Newman
Witness Signature (as to first Grantor)

Gerald T. Newman
Printed Name

Charlene V. Rose
Witness Signature (as to first Grantor)

CHARLENE V. ROSE
Printed Name

Gerald T. Newman
Witness Signature (as to Co-Grantor, if any)

Gerald T. Newman
Printed Name

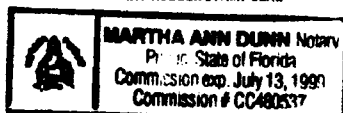
Charlene V. Rose
Witness Signature (as to Co-Grantor, if any)

CHARLENE V. ROSE
Printed Name

STATE OF FloridaCOUNTY OF EscambiaJuanita T. Hassell

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the
following type of identification: Personally Known

NOTARY RUBBER STAMP SEAL

BoRider, Inc., a corporation

Juanita T. Hassell, Sec. / Pres
Grantor Signature

JUANITA T. HASSELL
Printed Name

570 TELERAN ST.
Post-Office Address

PENSACOLA, FL, 32534

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid
this 8 day of May, A.D. 1997

Martha Ann Dunn
Notary Signature

Martha Ann Dunn
Printed Name