

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900411

Date of Tax Deed Application
Apr 23, 2019

This is to certify that **ARDWEN FUND 1, LLC**, holder of **Tax Sale Certificate Number 2017 / 6935**, 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: **11-4200-000**

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

Property Owner:
CHRISTIAN HOME MISSIONARY BURIAL ASSOC
C/O MARY C GRAY-BUTLER
1491 MUSCOGEE RD
CANTONMENT, FL 32533
BEG NW COR OF S 1/2 OF NE 1/4 NE1/4 E 420 FT S 210 FT W
420 FT N 210 FT TO POB DB 70 P 490

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
2017/6935	11-4200-000	06/01/2017	46.56	16.06	62.62

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
2018/7060	11-4200-000	06/01/2018	46.56	6.25	5.98	58.79
2016/7150	11-4200-000	06/01/2016	38.35	6.25	20.13	64.73

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

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

Total Amount Paid

186.14
0.00
15.54
200.00
175.00
576.68

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

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- 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 Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
11-4200-000 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900411

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
11-4200-000	2017/6935	06-01-2017	BEG NW COR OF S 1/2 OF NE 1/4 NE1/4 E 420 FT S 210 FT W 420 FT N 210 FT TO POB DB 70 P 490

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		Assessments	
Reference:	221N311302000000	Year	Land
Account:	114200000		Imprv
Owners:	CHRISTIAN HOME MISSIONARY BURIAL ASSOC		Total
Mail:	C/O MARY C GRAY-BUTLER 1491 MUSCOGEE RD CANTONMENT, FL 32533		Cap Val
Situs:	ARENA RD 32533	2018	\$48,213
Use Code:	CEMETERY-ACTIVE/IN-USE	2017	\$48,213
Taxing Authority:	COUNTY MSTU	2016	\$48,213
Tax Inquiry:	Open Tax Inquiry Window	Disclaimer	
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Tax Estimator	
		> File for New Homestead Exemption Online	
Sales Data		2018 Certified Roll Exemptions	
Sale Date	Book Page Value Type	RELIGIOUS	
	Official Records (New Window)	Legal Description	
None		BEG NW COR OF S 1/2 OF NE 1/4 NE1/4 E 420 FT S 210 FT W 420 FT N 210 FT TO POB DB 70 P 490	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features	
		None	
Parcel Information		Launch Interactive Map	
Section Map Id:			
22-1N-31			
Approx. Acreage:			
2.0300			
Zoned:			
LDR			
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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ARDWEN FUND 1 LLC** holder of **Tax Certificate No. 06935**, 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:

BEG NW COR OF S 1/2 OF NE 1/4 NE1/4 E 420 FT S 210 FT W 420 FT N 210 FT TO POB DB 70 P 490

SECTION 22, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114200000 (20-005)

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

CHRISTIAN HOME MISSIONARY BURIAL ASSOC

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

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: 114200000 Certificate Number: 006935 of 2017**

**Payor: MARY C GRAY-BUTLER 1491 MUSCOGEE RD CANTONMENT, FL 32533 Date
10/30/2019**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$530.05 \$823.86
Tax Collector's Total	\$600.78
Postage	\$5.00
Researcher Copies	\$1.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$1,214.43

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

**\$840.86
+ 29.47
\$871.33**

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 006935

Redeemed Date 10/30/2019

Name MARY C GRAY-BUTLER 1491 MUSCOGEE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$530.05	\$823.86
Due Tax Collector = TAXDEED	\$600.78	
Postage = TD2	\$5.60	
ResearcherCopies = TD6	\$1.00	
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

n Court X-Connect

[Dashboard](#) [Reports](#) [Other Services](#) [Logout](#)

Payment Information

General Information

Date Paid:	10/30/2019 1:10:14 PM	Invoice Number:	0D5F2DB6-75AF-4B3C-AE26-1F57204162FE	
Organization:	Escambia County Circuit Court			
First Name:		Last Name:	CHRISTIAN HOME MISSIONARY BURIAL ASSOC	DOB:
Address Line 1:	unknown	Address Line 2:		eMail: customerservice@ncourt.com
City:	unknown	State:	unknown	Zip: 00000
Phone:		Mobile:		
ApplicationIdentifier	A0000000031010	ApplicationLabel	VISA DEBIT	ApprovalNumbe856204
CounterSource	File	Cryptogram	TC DAAD07AF62A204E8	DOB
1/1/1				
HostResponseCode	00	IssueDate	1/1/1	LaneID
1				
Paid Name:	MARY GRAY BUTLER			

Transaction Information

Status:	Approved	Status Last Updated:	10/30/2019 1:10:15 PM	Payment Type:	Premium Citations
Citation/Item Number:	2017 TD 006935	Court Date:	1/1/2001	Amount	\$841.86
Description	NA	ClerkID	ebb		

Notes

By	Date	Comment
No records to display.		

[Record a Note](#)

This payment has already been processed

[Print Payment
Receipt](#)[Back](#)[Print Page](#)

**Clerk Support Line 877-352-8560
or Email [Client Support](#)**

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114200000 Certificate Number: 006935 of 2017

Redemption

Application Date

Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months

9

6

Tax Collector

Tax Collector Interest

\$77.85

\$51.90

Tax Collector Fee

Total Tax Collector

\$660.78

TC

Record TDA Notice

Clerk Fee

Sheriff Fee

Legal Advertisement

App. Fee Interest

\$63.05

\$42.03

Total Clerk

\$530.05

CH

Release TDA Notice (Recording)

Release TDA Notice (Prep Fee)

Postage

Researcher Copies

Total Redemption Amount

\$1,214.43

\$1,161.86

Repayment Overpayment Refund Amount

\$52.57

Book/Page

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 906, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06935, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **114200000 (20-005)**

DESCRIPTION OF PROPERTY:

**BEG NW COR OF S 1/2 OF NE 1/4 NE1/4 E 420 FT S 210 FT W 420 FT N 210 FT TO POB DB 70 P
490**

SECTION 22, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: CHRISTIAN HOME MISSIONARY BURIAL ASSOC

Dated this 30th day of October 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

PROPERTY INFORMATION REPORT

File No.: 15391

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:

Christian Home Missionary Burial Association

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

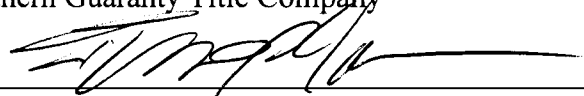
4. Taxes:

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.: 15391

October 3, 2019

**Begin NW corner of S 1/2 of NE 1/4 NE 1/4 East 420 feet South 210 feet West 420 feet North 210 feet to
POB, Deed Book 70, page 490, Section 22, Township 1 North, Range 31 West, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15391

October 3, 2019

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

NOTE: This propeprty is a cemetary.

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$48,213.00. Tax ID 11-4200-000.

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: rcsgrt@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.: 11-4200-000

CERTIFICATE NO.: 2017-6935

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

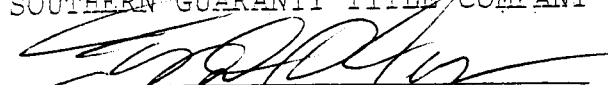
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Christian Home Missionary Burial Association
c/o Mary C. Gray-Butler
1491 Muscogee Rd.
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.

Barrow-2294

State of Florida,

#2061

Filed for record 7 day of March 1914

Escambia COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Simon Geary

for and in consideration of Twenty-one

Dollars

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto The Christian Home Mission

and Rural Association, their heirs, executors, administrators and assigns, forever, the following described property, to-wit:

Commencing at the Northwest corner of the South half of the S.E. quarter of Section Twenty-two in Township 8. 00 N., North Range Thirty-one West and running four hundred and twenty feet East, thence two hundred and ten feet South thence four hundred and twenty feet West, thence two hundred and ten feet to point of beginning containing two acres.

Together with, all and singular, the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that it is free of incumbrance, and that my heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever WARRANT and DEFEND.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 26th day of March A. D. 1914

Signed, sealed and delivered in the presence of

Alex McVoy
J. E. Maxey

Simon Geary (Seal.)
his mark (Seal.)
(Seal.)
(Seal.)

STATE OF Florida
Escambia County

Before the subscriber personally appeared

Simon Geary

and

his wife known to me to be the individual described by said name in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument for the uses and purposes therein set forth; and the said

wife of the said

on a private examination by me held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily, and without fear, apprehension, compulsion or constraint of or from her husband, and for the purpose of renouncing, relinquishing and conveying all her right of whatsoever kind in and to said property.

Given under my hand and official seal this 26th day of March A. D. 1914

Alex McVoy

Notary Public.



My commission expires
for 20th 1911



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-4200-000	06		221N311302000000

PROPERTY ADDRESS:

ARENA RD

EXEMPTIONS:

RELIGIOUS

CHRISTIAN HOME MISSIONARY BURIAL ASSOC
C/O MARY C GRAY-BUTLER
1491 MUSCOGEE RD
CANTONMENT, FL 32533

PRIOR YEAR(S) TAXES OUTSTANDING

20-005
Redeemed
17/6935

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	48,213	48,213	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	48,213	48,213	0	0.00
BY STATE LAW	3.9440	48,213	48,213	0	0.00
WATER MANAGEMENT	0.0327	48,213	48,213	0	0.00
SHERIFF	0.6850	48,213	48,213	0	0.00
M.S.T.U. LIBRARY	0.3590	48,213	48,213	0	0.00
TOTAL MILLAGE	13.7362				
			AD VALOREM TAXES		\$0.00

LEGAL DESCRIPTION

BEG NW COR OF S 1/2 OF NE 1/4 NE 1/4 E 420 FT S
210 FT W 420 FT N 210 FT TO POB D
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

FP FIRE PROTECTION

15.09

NON-AD VALOREM ASSESSMENTS

\$15.09

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$15.09

If Paid By Please Pay	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
	\$14.49	\$14.64	\$14.79	\$14.94	\$15.09

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	14.49
AMOUNT IF PAID BY	Dec 31, 2019
	14.64
AMOUNT IF PAID BY	Jan 31, 2020
	14.79
AMOUNT IF PAID BY	Feb 29, 2020
	14.94
AMOUNT IF PAID BY	Mar 31, 2020
	15.09

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-4200-000
PROPERTY ADDRESS
ARENA RD

CHRISTIAN HOME MISSIONARY BURIAL
ASSOC
C/O MARY C GRAY-BUTLER
1491 MUSCOGEE RD
CANTONMENT, FL 32533