

**TAX COLLECTOR'S CERTIFICATION**

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 267.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

01-3046-000

**Cert Holder** US BANK AS CUST FOR CAZ CREEK  
PO BOX 645132  
LOCKBOX # 005132  
CINCINNATI OH 45264

**Property Owner** OLSEN JOSEPH C & DINA S  
TRUSTEES  
213 BAYOU BLVD  
PENSACOLA FL 32503

\*\*\*\* See Additional Legal Next Page \*\*\*\*

BEG AT A PT ON E LI OF BLK  
7 37 FT S OF NE COR  
CONTINUE S 31 FT SWLY TO A  
POINT ON W LI OF BLK BEING  
160 FT FROM NW COR NWLY ON

SAID W LI 75 FT N 70 DEG 28  
MIN E 80 FT 5 IN N 81 DEG  
32 MIN E 61 8/10 FT TO POB  
PLAT DB 77 P 520  
OR 2081 P 78 OR 4044 P 960

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.

**Certificates owned by Applicant and Filed in Connection With This Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 267.000	06/01/2012	2,470.14	0.00	123.51	2,593.65

**Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 250.000	06/01/2013	2,395.98	6.25	119.80	2,522.03

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	5,115.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013}	2,214.08
4. Ownership and Encumbrance Report Fee	250.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	7,654.76
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	
13. Interest Computed by Clerk of Court Per Florida Statutes .....{ % }	
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

\* Done this the 05th day of May, 2014

Date of Sale: December 1, 2014 TAX COLLECTOR OF Escambia County Tax Collector County  
By Glenda Madison

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

TAX COLLECTOR'S CERTIFICATION

CASE NO 77-399 CP-03  
CASE NO 84-483 CP-03  
CA 1

**NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED**

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I, US BANK AS CUST FOR CAZ CREEK  
PO BOX 645132  
LOCKBOX # 005132  
CINCINNATI OH 45264

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Property No.	Date	Legal Description
2012/ 267.000	01-3046-000	06/01/2012	BEG AT A PT ON E LI OF BLK 7 37 FT S OF NE COR CONTINUE S 31 FT SWLY TO A POINT ON W LI OF BLK BEING 160 FT FROM NW COR NWLY ON SAID W LI 75 FT N 70 DEG 28 MIN E 80 FT 5 IN N 81 DEG 32 MIN E 61 8/10 FT TO POB PLAT DB 77 P 520 OR 2081 P 78 OR 4044 P 960 CASE NO 77-399 CP-03 CASE NO 84-483 CP-03 CA 1

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay 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 above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

April 25, 2014

Applicant's Signature

Date

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
267.0000	01-3046-000	06/01/2012	BEG AT A PT ON E LI OF BLK 7 37 FT S OF NE COR CONTINUE S 31 FT SWLY TO A POINT ON W LI OF BLK BEING 160 FT FROM NW COR NWLY ON SAID W LI 75 FT N 70 DEG 28 MIN E 80 FT 5 IN N 81 DEG 32 MIN E 61 8/10 FT TO POB PLAT DB 77 P 520 OR 2081 P 78 OR 4044 P 960 CASE NO 77-399 CP-03 CASE NO 84-483 CP-03 CA 1

**2013 TAX ROLL**  
OLSEN JOSEPH C & DINA S TRUSTEES  
213 BAYOU BLVD  
PENSACOLA, Florida 32503

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

MTAGCaz (Flor Anne Militar)  
Applicant's Signature

04/25/2014  
Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-861

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11460

September 2, 2014

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 09-02-1994, through 09-02-2014, and said search reveals the following:

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

Joseph C. Olsen and Dina S. Olsen, Trustees of the Joseph and Dina Olsen Living Revocable Trust

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 2, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11460

September 2, 2014

**052S295905020007 - Full Legal Description**

BEG AT A PT ON E LI OF BLK 7 37 FT S OF NE COR CONTINUE S 31 FT SWLY TO A POINT ON W LI OF BLK  
BEING 160 FT FROM NW COR NWLY ON SAID W LI 75 FT N 70 DEG 28 MIN E 80 FT 5 IN N 81 DEG 32 MIN E 61  
8/10 FT TO POB PLAT DB 77 P 520 OR 2081 P 78 OR 4044 P 960 CASE NO 77-399 CP-03 CASE NO 84-483 CP-03 CA  
1

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11460

September 2, 2014

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

1. Boundary Agreement recorded in O.R. Book 6088, page 633.
2. Possible Tax Lien filed by IRS against Joseph C. Olsen II and Kathy A. Olsen recorded in O.R. Book 6560, page 775.
3. Possible Judgment filed by Tyndall Federal Credit Union against Joseph C. Olsen, II recorded in O.R.. Book 5770, page 997.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$113,502.00. Tax ID 01-3046-000.

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: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-1-2014

TAX ACCOUNT NO.: 01-3046-000

CERTIFICATE NO.: 2012-267

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.

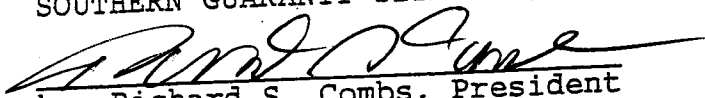
Joseph C. Olsen and Dina S. Olsen,  
Trustees of the Joseph & Dina Olsen  
Living Revocable Trust  
213 Bayou Blvd.  
Pensacola, FL 32503  
and  
2900 Gordon Ave., Ste 100-85  
Santa Clara, CA 95051

Internal Revenue Service  
400 West Bay St., Ste 35045  
Jacksonville, FL 32202-4437

Tyndall Federal Credit Union  
P.O. Box 59760  
Panama City, FL 32412

Certified and delivered to Escambia County Tax Collector,  
this 10th day of September, 2014.

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.



OR Bk4044 Pg0960  
INSTRUMENT 00323358

**RECORDING REQUESTED BY:**

✓ NAOMI E. PARKER, ESQ.

**WHEN RECORDED MAIL TO:**

JOSEPH AND DINA OLSEN  
1560 Murre Lane  
Sunnyvale, CA 94087

**MAIL TAX STATEMENTS TO:**

Same as above.

Space Above This Line For Recorder's Use

**TRUST TRANSFER DEED**

**GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)**

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number) \_\_\_\_\_
- Unincorporated area: City of \_\_\_\_\_ and \_\_\_\_\_

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has(have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: \_\_\_\_\_

**GRANTOR(S):** Dina S. Olsen

hereby **GRANT(S)** to JOSEPH C. OLSEN and DINA S. OLSEN, Trustees of the JOSEPH AND DINA OLSEN LIVING REVOCABLE TRUST

the following described real property in the County of Escambia, State of Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

D S PD \$0.70  
 Mort \$0.00 ASUM \$0.00  
 SEPTEMBER 6, 1996  
 Ernie Lee Magaha,  
 Clerk of the Circuit Court  
 D.C.  
 BY: *Ernie Lee Magaha*

**MAIL TAX STATEMENTS AS DIRECTED ABOVE.**

APN: 052S295905020007  
052S295905021007

Dated 5 August 1996

*Dina S. Olsen*  
DINA S. OLSEN

Grantor - Transferor(s)

State of California  
County of Santa Clara }

On 8-5-96 before me, NAOMI E. PARKER, Notary  
personally appeared DINA S. OLSEN

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) \_\_\_\_\_  
TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

personally known to me -OR-  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

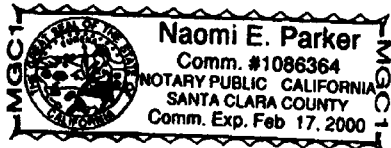
Witness my hand and official seal.

*Naomi E. Parker*  
SIGNATURE OF NOTARY

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_



**EXHIBIT "A"**

That portion of Block 7, East Pensacola Heights, according to Map drawn by J.E. Kauser in 1893, more particularly described as follows:

Commence at the Northeast corner of Block 7, of said East Pensacola Heights; thence South 00° 00' 00" East along the East line of said Block 7, for a distance 37.00 feet to the Point of Beginning; thence continue South 00° 00' 00" East for a distance of 30.00 feet; thence South 54° 16' 05" West for a distance of 99.19 feet to the Easterly Right of Way line of Bayou Boulevard (R/W Varies); thence North 30° 58' 20" West along said Right of Way for a distance of 69.02 feet; thence North 70° 28' 00" East for a distance of 59.10 feet; thence North 81° 32' 00" East for a distance of 61.00 feet to the Point of Beginning. Containing 0.13 acres more or less and all lying and being in said Block 7, East Pensacola Heights.

That portion of East Pensacola Heights, according to Map drawn by J.E. Kauser in 1893, more particularly described as follows:

Commence at the Northeast corner of Block 7, of said East Pensacola Heights; thence South 00° 00' 00" West along the North line of said Block 7, for a distance of 155.50 feet; thence South 12° 08' 54" West for a distance of 88.02 feet to a point hereafter called Point "A"; thence South 67° 39' 12" West for a distance of 74.00 feet more or less to the Mean High Tide line of Bayou Texar and the Point of Beginning; thence North 67° 39' 12" East, retracing line last run, for a distance of 74.00 feet to said Point "A"; thence South 33° 30' 10" East for a distance of 87.65 feet; thence South 58° 01' 57" West for a distance of 44.00 feet to the mean High Tide line of Bayou Texar; thence Northwesterly Meandering along said High Tide line for a distance of 105.00 feet more or less to the Point of Beginning.

Instrument 00323358

Filed and recorded in the  
Official Records  
SEPTEMBER 6, 1996  
at 09:19 A.M.  
ERNIE LEE MAGAHA,  
CLERK OF THE CIRCUIT COURT  
Escambia County,  
Florida

Form 668 (Y)(c) (Rev. February 2004)	3588	Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>
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Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number 623405410	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer KATHY A & JOSEPH C OLSEN II

Residence 213 BAYOU BLVD  
 PENSACOLA, FL 32503-6324

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-9681	09/21/2009	10/21/2019	191.35

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total	\$ 191.35
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This notice was prepared and signed at BALTIMORE, MD, on this,  
 the 04th day of February, 2010.

Signature <i>R. A. Mitchell</i> for THERESA HARLEY	Title ACS (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
 CAT. NO 60025X

R

IN THE COUNTY COURT, IN AND  
FOR BAY COUNTY, FLORIDA

TYNDALL FEDERAL CREDIT UNION,

CASE NO. 04-3046-CC

Plaintiff,

vs.

JOSEPH C. OLSEN II,

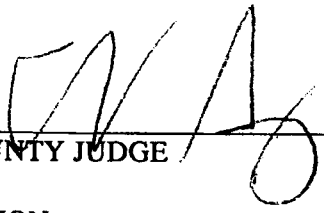
Defendant.

FILED  
2004 DEC 29 P 2:51  
HAROLD BAZZEL, CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA

FINAL JUDGMENT

THIS ACTION was tried before the Court. On the evidence presented, it is  
ORDERED AND ADJUDGED that Plaintiff, TYNDALL FEDERAL CREDIT UNION,  
recover from Defendant, JOSEPH C OLSEN II, the principal amount of \$7,526.92, interest in the  
amount of \$2,000.75, attorneys' fees in the amount of \$1,456.25, costs in the amount of \$275.00,  
late charges in the amount of \$318.85 and repossession fees and costs in the amount of \$1,613.63,  
making a total of \$13,191.40 that shall bear interest at the rate of 7.00% per annum, for all of  
which let execution issue.

DONE AND ORDERED in Chambers at Panama City, Bay County, Florida, this 29  
day of DEC, 2004.

  
COUNTY JUDGE

Plaintiff: TYNDALL FEDERAL CREDIT UNION  
PO Box 59760  
Panama City, FL 32412

A CERTIFIED TRUE COPY  
HAROLD BAZZEL, CLERK  
OF THE CIRCUIT COURT  
Ernie Lee Magaha  
Deputy Clerk



Copies furnished to:

✓ James E. Sorenson, Esquire,  
D. Tyler Van Leuven, Esquire and  
Chad D. Heckman, Esquire  
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.  
Post Office Box 4128  
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

Joseph C Olsen II  
Post Office Box 9944  
Panama City Beach, FL 32407

Defendant