

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 21, 2014 / 140079**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 413.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-4591-135**

**Certificate Holder:**  
BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447  
PO BOX 645040  
CINCINNATI, OHIO 45264

**Property Owner:**  
TURNER SCOTT & TURNER SHELIA  
579 BOBWHITE DR  
PENSACOLA , FLORIDA 32514

**Legal Description:**  
LT 17 BLK A QUAIL RUN UNIT I PB 9 P 86 OR 3228 P 487

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 TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	413.0000	06/01/12	\$1,007.69	\$0.00	\$50.38	\$1,058.07

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,058.07
\$0.00
\$250.00
\$75.00
\$1,383.07
\$1,383.07
\$40,983.50
\$6.25

\*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: October 6, 2014

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

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

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX  
LLC-447  
PO BOX 645040  
CINCINNATI, Ohio, 45264**

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>
413.0000	01-4591-135	06/01/2012	LT 17 BLK A QUAIL RUN UNIT I PB 9 P 86 OR 3228 P 487

**2013 TAX ROLL**

**TURNER SCOTT & TURNER SHELIA  
579 BOBWHITE DR  
PENSACOLA , Florida 32514**

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.

towercap (Donna Ernwein)

Applicant's Signature

04/21/2014

Date

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11348

July 17, 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 07-17-1994, through 07-17-2014, and said search reveals the following:

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

Scott Turner, divorced, and Shelia Turner, divorced

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: 

July 17, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11348

July 17, 2014

**Lot 17, Block A, Quail Run, Unit 1, as per plat thereof, recorded in Plat Book 9, Page 86, of  
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11348

July 17, 2014

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

1. Possible Judgment filed by State of Florida/Escambia County against Scott Elliott Turner recorded in O.R. Book 6335, page 1260.
2. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$81,967.00. Tax ID 01-4591-135.

**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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-6-2014

TAX ACCOUNT NO.: 01-4591-135

CERTIFICATE NO.: 2012-413

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.

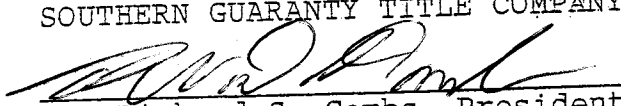
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify State of Florida/ Escambia County, 190 Governmental Center, 32502  
  Homestead for 2013 tax year.

Scott Turner  
Shelia Turner  
579 Bobwhite Dr.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 17th day of July, 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.

This instrument prepared by:  
✓ Gulf Coast Title & Abstract  
of Panama City, Inc.  
1430 Harrison Avenue  
Panama City, Florida 32401  
Case Number: 92-0630-D-MPS

9+1.50  
483.70 deed  
224.35 Assumpt.  
5718.55

3228PG 487

\*\*\*\*Clerk's Office Use Only\*\*\*\*

WARRANTY DEED - INDIVID. TO INDIVID.

This Warranty Deed Made on August 1, 1992 by and between:

William O. Warnock, (SS# 462-04-9278)  
and wife, Rhesa K. Warnock, (SS# 261-41-3369)  
1952 Southaven Drive  
Virginia Beach, VA 23464

hereinafter called the grantor, to

Scott Turner, (SS# 433-47-1747)  
and wife, Shelia Turner, (SS# 437-41-2363)  
579 Bob White Drive  
Pensacola, Florida 32514

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)

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, Florida to viz:

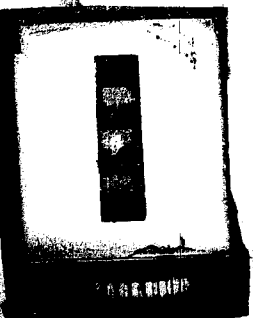
Escambia County Property Appraiser's RE# 01-4591-135

Lot 17, Block A, QUAIL RUN, UNIT 1, a subdivision of a portion of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 9 at page 86 of the public records of said County.

This conveyance is made subject to that certain mortgage dated March 11, 1987, given by William O. Warnock and wife, Rhesa K. Warnock to First Guaranty Mortgage Corporation, recorded in Escambia County Official Records Book 2384, Page 204, and the grantees do hereby assume and agree to pay all of the unpaid portion of said mortgage indebtedness and all sums of money agreed to be paid by the mortgagors in said mortgage and assume and agree to perform all obligations and liabilities of the mortgagors as set forth in said mortgage. Said Mortgage last assigned to Real Estate Financing per assignment recorded in Escambia County Official Records Book 3191, Page 38. Said mortgage having an approximate current balance of \$64,062.71.

D.S. PD. \$ 483.70  
DATE Aug. 26, 1992  
JOE A. FLOWERS, COMPTROLLER  
BY: Barbara Betten D.C.  
CERT. REG. #59 2043328-07-01

D.S. PD. \$ 224.35 Assumpt.  
DATE Aug 26, 1992  
JOE A. FLOWERS, COMPTROLLER  
BY: Barbara Betten D.C.  
CERT. REG. #59 2043328-07-01



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; that the grantor hereby fully 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, 1991; restrictions, reservations, and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

WITNESSES:

*[Signature]*  
(PRINT OR TYPE NAME) PHILLIP D. HUTCHISON, JR.

*[Signature]* [L.S.]  
(PRINT OR TYPE NAME) William O. Warnock

*[Signature]*  
(PRINT OR TYPE NAME) DENISE L. BUCKLEY

*[Signature]* [L.S.]  
(PRINT OR TYPE NAME) Rhessa K. Warnock

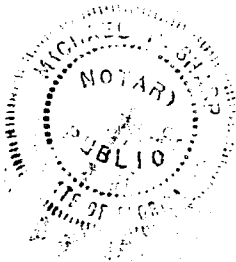
STATE OF: Florida  
COUNTY OF: BAY

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 1992, by

William O. Warnock and wife, Rhessa K. Warnock

who is (X) personally known to me or ( ) who has produced photo identification and who did not take an oath.

(seal)



*[Signature]*  
(PRINT OR TYPE NAME) MICHAEL P. SAWYER  
Notary Public, State of Florida  
My Commission Expires March 15, 1994  
Bonded Thru Troy Fain - Insurance Inc.

AUG 27 11 35

FILED

987786



cm

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

vs.

CASE NO.: 1990 CF 005809 A  
DIVISION: B

DEFENDANT: SCOTT ELLIOTT TURNER  
257 QUINTETTE LANE  
PACE, FL 32571

DATE OF BIRTH: 07/12/1964

2008 JUN -2 1 P 3 0  
CIRCUIT CRIMINAL  
FILED & RECORDED  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MARCH 5, 1991, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

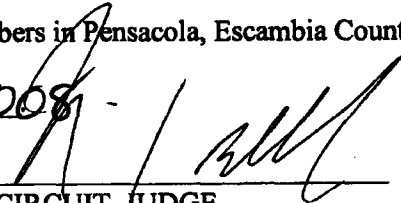
IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 425.00, the amount of which shall bear interest at the rate prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.


FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this 2nd day of June, 2008

  
CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY  
cc: DEFENDANT

Case: 1990 CF 005809 A  
  
00094360971  
Dkt: CF618 Pg#: