

TAX COLLECTOR'S CERTIFICATIONApplication
Date / Number
Apr 21, 2014 / 140087

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 1994.0000**, 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: 03-3520-135**

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

Property Owner:
POWELL KATHRYNE S
5001 GRANDE DR # 512
PENSACOLA, FLORIDA 32504

Legal Description:

UNIT 512 BLDG 5 VILLAS ON THE SQUARE PHASE 2 ALSO 1/108 INT IN COMMON ELEMENTS OR 6288 P 1695 SHEET J

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	1994.0000	06/01/12	\$1,309.16	\$0.00	\$65.46	\$1,374.62

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
2013	1803.0000	06/01/13	\$1,127.50	\$6.25	\$56.38	\$1,190.13

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 (2013)
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

\$2,564.75
\$0.00
\$1,038.80
\$250.00
\$75.00
\$3,928.55
\$3,928.55
\$6.25

*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Anna StewartDate 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:

Certificate No.	Parcel ID Number	Date	Legal Description
1994.0000	03-3520-135	06/01/2012	UNIT 512 BLDG 5 VILLAS ON THE SQUARE PHASE 2 ALSO 1/108 INT IN COMMON ELEMENTS OR 6288 P 1695 SHEET J

2013 TAX ROLL

POWELL KATHRYNE S
5001 GRANDE DR # 512
PENSACOLA , Florida 32504

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.: 11355

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:

Kathryne S. Powell

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.: 11355

July 17, 2014

Unit 512, Building 5, Villas on the Square Phase 2, also 1/108 interest in common elements.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11355

July 17, 2014

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

1. Lien filed by Villas on the Square Condominium Association recorded in O.R. Book 6906, page 486.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$51,874.00. Tax ID 03-3520-135.

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: rcsgrt@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.: 03-3520-135

CERTIFICATE NO.: 2012-1994

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

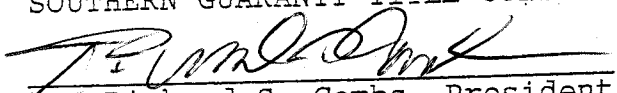
 X Homestead for tax year.

Kathryne S. Powell
5001 Grande Dr. # 512
Pensacola, FL 32504

Villas on the Square Condo. Assoc. of Pensacola
P.O. Box 12507
Pensacola, FL 32591

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.

44.00
665.00

Prepared by and Return to:
Elizabeth Lyons
LandAmerica Lawyers Title
721 East Gregory Street
Pensacola, FL 32502

Folio/Parcel ID #: 331530-2000-512-005

File/Case No: 06080014506

(Specs Above This Line for Recording Data)

1444
WARRANTY DEED

THIS Warranty Deed made this 15th day of February, 2008,
BETWEEN Samuel T. Armstrong and David M. Armstrong

whose address is 1601 S. Shephard #128, Houston, TX 77019,
hereinafter called the Grantor, and

Kathryne S. Powell
whose address is 5001 Granda Drive #512, Pensacola, FL 32504, hereinafter called the Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED LEGAL DESCRIPTION


Grantors herein states that the subject property is not the homestead of the grantors or the spouse or dependent minor child of grantors, nor is it contiguous to their homesteads.

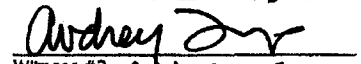
SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2008 and subsequent years, which are not yet due and payable.

And the said Grantor hereby covenants with the 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 person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:


Witness #1
Print Name: Sonia Rodriguez


Witness #2
Print Name: Audrey Thorp


Samuel T. Armstrong

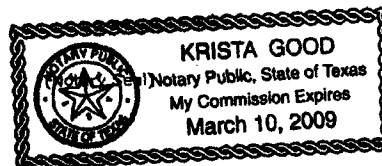
State of Texas

County of Harris

The foregoing instrument was acknowledged before me this February 15, 2008 by Samuel T. Armstrong, who is/are personally known to me or who has/have produced Driver's License(s) as identification.


Notary Public

My commission expires: 3/10/09



Warranty Deed
Page Two

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BETWEEN Samuel T. Armstrong and David M. Armstrong

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hereinafter called the Grantor, and

Kathryne S. Powell
whose address is 5001 Grande Drive #512, Pensacola, FL 32504, hereinafter called the Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Escambia State of Florida to wit:

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Grantors herein states that the subject property is not the homestead of the grantors or the spouse or dependent minor child of grantors, nor is it contiguous to their homesteads.

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And the said Grantor hereby covenants with the 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 person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Carol F. Thweatt
Witness #1
Print Name: CAROL F. THWEATT

David M. Armstrong
David M. Armstrong

Kala Booth
Witness #2
Print Name: Kala Booth

State of Mississippi

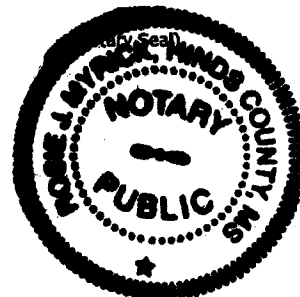
County of Franklin

The foregoing Instrument was acknowledged before me this February ^{14th} 15, 2008 David M. Armstrong, , who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Bessie J. Maynard
Notary Public

My commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 24, 2009
BONDED THRU STEGALL NOTARY SERVICE



File/Case No: 06080014506

LEGAL DESCRIPTION

CONDOMINIUM PARCEL: UNIT 512, BUILDING 5, PHASE 2, VILLAS ON THE SQUARE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM DATED THE 20TH DAY OF JULY, 1984, AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ON THE 27TH DAY OF AUGUST, 1984, IN OFFICIAL RECORDS BOOK 1955, AT PAGES 61 THROUGH 254, AND AS AMENDED BY SUPPLEMENTAL DECLARATION OF CONDOMINIUM TO ADD SUBSEQUENT PHASE 2, DATED SEPTEMBER 27, 1984, AND RECORDED ON OCTOBER 12, 1984 IN OFFICIAL RECORDS BOOK 1974, AT PAGES 249 THROUGH 350, OF THE PUBLIC RECORDS, TOGETHER WITH ALL OF ITS APPURTENANCES, INCLUDING WITHOUT LIMITATION, ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION.

This instrument prepared by:
Jeffrey T. Sauer
Smith Sauer & DeMaria
510 E. Zaragoza Street
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared Stephen M. Jones who, being duly sworn, deposes and says that he/she is the President for Villas on the Square Condominium Association of Pensacola, Inc., a Florida corporation not-for-profit (the "Association") whose physical address is 5001 Grande Drive, Pensacola, Florida 32504 and whose mailing address is P.O. Box 12507, Pensacola, Florida 32591, and that in accordance with the provisions of Florida statutes Section 718.116 and the Declaration of Condominium of Villas on the Square Condominium, a condominium, said Declaration being recorded in Official Records Book 1955 at page 61, of the public records of Escambia County, Florida, and all amendments thereto, the Association hereby claims a lien for assessments for the following sums: Regular assessments for the months of October 2011 through August 2012, in the amount of **\$315.00** per month for a total of **\$3,463.49**; finance charges and fees in the amount of **\$169.00**, together with costs and attorney's fees of **\$350.00**, for a total of **\$3,982.49**, all of which is now due along with those assessments, costs and attorney's fees, which may accrue subsequent to the recording of this lien, against the following condominium parcel in Escambia County, Florida, to wit:

Unit 512, Building 5, Phase 2, Villas on the Square Condominium, a condominium, and its undivided share of the common elements according to the Declaration recorded in Official Records Book 1955 at page 61 of the public records of Escambia County, Florida, and all amendments thereto.

RECORD OWNER(S): Kathryn S. Powell

Stephen M. Jones
President
Villas on the Square Condominium
Association of Pensacola, Inc.

Sworn to and subscribed before me this 29th day of August, 2012, and the foregoing instrument was acknowledged before me this same day by Stephen M. Jones as President for Villas on the Square Condominium Association of Pensacola, Inc., a Florida corporation, on behalf of the corporation. He is ☒ personally known to me or () produced _____ as identification.

Susan L. Moody
Printed Name:
Notary Public
My commission expires:





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

12TD01994

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 31, 2015

Kathryne S. Powell
5001 Grande Dr, #512
Pensacola, FL 32504

Dear Ms. Powell,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check # 900021684 in the amount of \$264.97 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ The above address information is correct and I do not wish to claim the monies.
- ☐ The above address information is incorrect. Please forward an affidavit to the following address: _____
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

12TD01994

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

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Signature

Date

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Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

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Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk

Official Records • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3930 • OR@EscambiaClerk.com

1/15/16
per
Kathryne
Powell -
Unissued
check

850-
207-
2941