DR-512 R.05/88

**Application Number: 140090** 

### 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** 

2044,0000

03-4165-100

06/01/2012

LT 11 BLK 95 CORDOVA PK UNIT 17 PB7 P 36 OR 3081 P 98 OR 3260 P 590 SHEET E

**2013 TAX ROLL** 

FORBIS WILLIAM M & ANN G LIFE EST & 3901 MCCLELLAN RD 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.

towercap (Donna Ernwein)

04/21/2014

**Applicant's Signature** 

**Date** 

FORM 513 (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 21, 2014 / 140090

This is to certify that the holder listed below of Tax Sale Certificate Number 2012 / 2044.0000 , 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: 03-4165-100

**Certificate Holder:** 

BRIDGE TAX LLC - 447 US BANK % BRIDGE TAX LLC-447 PO BOX 645040

CINCINNATI, OHIO 45264

**Property Owner:** 

FORBIS WILLIAM M & ANN G LIFE EST &

3901 MCCLELLAN RD

PENSACOLA, FLORIDA 32503

**Legal Description:** 

LT 11 BLK 95 CORDOVA PK UNIT 17 PB7 P 36 OR 3081 P 98 OR 3260 P 590 SHEET E

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:

į	Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
	2012	2044.0000	06/01/12	\$1,260.96	\$0.00	\$63.05	\$1,324.01
		····					

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	1845.0000	06/01/13	\$2,993.88	\$6.25	\$149.69	\$3,149.82

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$4,473.83
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$2,769.81
4. Ownership and Encumbrance Report Fee	\$250.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$7,568.64
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	\$7,568.64
13. Interest Computed by Clerk of Court Per Florida Statutes( %)	
<ol> <li>One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.</li> </ol>	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

\*Done this 21st day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: <u>OC+OV-CV , 2014</u>

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

### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

	The following instrument was acknowledged before me this //day of March, 2013, by Ann										
Gray	Forbis,		-	_	personally				who (	) has	produced
			as identif	fication b	earing iden	tification 1	numbe	r			•
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						llive	S	10	20		_
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074	NY PURC	VALERIE	A. HUYI	4007				. 27	<b>6</b>		_
. 1	. C(	VALERIO OISSIMMC	N # DD 90	4001 042	_	name belo	_		-	•	

NOTARY PUBLIC, State of Florida Commission Number: <u>DD884007</u> My Commission Expires: 10-30-3013

VALERIE A. HOYT COMMISSION # DD 884007 EXPIRES: June 30, 2013

[NOTARIAL SEAL]

### STATE OF FLORIDA COUNTY OF ESCAMBIA

	( ) is personally known to me or who ( ) has produce bearing identification number
VALERIE A. HOYT COMMISSION # DD 884007 EXPIRES: June 30, 2013 NOTARIAL SEAL]	[Print name below signature]  NOTARY PUBLIC, State of Florida  Commission Number: 84007  My Commission Expires: 10 30-2013

Signed, sealed, and delivered in our presence:

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

Ann Gray Forbis, Trustee

Recorded in Public Records 06/05/2014 at 10:52 AM OR Book 7178 Page 1003, Instrument #2014039127, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

THIS INSTRUMENT PREPARED BY: Clyde F. Bailey, Jr. 3901 McClellan Road Pensacola, FL 32503

Tax Parcel I.D. #: 33-1S-30-8300-011-095

STATE OF FLORIDA COUNTY OF ESCAMBIA

#### **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that William Max Forbis, Jr. and Ann Gray Forbis, husband and wife, as Trustees ("Grantors"), whose mailing address is 3901 McClellan Road, Pensacola, Florida 32503, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim to Clyde F. Bailey, Jr. and Beth A. Bailey, husband and wife ("Grantees"), whose mailing address is 3901 McClellan Road, Pensacola, Florida 32503, their successors and assigns, forever, the real property in Escambia County, Florida described as follows:

Lot 11, Block 95 of Cordova Park Unit No. 17 a subdivision of a portion of Section 17, Township 1 South, Range 29 West, and Section 3, Township 2 South, Range 29 West, as recorded in Plat Book 7 at page 36 of the public records of Escambia County, Florida.

Together with all the estate and rights of Grantors in such property.

IN WITNESS WHEREOF, Grantors have executed this instrument on the / day of March, 2013.

Signed, sealed, and delivered in our presence:

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

William Max Forbis, Jr., Trustee

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley P.O. Box 1312

Escambia County Tax Collector Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 10-6-2014 TAX ACCOUNT NO.: \_\_\_\_03-4165-100 CERTIFICATE NO.: 2012-2044 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. Clyde F. Bailey, Jr. Beth A. Bailey 3901 McClellan Rd. Pensacola, FL 32503 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.

## OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11358 July 17, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$137,018.00. Tax ID 03-4165-100.

#### 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.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11358 July 17, 2014

Lot 11, Block 95, Corodova Park Unit No. 17, as per plat thereof, recorded in Plat Book 7, Page 36, of the Public Records of Escambia County, Florida

### **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.: 11358 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:

Clyde F. Bailey, Jr. and Beth A. Bailey, husband and wife

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,

July 17, 2014