

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**HMF FL D, LLC AND CAPITAL ONE RAI CUSTODIAN
PO BOX 54291
NEW ORLEANS, Louisiana, 70154**

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
5397.0000	09-3292-000	06/01/2013	E 78 FT OF LT 12 BLK C LINDSKOG S/D PB 1 P 79 OR 6881 P 1091

2014 TAX ROLL

BEVERLY NATALIE
7225 ESTHER ST
PENSACOLA , Florida 32506

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.

Gintdareo (Ginny Donaghy)

Applicant's Signature

04/20/2015

Date

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 20, 2015 / 150055**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5397.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-3292-000**

Certificate Holder:

HMF FL D, LLC AND CAPITAL ONE RAI CUSTODIAN
PO BOX 54291
NEW ORLEANS, LOUISIANA 70154

Property Owner:

BEVERLY NATALIE
7225 ESTHER ST
PENSACOLA, FLORIDA 32506

Legal Description:

E 78 FT OF LT 12 BLK C LINDSKOG S/D PB 1 P 79 OR 6881 P 1091

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
2013	5397.0000	06/01/13	\$1,118.71	\$0.00	\$55.94	\$1,174.65

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
2014	5000.0000	06/01/14	\$1,105.55	\$6.25	\$55.28	\$1,167.08

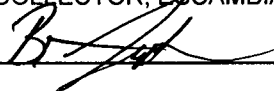
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$2,341.73
\$0.00
\$1,075.37
\$200.00
\$125.00
\$3,742.10
\$3,742.10
\$6.25

*Done this 20th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

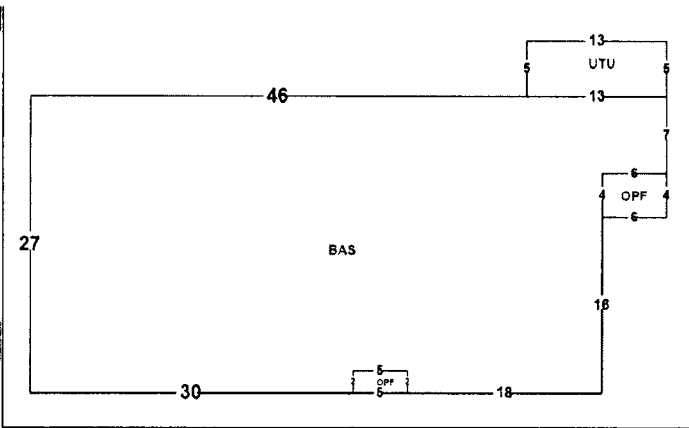
By



Date of Sale: 7/6/15

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

Structural Elements	
DECOR/MILLWORK	AVERAGE
DWELLING UNITS	1
EXTERIOR WALL	BRICK-FACE/VENEER
FLOOR COVER	VINYL/CORK
FOUNDATION	SLAB ON GRADE
HEAT/AIR	CENTRAL H/AC
INTERIOR WALL	DRYWALL-PLASTER
NO. PLUMBING FIXTURES	6
NO. STORIES	1
ROOF COVER	COMPOSITION SHG
ROOF FRAMING	GABLE
STORY HEIGHT	0
STRUCTURAL FRAME	WOOD FRAME
Areas - 1562 Total SF	
BASE AREA	1463
OPEN PORCH FIN	34
UTILITY UNF	65



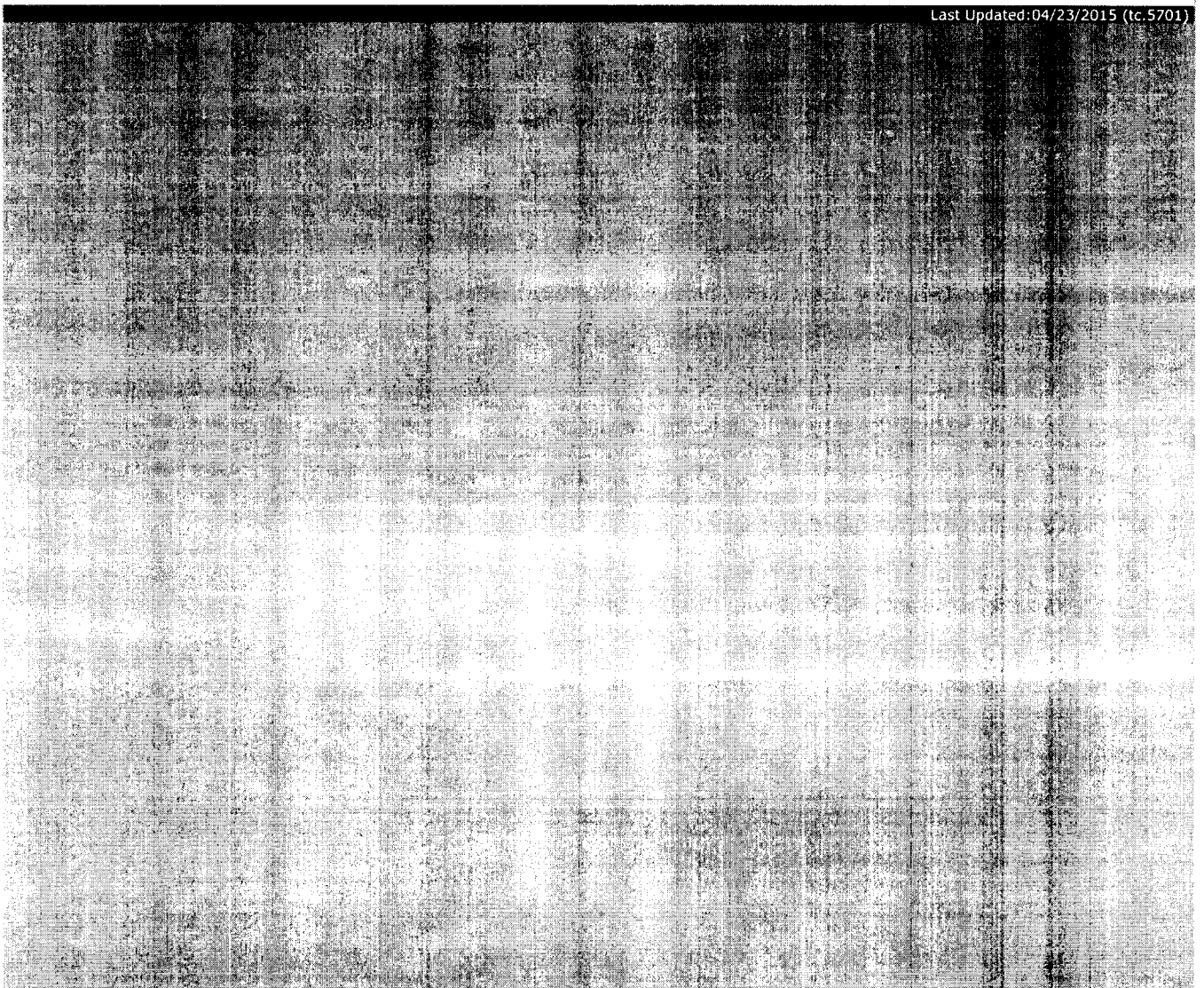
Images



10/24/11

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.

Last Updated: 04/23/2015 (tc.5701)





Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
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[Account](#)
[Reference](#)

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General Information

Reference: 112S312000120003
Account: 093292000
Owners: BEVERLY NATALIE
Mail: 7225 ESTHER ST
 PENSACOLA, FL 32506
Situs: 7225 ESTHER ST 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$49,595
Land: \$14,250
Total: \$63,845
Non-Homestead Cap: \$63,845

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/12/2012	6881	1091	\$100	QC	View Instr
04/15/2011	6711	1561	\$37,000	WD	View Instr
04/12/2011	6711	1560	\$100	QC	View Instr
04/06/2010	6578	876	\$100	QC	View Instr
03/31/2010	6578	878	\$100	QC	View Instr
02/1997	4103	122	\$61,500	WD	View Instr
04/1992	3150	420	\$42,900	WD	View Instr
09/1980	1607	564	\$29,000	WD	View Instr
01/1971	528	533	\$18,500	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2014 Certified Roll Exemptions

None

Legal Description

E 78 FT OF LT 12 BLK C LINDSKO G S/D PB 1 P 79 OR 6881 P 1091

Extra Features

FRAME BUILDING

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
 11-2S-31-1



Approx. Acreage:
 0.2600

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)



View Florida Department of Environmental Protection (DEP) Data

Buildings

Address: 7225 ESTHER ST, Year Built: 1971, Effective Year: 1971

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.: 12032

April 23, 2015

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 04-23-1995, through 04-23-2015, and said search reveals the following:

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

Natalie Beverly AKA Natalie Rainbolt

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: 

April 23, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12032

April 23, 2015

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, as per plat thereof, recorded in Plat Book 1, Page 79, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12032

April 23, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$63,845.00. Tax ID 09-3292-000.

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: 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: 7-6-2015

TAX ACCOUNT NO.: 09-3292-000

CERTIFICATE NO.: 2013-5397

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.

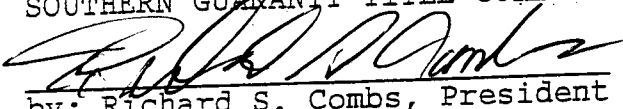
YES NO

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

Natalie Beverly aka
Natalie Rainbolt
7225 Esther St.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 23rd day of April, 2015.

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:

Name: Natalie Beverly

Address: 7225 Esther St.
Pensacola FL 32506

Property Appraiser's Parcel Identification:

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 12 day of July, 2012,

by Kristi McKinney, whose post office
address is 723 Carondelet Drive, Pensacola, FL 32506 first party,

To Natalie Beverly
whose post office address is 7225 Esther Street Pensacola FL 32506, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said
first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the
County of Escambia, State of Florida, to wit:

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, a
Subdivision of a portion of Section 11, Township 2 South, Range 31 West,
Escambia County, Florida, according to plat recorded in Plat Book 1,
Page 79, of the Public Records of said County.
Parcel ID #: 112831-2000-120-003.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature (as to Grantor)
Printed Name Nick Kelly

[Signature]
Witness Signature (as to Grantor)
Printed Name MARYLINE AVILA

[Signature]
Grantor Signature
Printed Name Kristi McKinney

723 Carondelet Dr. Pensacola, FL.
Post Office Address 32506

Witness Signature (as to Co-Grantor)
Printed Name _____

Co-Grantor Signature
Printed Name _____

Witness Signature (as to Co-Grantor)
Printed Name _____

Post Office Address

State of Florida
County of Escambia

On July 12, 2012 before me, Nicholas Lloyd Kelly (notary),
personally appeared Kristi McKinney, 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 behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Signature [Signature]
Affiant Known ☒ Produced ID
Type of ID AL Drivers License



(SEAL)

Prepared By:
JAMES C. TAYLOR
Taylor & Van Matre, P.A.
4300 Bayou Blvd., Suite #16
Pensacola, Florida 32503
File Number: TVM11-1210
Sales Price \$37,000.

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated April 19, 2011

by

LEON C. FOWLER and LYNN E. FOWLER, husband and wife

whose post office address is:

P.O. BOX 1408, DAPHNE, AL 36526

hereinafter called the GRANTOR, to

KRISTI MCKINNEY

whose post office address is:

723 CARONDELAY DRIVE, PENSACOLA, FL 32506

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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, viz:

The East 78.00 feet of Lot 12, Block C, Lindskog Subdivision, a subdivision of a portion of Section 11, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat recorded in Plat Book 1, Page 79, of the Public Records of said County.

Parcel ID Number: 112831-2000-120-003

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:

Kristi McKinney

Witness Printed Name

Kristi McKinney

Witness Printed Name

Sarah Brown

Leon C. Fowler
LEON C. FOWLER

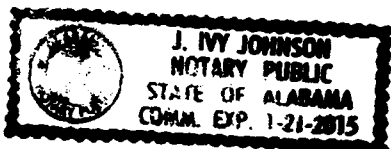
Lynn E. Fowler
LYNN E. FOWLER

State of ALABAMA

County of BAUDWIN

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of April, 2011 by: LEON C. FOWLER and LYNN E. FOWLER, husband and wife who are personally known to me or who have produced Driver Licenses as identification.

J. Ivy Johnson
NOTARY PUBLIC
My Commission Expires:



RESIDENTIAL SALES**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: ESTHER STREET

LEGAL ADDRESS OF PROPERTY:

7225 ESTHER STREET, PENSACOLA, Florida 32506

THE COUNTY HAS ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

This form completed by: TVM11-1210

Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite 16
Pensacola, Florida

AS TO SELLER(S):

<u>Kristi McKinney</u>		<u>Leon C. Fowler</u>	
<u>Donna Brown</u>	- Witness	<u>Leon C. Fowler</u>	- Seller
		<u>Lynn E. Fowler</u>	
	- Witness	<u>LYNN E. FOWLER</u>	- Seller

AS TO BUYER(S):

<u>Jack Lara</u>		<u>Kristi McKinney</u>	
<u>Jack Lara</u>	- Witness	<u>KRISTI MCKINNEY</u>	- Buyer
<u>Denise Minton</u>			
<u>DENISE MINTON</u>	- Witness		- Buyer

DEPARTMENT OF HEALTH • VITAL STATISTICS
STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPERCASE
USE BLACK INK

This license not valid unless seal of Clerk,
Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2013 ML 000030

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1. GROOM'S NAME (First, Middle, Last) MARK ROBERT RAINBOLT JR		2. DATE OF BIRTH (Month, Day, Year) 08/30/1969	
3a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA	3b. COUNTY ESCAMBIA	3c. STATE FLORIDA	4. BIRTHPLACE (State or Foreign Country) CALIFORNIA
5a. BRIDE'S NAME (First, Middle, Last) NATALIE HELEN BEVERLY		5b. MAIDEN SURNAME (If different) BEVERLY	6. DATE OF BIRTH (Month, Day, Year) 07/21/1976
7a. RESIDENCE - CITY, TOWN, OR LOCATION PENSACOLA	7b. COUNTY ESCAMBIA	7c. STATE FLORIDA	8. BIRTHPLACE (State or Foreign Country) MICHIGAN
WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.			
9. SIGNATURE OF GROOM (Sign full name using black ink) <i>Mark Robert Rainbolt Jr</i>		10. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 01/08/2013	
11. TITLE OF OFFICIAL CLERK OF COURTS		12. SIGNATURE OF OFFICIAL (Use black ink) <i>Donna M. Rest</i> DEPUTY CLERK	
13. SIGNATURE OF BRIDE (Sign full name using black ink) <i>Natalie Helen Beverly</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (Date) 01/08/2013	
15. TITLE OF OFFICIAL CLERK OF COURTS		16. SIGNATURE OF OFFICIAL (Use black ink) <i>Donna M. Rest</i> DEPUTY CLERK	
LICENSE TO MARRY			
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.			
17. COUNTY ISSUING LICENSE ESCAMBIA	18. DATE LICENSE ISSUED 01/08/2013	18a. DATE LICENSE EFFECTIVE 01/11/2013	19. EXPIRATION DATE 03/12/2013
20a. SIGNATURE OF COURT CLERK OR JUDGE <i>Pam Childers</i>		20b. TITLE CLERK OF COURTS	20c. BY D.C. <i>Dmc</i>
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) JANUARY 11, 2013		22. CITY, TOWN, OR LOCATION OF MARRIAGE PENSACOLA	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) <i>Ernestine Johnson</i>		23c. ADDRESS (Of person performing ceremony) PO BOX 333 PENSACOLA FL 32591-0333	
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp) HON. PAM CHILDERS, CLERK OF COURTS BY: ERNESTINE JOHNSON, DEPUTY CLERK		24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Ernestine Johnson</i>	
		25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) <i>Ernestine Johnson</i>	

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED