

17-239

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700104

Date of Tax Deed Application
Mar 08, 2017

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2014 / 49**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-0317-332**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129 SALT LAKE CITY, UT
84108

Property Owner:
BRIGHTON DIANA
4740 ANCHOR LN
PENSACOLA, FL 32514

LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5
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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/49	01-0317-332	06/01/2014	1,775.26	88.76	1,864.02

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/38	01-0317-332	06/01/2016	876.53	6.25	43.83	926.61
2015/47	01-0317-332	06/01/2015	727.02	6.25	36.35	769.62

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

3,560.25

0.00

678.61

200.00

175.00

4,613.86

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

51,226.50

6.25

Done this the 14th day of March, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **5 June 2017**

By *Shirley Rich, CFCA*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-0317-332 2014

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700104

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-0317-332	2014/49	06-01-2014	LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR 6968 P 5

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all 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 tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

03-08-2017
Application Date

Applicant's signature

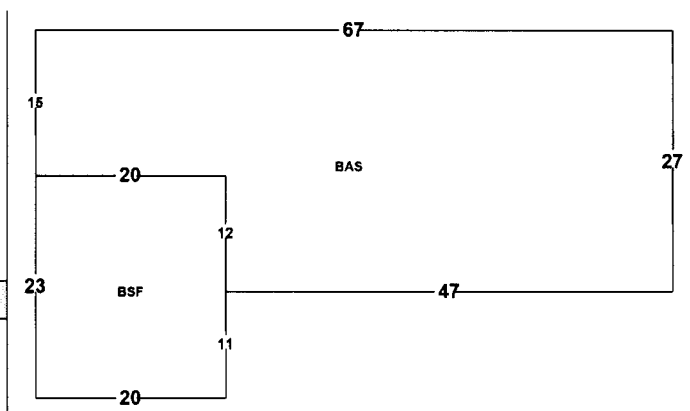
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2029 Total SF

BASE AREA - 1569

BASE SEMI FIN - 460



Images



11/9/16

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:03/17/2017 (tc.1233)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#)
☒ Account
 ☐ Reference
 [→](#)
[Printer Friendly Version](#)

General Information

Reference: 061S291010014004
Account: 010317332
Owners: BRIGHTON DIANA
Mail: 4740 ANCHOR LN
 PENSACOLA, FL 32514
Situs: 4740 ANCHOR LN 32514
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$22,800	\$82,333	\$105,133	\$102,453
2015	\$22,800	\$88,791	\$111,591	\$109,499
2014	\$22,800	\$85,830	\$108,630	\$108,630

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/22/2013	6968	5	\$115,000	WD	View Instr
10/18/2012	6923	1288	\$52,300	WD	View Instr
01/23/2012	6811	982	\$35,100	CT	View Instr
03/2006	5874	1080	\$175,000	WD	View Instr
05/1997	4137	447	\$79,900	WD	View Instr
09/1989	2761	277	\$69,900	SC	View Instr
06/1988	2560	890	\$62,900	WD	View Instr

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

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION, SENIOR EXEMPTION

Legal Description

LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR
6968 P 5

Extra Features

FRAME BUILDING
POOL

Parcel Information

[Launch Interactive Map](#)

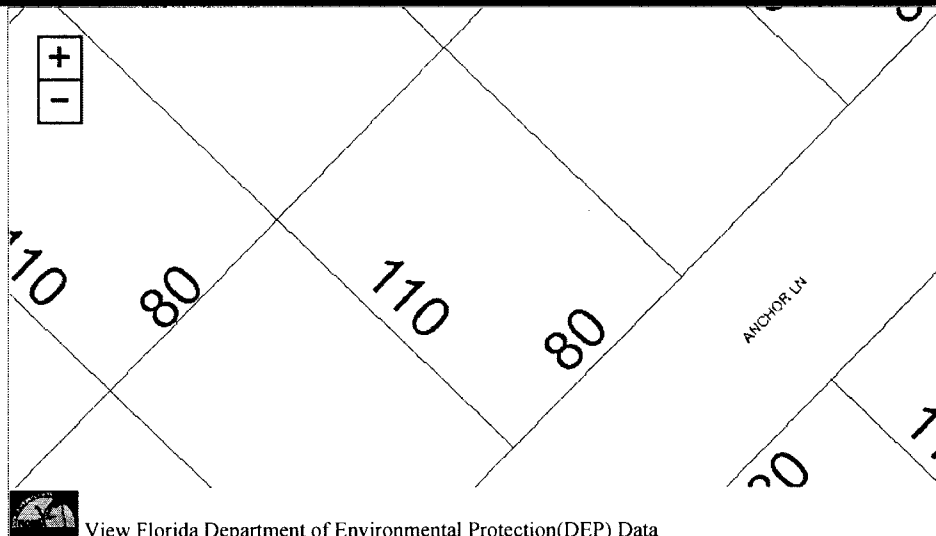
Section Map

Id:
06-1S-29-2

Approx.
Acreage:
0.2020

Zoned:
MDR

Evacuation
& Flood
Information
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Address: 4740 ANCHOR LN, Year Built: 1973, Effective Year: 1980

Structural Elements

DECOR/MILLWORK ABOVE AVERAGE




**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 010317332 Certificate Number: 000049 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/05/2017"/>	Redemption Date <input type="text" value="04/04/2017"/> 
Months	3	1
Tax Collector	<input type="text" value="\$4,613.86"/>	<input type="text" value="\$4,613.86"/>
Tax Collector Interest	\$207.62	\$69.21
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,827.73	<input type="text" value="\$4,689.32"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$5.26"/>	<input type="text" value="\$5.26"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$5,305.24	\$5,153.33
	Repayment Overpayment Refund Amount	\$151.91

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2014 TD 000049

Redeemed Date 04/04/2017

Name DIANA H BRIGHTON 4740 ANCHOR LN PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$4,827.73
Postage = TD2	\$5.26
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
No Information Available - See Dockets					

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

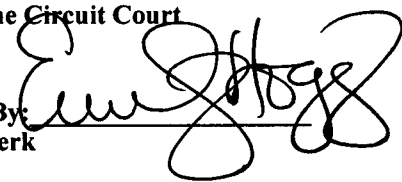
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 010317332 Certificate Number: 000049 of 2014**

Payor: DIANA H BRIGHTON 4740 ANCHOR LN PENSACOLA, FL 32514 Date 04/04/2017

Clerk's Check #	2560	Clerk's Total	\$470.75 4826.07
Tax Collector Check #	1	Tax Collector's Total	\$4,877.73
		Postage	\$5.20
		Researcher Copies	\$2.00
		Total Received	\$5,305.24 4828.07

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers 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 Ordinance 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 a 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: Anchor Lane

Legal Address of Property: 4740 Anchor Lane, Pensacola, FL 32514

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

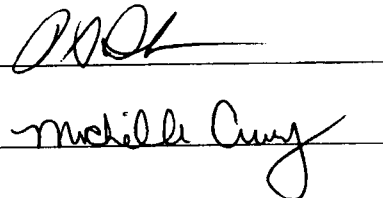
This form completed by:

Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):
B & E Holdings, LLC

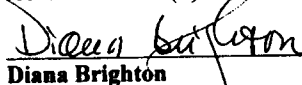
Witness to Seller(s):

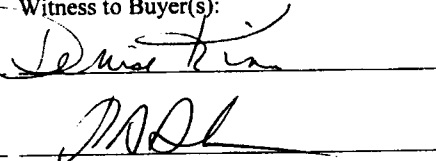
by 
William W. Boesch, Managing Member


Michelle Cury

AS TO BUYER (S):

Witness to Buyer(s):


Diana Brighton


M. D. L.

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Patricia A. Snellgrove
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Number: 06-1S-29-1010-014-004

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22 day of January, 2013 by B & E Holdings, LLC, a Florida Limited Liability Company, whose post office address is 9030 Woodrun Road, Pensacola, FL 32514 herein called the grantor, to Diana Brighton whose post office address is 4740 Anchor Ln. Pensacola, FL 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 TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 14, Block "D", Harbour Square, First Addition, a Subdivision of a portion of Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to the Plat thereof, recorded in Plat Book 8, Page(s) 83, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, and hereby 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, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Patricia A Snellgrove
Witness #1 Printed Name

Witness #2 Signature

Michelle Curry
Witness #2 Printed Name

William W. Boesch
William W. Boesch, Managing Member

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of January, 2013 by William W. Boesch, Managing Member of B & E Holdings, LLC who is personally known to me or has produced driver's license as identification.

SEAL **PATRICIA A. SNELGROVE**
MY COMMISSION #EE75127
EXPIRES: APRIL 10, 2015
Notary Public-State of Florida

Notary Public

Printed Notary Name

My Commission Expires:

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 6-5-2017

TAX ACCOUNT NO.: 01-0317-332

CERTIFICATE NO.: 2014-0049

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

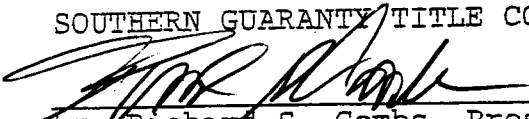
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2016 tax year.

Diana Brighton
4740 Anchor Lane
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 17th day of March, 2017.

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.: 13443

March 15, 2017

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

1. Taxes for the year 2013-2016 delinquent. The assessed value is \$105,133.00. Tax ID 01-0317-332.

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.: 13443

March 15, 2017

Lot 14, Block D, Harbour Square, First Addition, as per plat thereof, recorded in Plat Book 8, Page 83, of the Public Records of Escambia County, Florida

17-239

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.: 13443

March 15, 2017

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 03-15-1997, through 03-15-2017, and said search reveals the following:

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

Diana Brighton

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: 

March 15, 2017



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 12, 2017

BRISINGER FUND 1 LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 000049	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division