

## Tax Collector's Certification

## Tax Deed Application Number

1700104

Date of Tax Deed Application  
Mar 08, 2017This 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):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	Total Amount Paid
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	3,560.25
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	678.61
5. Tax Deed Application Fee	200.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	175.00
7. Total (Lines 1 - 6)	4,613.86

## Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	Total Amount Paid
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.	51,226.50
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	6.25
19. Total Amount to Redeem	

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

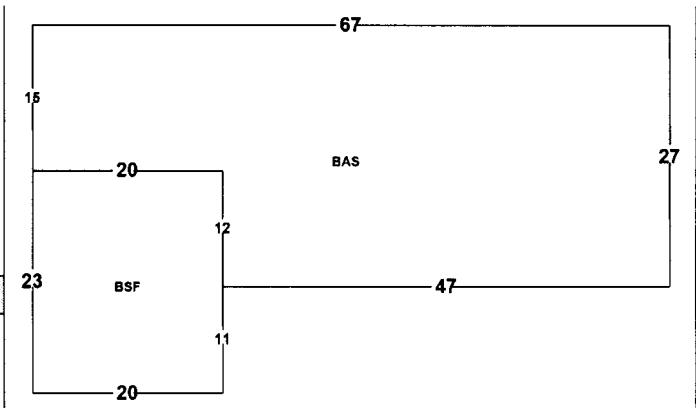
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Applicant's signature

**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**



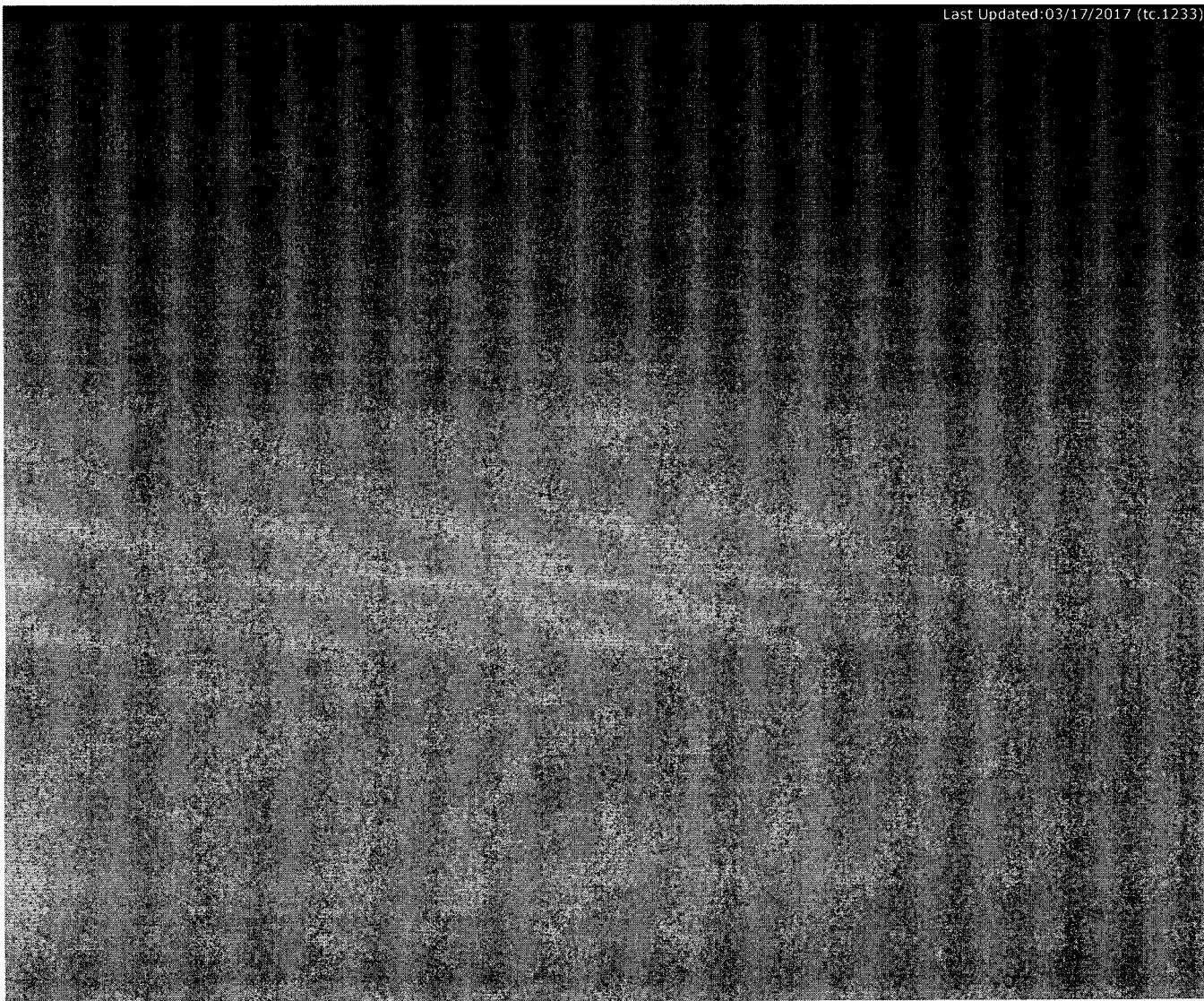
Images



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  
**Situs:** PENSACOLA, FL 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	<a href="#">View Instr</a>
10/18/2012	6923	1288	\$52,300	WD	<a href="#">View Instr</a>
01/23/2012	6811	982	\$35,100	CT	<a href="#">View Instr</a>
03/2006	5874	1080	\$175,000	WD	<a href="#">View Instr</a>
05/1997	4137	447	\$79,900	WD	<a href="#">View Instr</a>
09/1989	2761	277	\$69,900	SC	<a href="#">View Instr</a>
06/1988	2560	890	\$62,900	WD	<a href="#">View Instr</a>

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**

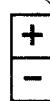
LT 14 BLK D HARBOUR SQUARE 1ST ADD PB 8 P 83 OR  
 6968 P 5

**Extra Features**

FRAME BUILDING  
 POOL

**Parcel Information**
[Launch Interactive Map](#)
**Section Map**

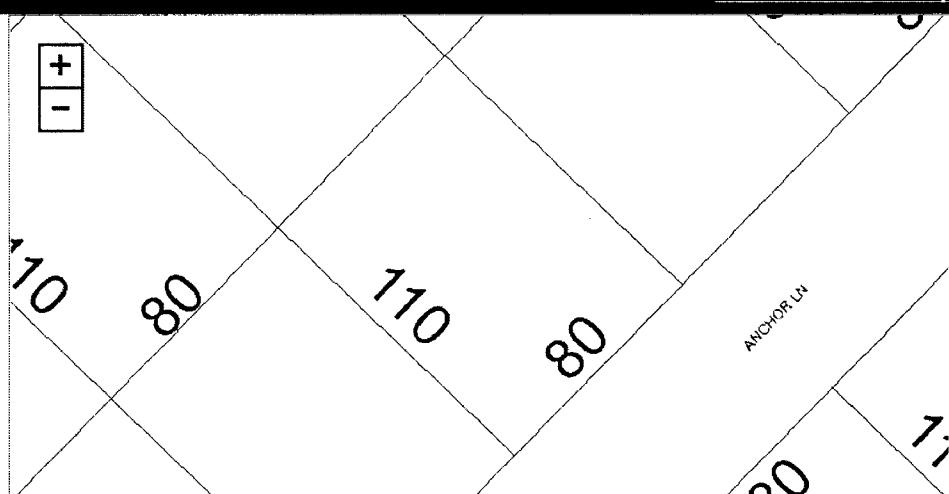
**Id:**  
 06-1S-29-2



**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 CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 010317332 Certificate Number: 000049 of 2014**

Redemption

Yes

Application Date

03/08/2017

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 06/05/2017	Redemption Date 04/04/2017 
Months	3	1
Tax Collector	\$4,613.86	\$4,613.86
Tax Collector Interest	\$207.62	\$69.21
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,827.73	\$4,689.32 
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	\$456.75 
Postage	\$5.26	\$5.26
Researcher Copies	\$2.00	\$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



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

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

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

**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
<b>No Information Available - See Dockets</b>					

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

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

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

**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	\$4,827.73	
		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

A handwritten signature in black ink, appearing to read "Pam Childers".

**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 (  ) has accepted (  ) has not accepted the abutting roadway for maintenance.

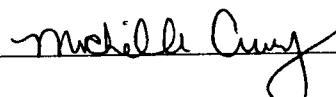
This form completed by:

Surety Land Title, Inc.  
2600 North 12<sup>th</sup> Avenue  
Pensacola, FL 32503

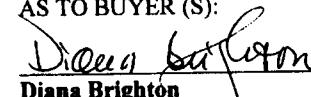
AS TO SELLER (S):  
B & E Holdings, LLC

by   
William W. Boesch, Managing Member

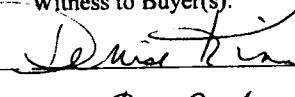
Witness to Seller(s):



AS TO BUYER (S):

  
Diana Brighton

Witness to Buyer(s):

  
Dennis Kinn



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:

W.W.B.  
Witness #1 Signature

Patricia A Snellgrove  
Witness #1 Printed Name

Michelle Cury  
Witness #2 Signature

Michelle Cury  
Witness #2 Printed Name

W.W.B.  
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 drivrs license as identification.

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

P.A.S.  
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: rcsqt@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.

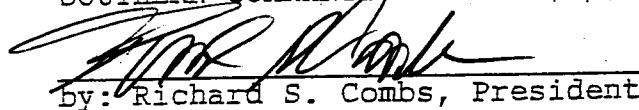
YES      NO

- 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**

**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

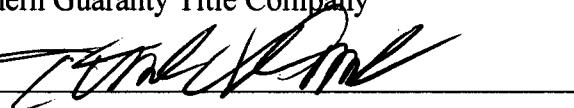
**4. Taxes:**

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:

A handwritten signature in black ink, appearing to read "Emily Hogg".

Emily Hogg  
Tax Deed Division