### **Tax Collector's Certification**

CTY-513

**Tax Deed Application Number** 

1700127

**Date of Tax Deed Application** 

Apr 18, 2017

This is to certify that BRISINGER FUND 1, LLC

**BRISINGER FUND 1, LLC**, holder of **Tax Sale Certificate Number 2015 / 2066**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **04-2375-000** 

Cert Holder:

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

PALACIOS ZENAIDA 4916 SAUFLEY FIELD RD PENSACOLA, FL 32526

LT 17 BLK 11 WILDEWOOD PB 4 P 47/47A OR 4866 P 179 SEC 46/10 T 1/2S R 30

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
2015/2066	04-2375-000	06/01/2015	303.46	21.81	325.27

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
2016/1823	04-2375-000	06/01/2016	324.67	6.25	53.57	384.49

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	709.76
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	279.98
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,364.74
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. Sherif'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,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done t	his the	<u>.25tr.</u> day	of A	pril, .	<u> 2017</u>	Scott	Lunsford,	Tax	Collector	of	Escambi	a County	ц Со	ounty	1
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Date of Sale:

8/7/17

\*This certification must be surrendered to the Clerk of the Circuit Court po later than ten (10) days after this date.

04-2375-000 2015

## **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1700127

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
,			
BRISINGER FUND 1, LI BRISINGER FUND 1, LI 1338 S FOOTHILL DRIV	LC /E #129		
SALT LAKE CITY, UT nold the lised tax certing	•	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
04-2375-000	2015/2066	06-01-2015	LT 17 BLK 11 WILDEWOOD PB 4 P 47/47A OR 4866 P 179 SEC 46/10 T 1/2S R 30
l agree to:			
🧸 — рау any curr	ent laxes, if due and		
<ul> <li>redeem all o</li> </ul>	utstanding tax certificates plus i	nterest not in my	possession, and
<ul> <li>pay all deline</li> </ul>	quent and omitted taxes, plus in	terest covering th	e property.
	collector's fees, ownership and e costs, if applicable.	ncumbrance repo	rt costs, Clerk of the Court costs, charges and fees
Attached is the tax sa which are in my posse	•	ation is based and	d all other certificates of the same legal description
Electronic signature BRISINGER FUND 1 BRISINGER FUND 1 1338 S FOOTHILL E SALT LAKE CITY, U	1, LLC 1, LLC DRIVE #129		
	Applicant's signature		<u>04-18-2017</u> Application Date
	Applicant a alguature		

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:05/03/2017 (tc.57055)

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

#### Back

2014

None

\$13,034

2016 Certified Roll Exemptions

Navigate Mode

Account OReference

Printer Friendly Version

\$17,622

\$17,622

**Launch Interactive Map** 

**General Information** 

Reference:

461S301100017011 042375000

Account: Owners:

PALACIOS ZENAIDA

Mail: Situs: 4916 SAUFLEY FIELD RD PENSACOLA, FL 32526 795 BEVERLY PKWY 32505

Use Code:

CAR WASH

Taxing

COUNTY MSTU

**Authority:** Tax Inquiry:

Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

**Assessments** Year Land **Imprv** Total <u>Cap Val</u> 2016 \$13,034 \$17,622 \$4,588 \$17,622 2015 \$13,034 \$4,588 \$17,622 \$17,622

> \$4,588 Disclaimer

Amendment 1/Portability Calculations

★ File for New Homestead Exemption Online

LT 17 BLK 11 WILDEWOOD PB 4 P 47/47A OR 4866 P

Sales Data

Sale Date Book Page Value Type Official Records

03/2002 4866 179 \$69,000 WD

View Instr

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

Extra Features

CARPORT CONCRETE PAVING METAL BUILDING OPEN PORCH WOOD FENCE

**Legal Description** 

179 SEC 46/10 T 1/2S R 30

Parcel Information

Section Map Id: 46-1S-30-2

Approx. Acreage: 0.1400

Zoned: P HC/LI

Evacuation & Flood Information Open Report

View Florida Department of Environmental Protection(DEP) Data

Buildings



### 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 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.

Nama	of 1	D ~~ d	l
Name	OI I	Koad	wav.

795 Beverly Parkway

Legal Address of Property: 795 Beverly Parkway, Pensacola, Florida 32505

The County

)has accepted

(xxx) has not accepted

the abutting roadway for maintenance.

This form completed by: Gulf Coast Title Partners, LLC 1403 E. Belmont Street Pensacola, FL 32501

AS TO SELLER(S):

AS TO BUYER(S):

Zenaida Palacios

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

RCD Mar 11, 2002 03:02 pm Escambia County, Florida

ERNIE LEE MAGAHA of the Circuit INSTRUMENT

10.50

This Instrument Prepared By: Tina M. Wiles Gulf Coast Title Partners, LLO 1403 E. Belmont Street Pensacola, Florida 32501 Phone #(850) 202-6938 File #P-02-8

Parcel ID: #46-1S-30-1100-016-011

STATE OF FLORIDA COUNTY OF ESCAMBIA Escambia County, Florida INSTRUMENT 2002-940894

DEED DOC STORPS PD 0 ESC CO \$ 483.00
03/11/02 ERNIN LET MORTHO, CLEDK

By:

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ahmad Safakhoo, a single man, (herein "Grantor"), for and in consideration of the sum of Ten Pollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Zenaida Palacios, a single woman, (herein "Grantee"), whose address is 5227 Cerny Road, Pensacola, Florida 32526, her successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

Lots 16 and 17, Block 11, Wildewood Subdivision as recorded in the public records of Escambia County, Florida, a portion of Sections 46 and 10, Township 1 and 2 South, Range 30 West, according to plat recorded in Plat Book 4, Pages 47A and B of the public records of said county.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2002 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of March, 2002.

Name: MARIA MANGUAL

Signed, sealed and delivered

in the presence of:

Ahmad Safakhoo 2222 Frank Street Pensacola, Florida 32514

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day of March, 2002, by Ahmad Safakhoo, a single man, who did not take an oath and who:

\_\_is/are personally known to me.

\_\_produced current FL driver's license as identification.

\_\_ produced

as identification.

Seal Maria May Maria Color Seal Maria Maria Color Seal Maria Maria

Notary Public

Tina m. woiles

Name of Notary Printed

My Commission Expires:

Commission Number:\_

### 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: 8-7-2017 TAX ACCOUNT NO.: 04-2375-000 CERTIFICATE NO.: 2015-2066 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. Zenaida Palacios 4916 Saufley Field Rd. Pensacola, FL 32526 Unknown Tenants 795 Beverly Pkwy. Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector, this 3rd day of May , 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.: 13546 May 2, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$17,622.00. Tax ID 04-2375-000.

#### 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.

## OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 13546

May 2, 2017

Lot 17, Block 11, Wildewood Subdivision, as per plat thereof, recorded in Plat Book 4, Page 47A & 457B, 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.: 13546 May 2, 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 05-02-1997, through 05-02-2017, and said search reveals the following:

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

Zenaida Palacios

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: 141/2/140

May 2, 2017





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

**Tax Deed - Redemption Calculator** Account: 042375000 Certificate Number: 002066 of 2015

Redemption Yes 🗸	Application Date 04/18/2017	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/07/2017	Redemption Date 06/16/2017
Months	4	2
Tax Collector	\$1,364.74	\$1,364.74
Tax Collector Interest	\$81.88	\$40.94
Tax Collector Fee	\$6.25	\$6,25
Total Tax Collector	\$1,452.87	\$1,411.93
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	\$463.50
<del>ring the later and the second second</del>		0.
Postage	\$15.78	\$15.78
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$1,947.65	\$1,893.21
	Repayment Overpayment Refund Amount	\$54.44 + 12.0 + 200

\$ 374.44 ) pederner

**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 # 2015 TD 002066

Redeemed Date 06/16/2017

Name PARTNERSHIP TITLE COMPANY LLC 917 N 12TH AVENUE PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,452.87
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$2.00

#### • For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name	
SAME DE CONTRACTOR DE CONTRACTOR DE LA C	Ligging Demokration requires in the Linguistic Georgia Service (No. 1994), 1995.	Allahore is an inter-construction to a	a recondensation of This state, the missing recondensation of the condensation of the	THE BOOKS OF THE SECONDARY OF THE PROPERTY OF	make which is a market for the contract of the	

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: 042375000 Certificate Number: 002066 of 2015

## Payor: PARTNERSHIP TITLE COMPANY LLC 917 N 12TH AVENUE PENSACOLA FL 32501 Date 06/16/2017

Clerk's Check #	183016504	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$1,452.87
		Postage	\$15.78
		Researcher Copies	\$2.00
Control of the Contro		Total Received	\$1,947.65

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



## **Pam Childers**

## Clerk of the Circuit Court and Comptroller, Escambia County

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

June 20, 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
2015 TD 002067	\$450.00	\$13.50	\$463.50
2015 TD 002066	\$450.00	\$13.50	\$463.50

**TOTAL \$927.00** 

Very truly yours,

PAM CHILDERS

Clerk of Circuit Count

By: Emily Hogg

Tax Deed Division



## **Pam Childers**

## Clerk of the Circuit Court and Comptroller, Escambia County

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

June 20, 2017

PARTNERSHIP TITLE COMPANY LLC 917 N 12<sup>TH</sup> AVENUE PENSACOLA FL 32501

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2015 TD 002066	\$374.44
2015 TD 002067	\$401.27

TOTAL \$775.71

Very truly yours,

PAM CHILDERS

By:

Clerk of Circuit Court

Emily Hogg

Tax Deed Division