

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800037

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-1054-212	2016/104	06-01-2016	LT 7 BLK B BAYWOODS UNIT 1 S/D PB 9 P 87 OR 7314 P 841

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
GARNET ROCK LLC - 616 US BANK % GARNET ROCK
LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2018
Application Date

Applicant's signature

18-332

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800037

Date of Tax Deed Application
Apr 20, 2018

This is to certify that **GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616**, holder of **Tax Sale Certificate Number 2016 / 104**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-1054-212**

Cert Holder:
GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
SWITZER PHILLIP
GARNER KATHRYN
407 NAVY COVE BLVD
GULF BREEZE, FL 32561
LT 7 BLK B BAYWOODS UNIT 1 S/D PB 9 P 87 OR 7314 P 841

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
2016/104	01-1054-212	06/01/2016	5,544.43	277.22	5,821.65

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
2017/101	01-1054-212	06/01/2017	5,692.78	6.25	284.64	5,983.67

Amounts Certified by Tax Collector (Lines 1-7):

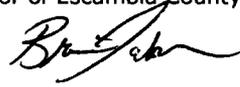
	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	11,805.32
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	5,390.41
4. Ownership and Encumbrance Report Fee	200.00
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)	17,570.73

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,	
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 this the 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-1054-212 2016



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:	091S291200007002
Account:	011054212
Owners:	SWITZER PHILLIP GARNER KATHRYN
Mail:	407 NAVY COVE BLVD GULF BREEZE, FL 32561
Situs:	4655 BAYWOODS DR 32504
Use Code:	SINGLE FAMILY RESID <input type="checkbox"/>
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	SCENIC HEIGHTS/FERRY PASS/WASHINGTON
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$38,000	\$249,831	\$287,831	\$287,831
2016	\$38,000	\$241,940	\$279,940	\$279,940
2015	\$38,000	\$231,226	\$269,226	\$269,226
Disclaimer				
Amendment 1/Portability Calculations				
> File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/09/2015	7314	841	\$305,000	WD	View Instr
05/19/2014	7173	714	\$100	CT	View Instr
03/2004	5374	1062	\$49,900	WD	View Instr
01/1986	2166	457	\$24,500	WD	View Instr
06/1984	1920	233	\$18,000	WD	View Instr
05/1983	1762	475	\$100	CT	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None

Legal Description
LT 7 BLK B BAYWOODS UNIT 1 S/D PB 9 P 87 OR 7314 P 841

Extra Features
HOT TUB

Parcel Information

Section Map Id:
09-1S-29-1

Approx. Acreage:
0.2800

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection (DEP) Data

Buildings
Address: 4655 BAYWOODS DR, Year Built: 2007, Effective Year: 2007
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 011054212 Certificate Number: 000104 of 2016

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="05/15/2018"/>
Months	5	1
Tax Collector	<input type="text" value="\$17,570.73"/>	<input type="text" value="\$17,570.73"/>
Tax Collector Interest	\$1,317.80	\$263.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,894.78	<input type="text" value="\$17,840.54"/> 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	\$33.75	\$6.75
Total Clerk	\$483.75	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$19,478.53	\$18,297.29
	Repayment Overpayment Refund Amount	\$1,181.24

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 # 2016 TD 000104
Redeemed Date 05/15/2018

Name PHILLIP SWITZER 4655 BAYWOODS DR PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$483.75	
Due Tax Collector = TAXDEED	\$18,894.78	\$17,977.29
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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CLERK TO THE BOARD OF
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 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

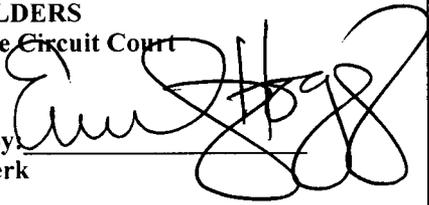
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 011054212 Certificate Number: 000104 of 2016

Payor: PHILLIP SWITZER 4655 BAYWOODS DR PENSACOLA FL 32504 Date 05/15/2018

Clerk's Check #	5504733390	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$18,894.78
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$19,478.53

\$17,977.29

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 •

May 30, 2018

GARNET ROCK LLC-616 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

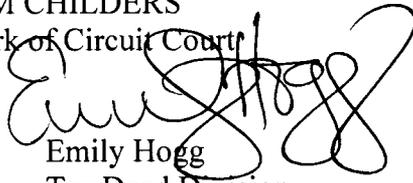
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 000104	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-332
Redeemed

PROPERTY INFORMATION REPORT

File No.: 14336

May 25, 2018

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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Phillip Switzer and Kathryn Garner

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

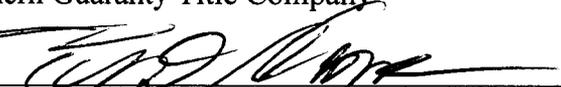
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14336

**Lot 7, Block B, Baywoods Subdivision, Unit No. 1, as per plat thereof, recorded in Plat Book 9, Page 87,
of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14336

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$287,831.00. Tax ID 01-1054-212.

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: 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: 9-4-2018

TAX ACCOUNT NO.: 01-1054-212

CERTIFICATE NO.: 2016-104

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

 Notify City of Pensacola, P.O. Box 12910, 32521

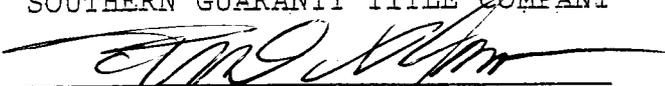
 Notify Escambia County, 190 Governmental Center, 32502

 Homestead for tax year.

Phillip Switzer
Kathryn Garner
407 Navy Cove Blvd.
Gulf Breeze, FL 32561
and
4655 Baywoods Dr.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 25th day of May, 2018.

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 Document Prepared By:
ServiceLink, LLC
400 Corporation Dr
Aliquippa, PA 15001
Parcel ID # 091S291200007002
Return To:
ServiceLink
1400 Cherrington Parkway
Moon Township PA 15108
SL # 3217970

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, dated March 9 ²⁰¹⁵ by FIFTH THIRD MORTGAGE COMPANY, whose post office address is 5001 Kingsley Drive Cincinnati, OH 45227, hereinafter called the GRANTOR, to Phillip Switzer and Dr. Kathryn Garner, whose post office address 407 Navy Cove Blvd Gulf Breeze, FL 32561, 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 **Three Hundred and Five Thousand dollars and 00/100 (\$305,000.00)** 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**:

All that certain parcel of land situate in the COUNTY OF ESCAMBIA, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

Lot 7, Block "B" Baywoods Subdivision, Unit No. 1, being a portion of Section 9, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat filed in Plat Book 9, at Page 87, of the public records of said County.
PARCEL # 091S291200007002

Being the same property conveyed to FIFTH THIRD BANK, AN OHIO CORPORATION, SUCCESSOR BY MERGER TO FIFTH THIRD BANK, A MICHIGAN CORPORATION, SUCCESSOR IN INTEREST TO R-G CROWN BANK Document # 2014036230 BK 7173 PG 714 Recorded 05/23/2014

GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD.

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2014 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 claiming by, through and under grantor, but against no others.
IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

FIFTH THIRD MORTGAGE COMPANY

By: [Signature]

M.B McCoy

Its: Senior Vice President

Signature: [Signature]
Print Name: Sharon Elfers

Signature: [Signature]
Print Name: Sarah Green



STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of March, 2014⁵ FIFTH THIRD MORTGAGE COMPANY M.B. McCoy, Senior Vice President of, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(SEAL)

[Signature]
Notary Public
Print Name: Tina Johnson
My Commission Expires: 4/23/17



TINA JOHNSON
Notary Public, State of Ohio
My Commission Expires
April 23, 2017