

05-0599-000 2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800305

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

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
05-0599-000	2016/2012	06-01-2016	LT 6 BLK 5 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 6516 P 1026 SEC 4/5 T 2S R 30

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  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate  
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Amendment 1/Portability  
Calculations

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## General Information

**Reference:** 042S302051006005  
**Account:** 050599000  
**Owners:** TDR ENTERPRISES LLC  
**Mail:** 311 GULF BREEZE PKWY STE 227  
 GULF BREEZE, FL 32563  
**Situs:** 111 ALTAMONT RD 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Schools (Elem/Int/High):** OJ SEMMES/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	\$13,775	\$47,201	\$60,976	\$60,976
2016	\$13,775	\$45,721	\$59,496	\$59,496
2015	\$13,775	\$43,252	\$57,027	\$57,027

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/28/2016	7600	1394	\$100	QC	<a href="#">View Instr</a>
08/31/2015	7583	1279	\$100	QC	<a href="#">View Instr</a>
09/25/2009	6516	1026	\$40,000	WD	<a href="#">View Instr</a>
08/10/2009	6510	1508	\$24,100	CT	<a href="#">View Instr</a>
01/1976	1045	657	\$20,900	WD	<a href="#">View Instr</a>
01/1969	445	502	\$15,000	WD	<a href="#">View Instr</a>
01/1969	432	324	\$15,000	WD	<a href="#">View Instr</a>

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

## 2017 Certified Roll Exemptions

None

## Legal Description

LT 6 BLK 5 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR  
7600 P 1394 SEC 4/5 T 2S R 30

## Extra Features

METAL BUILDING

## Parcel Information

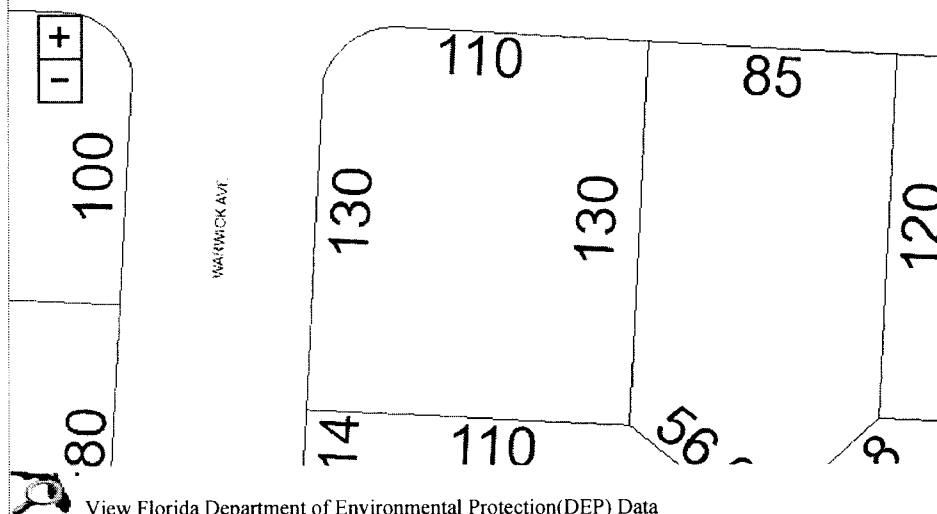
[Launch Interactive Map](#)

**Section Map Id:**  
05-2S-30-1

**Approx. Acreage:**  
0.3380

**Zoned:**   
R-1AA

**Evacuation & Flood Information**  
[Open Report](#)



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

## Buildings





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 2, 2018

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

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 002012	\$450.00	\$13.50	\$463.50
2016 TD 005541	\$450.00	\$13.50	\$463.50

**TOTAL \$927.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

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 •

July 2, 2018

FIRST INTERNATIONAL TITLE INC  
411 W GREGORY ST  
PENSACOLA FL 32502

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

2016 TD 002012

\$773.40

**TOTAL \$773.40**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

**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 that 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 acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 111 Altamont Road

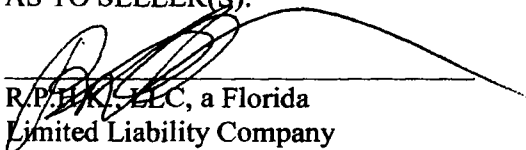
LEGAL ADDRESS OF PROPERTY: 111 Altamont Road, Pensacola, Florida 32503

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

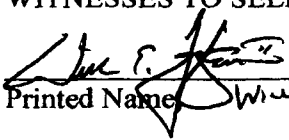
This form completed by:

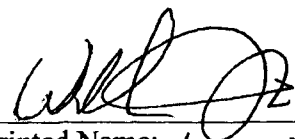
Wilson, Harrell, Farrington & Ford, P.A.  
13020 Sorrento Road  
Pensacola, FL 32507

AS TO SELLER(S):

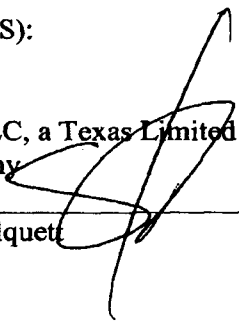
  
R/P Bankich, LLC, a Florida  
Limited Liability Company  
by: Richard Bankich  
Its: Managing Member

WITNESSES TO SELLER(S):

  
Printed Name: William E. Farrington

  
Printed Name: Joel Williams

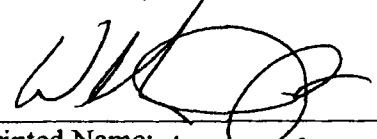
AS TO BUYER(S):

  
Raider-Gator, LLC, a Texas Limited  
Liability Company

By: Chad D. Colquett  
Its: President

WITNESSES TO BUYER(S):

  
Printed Name: William E. Farrington

  
Printed Name: Joel Williams

This form approved by the  
Escambia County Board  
of County Commissioners  
Effective: 4/15/95

## Warranty Deed

**This Indenture**, made , September 25, 2009 A.D.

**Between**

**R.P.H.K., LLC, a Florida Limited Liability Company** whose post office address  
is: P.O. Box 2018, Pace, Florida 32571 a company existing under the laws of the  
State of Florida, Grantor and **Ralder-Gator, L.L.C., a Texas Limited Liability**  
**Company**, whose post office address is: 2008 East 50th, Lubbock, TX 79404,  
Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand  
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the  
following described land, situate, lying and being in the County of Escambia, State of Florida, to wit:

**Lot 6, Block 5, Third Addition to Highland Terrance, a subdivision of a portion of Sections 4 and 5,  
Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in  
Plat Book 3, Page(s) 91, of the Public Records of said County.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

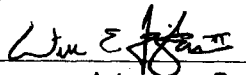
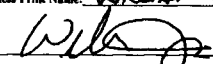
Parcel Identification Number: 042S302051006005

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer  
and caused its corporate seal to be affixed the day and year first above written.

**R.P.H.K., LLC, a Florida Limited Liability Company**

**Signed and Sealed in Our Presence:**

  
Witness Print Name: William E. Farrington II  
  
Witness Print Name: Joel Williams

By: 

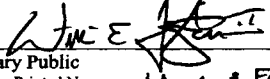
Richard Bankich  
Its: Managing Member

(Corporate Seal)

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 25th day of September, 2009, by Richard Bankich, the Managing Member of  
R.P.H.K., LLC, a Florida Limited Liability Company A company existing under the laws of the State of Florida, on behalf of the company.  
He/She is personally known to me or has produced Delaware ID as identification.



 (Seal)  
Notary Public  
Notary Printed Name: William E. Farrington II  
My Commission Expires: 11-1-10

Prepared by:  
William E. Farrington, II, an employee of  
Wilson, Harrell, Farrington, Ford, Fricke, Wilson & Spain, P.A.,  
13020 Sorrento Road  
Pensacola, Florida 32507

File Number: 1399-44629

Prepared by and return to:  
Michael D. Tidwell, P.A.  
811 North Spring Street  
Pensacola, Florida 32501  
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed made this 31<sup>st</sup> day of August, 2015 between Raider-Gator, L.L.C, a Florida Limited Liability Company whose post office address is: 910 Scenic Highway, Pensacola, FL 32503 and Mortgage Resolution Corporation, a Florida Corporation whose post office address is: 311 Gulf Breeze Parkway, Suite 227, Gulf Breeze, FL 32563 grantee:**

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

**Lot 6, Block 5, Third Addition to Highland Terrance, a subdivision of a portion of Section 4 and 5, Township 2 South Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 3, Page 91, of Public Records of said County.**

**Property Address: 111 Altamont Road, Pensacola, FL 32503**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

### WITNESSES:

Witness Signature: Candice L. Scales

Witness Print Name: Candice L. Scales


Witness Signature: Chad Douglas Colquett

Witness Print Name: Chad Douglas Colquett

Chad Douglas Colquett, Manager of Raider-Gator, L.L.C

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2015 by Chad Douglas Colquett, Manager of Raider-Gator, L.L.C who produced a driver's license as identification.

 CANDICE L. SCALES  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE838692  
Expires 10/25/2016

Candice L. Scales  
Notary Public

Prepared by and return to:  
Michael D. Tidwell, P.A.  
811 North Spring Street  
Pensacola, Florida 32501  
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 28<sup>th</sup> day of September, 2016 between Mortgage Resolution Corporation, a Florida Corporation whose post office address is: 3311 Gulf Breeze Parkway #169, Gulf Breeze, FL 32563, grantor; and TDR Enterprises, LLC, a Nevada Limited Liability Company whose post office address is: 311 Gulf Breeze Parkway, Suite 227, Gulf Breeze, FL 32563 grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 6, Block 5, Third Addition to Highland Terrance, a subdivision of a portion of Section 4 and 5, Township 2 South Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 3, Page 91, of Public Records of said County.

Property Address: 111 Altamont Road, Pensacola, FL 32503

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

### WITNESSES:

Witness Signature: [Signature]  
Witness Print Name: Candice L. Scales Eric J. Herrholz, Managing Member of  
Mortgage Resolution Corporation  
Witness Signature: [Signature]  
Witness Print Name: Douglas Tidwell

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2016 by Eric J. Herrholz, Managing Member of Mortgage Resolution Corporation, who produced a driver's license as identification.

[Signature]  
Notary Public



CANDICE L. SCALES  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE838692  
Expires 10/25/2016

# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 05-0599-000

CERTIFICATE NO.: 2016-2012

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

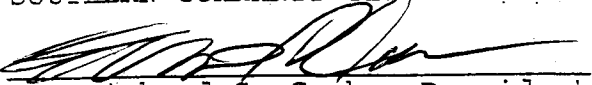
     X   Homestead for        tax year.

TDR Enterprises, LLC  
311 Gulf Breeze Pkwy., Ste 227  
Gulf Breeze, FL 32563

Unknown Tenants  
111 Altamont Rd.  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15446

August 7, 2018

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

1. All Taxes Paid. The assessed value is \$60,976.00. Tax ID 05-0599-000.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15446

August 7, 2018

**Lot 6, Block 5, Third Addition to Highland Terrace, as per plat thereof, recorded in Plat Book 3, Page 91,  
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

18-520

Redacted

**PROPERTY INFORMATION REPORT**

File No.: 15446

August 7, 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 08-06-1998, through 08-06-2018, and said search reveals the following:

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

TDR Enterprises, LLC

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: 

August 7, 2018