

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800650

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
05-5317-000	2016/2674	06-01-2016	LT 31 BLK 20 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6541 P 1211

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-28-2018
Application Date

Applicant's signature

19-184

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800650

Date of Tax Deed Application
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 2674**, 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: **05-5317-000**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
PHIFER CASSANDRA L
BUTLER LAMETRIC L
1029 KEARNY DR
PENSACOLA, FL 32505
LT 31 BLK 20 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6541 P 1211

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
2016/2674	05-5317-000	06/01/2016	868.13	43.41	911.54
2017/2611	05-5317-000	06/01/2017	859.72	42.99	902.71

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
2018/2697	05-5317-000	06/01/2018	344.03	6.25	17.20	367.48

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

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

2,181.73
0.00
0.00
200.00
175.00

2,556.73

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

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

16,672.00

12.50

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-5317-000 2016



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

← Navigate Mode ☒ Account ☐ Reference
→

Printer Friendly Version

General Information		Assessments				
Reference:	152S301000031021	Year	Land	Imprv	Total	Cap Val
Account:	055317000	2018	\$4,500	\$40,863	\$45,363	\$34,044
Owners:	PHIFER CASSANDRA L BUTLER LAMETRIC L	2017	\$4,500	\$28,844	\$33,344	\$33,344
Mail:	1029 KEARNY DR PENSACOLA, FL 32505	2016	\$4,500	\$36,149	\$40,649	\$40,649
Situs:	1029 KEARNY DR 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	➤ File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2018 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
12/05/2016	7631	1488	\$100	OT	View Instr		
12/02/2016	7631	1489	\$100	QC	View Instr		
11/09/2015	7445	1029	\$100	QC	View Instr		
12/09/2009	6541	1211	\$23,000	WD	View Instr		
08/18/2009	6502	81	\$12,800	CT	View Instr		
03/2000	4543	299	\$68,000	WD	View Instr		
05/1999	4482	1822	\$28,000	WD	View Instr		
03/1999	4400	1859	\$100	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LT 31 BLK 20 2ND ADDN TO MAYFAIR PB 4 P 53 OR 6541 P 1211 OR 7445 P 1029 OR 7631 P 1488 OR 7631 P 1489	
						Extra Features	
						None	

Parcel Information

Section Map Id:
15-2S-30-1

Approx. Acreage:
0.2929

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1029 KEARNY DR, Year Built: 1958, Effective Year: 1958

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



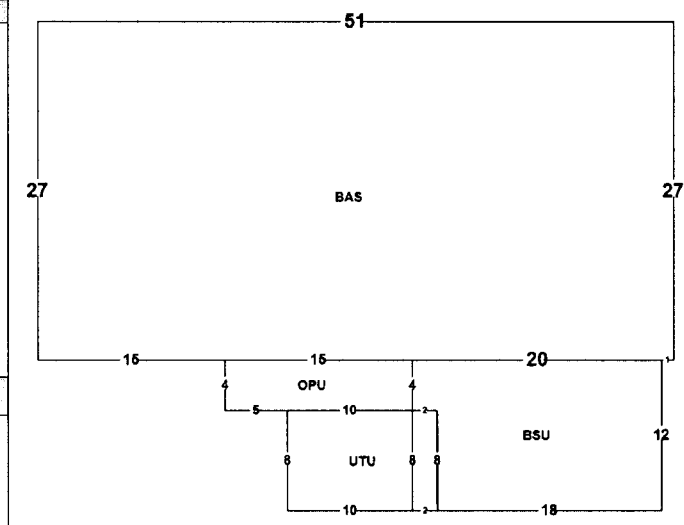
Areas - 1773 Total SF

BASE AREA - 1377

BASE SEMI UNF - 240

OPEN PORCH UNF - 60

UTILITY UNF - 96



Images



6/14/11

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:09/10/2018 (tc.12931)



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
05-5317-000	06		152S301000031021

PROPERTY ADDRESS:

1029 KEARNY DR

EXEMPTIONS:

HOMESTEAD EXEMPTION

19-184

16/02674

PHIFER CASSANDRA L
 BUTLER LAMETRIC L
 1029 KEARNY DR
 PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	34,044	25,000	9,044	59.84
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	34,044	25,000	9,044	19.22
BY STATE LAW	4.2000	34,044	25,000	9,044	37.98
WATER MANAGEMENT	0.0338	34,044	25,000	9,044	0.31
SHERIFF	0.6850	34,044	25,000	9,044	6.20
M.S.T.U. LIBRARY	0.3590	34,044	25,000	9,044	3.25

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$126.80

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 31 BLK 20 2ND ADDN TO MAYFAIR PB 4 P 53 OR
 6541 P 1211 OR 7445 P 1029 OR 7631
 See Additional Legal on Tax Roll

FP FIRE PROTECTION 125.33
ML MAYFAIR STREET LIGHTING 40.51

NON-AD VALOREM ASSESSMENTS \$165.84

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$292.64

If Paid By Please Pay	Nov 30, 2018 \$280.93	Dec 31, 2018 \$283.86	Jan 31, 2019 \$286.79	Feb 28, 2019 \$289.71	Mar 31, 2019 \$292.64
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RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018 280.93
AMOUNT IF PAID BY	Dec 31, 2018 283.86
AMOUNT IF PAID BY	Jan 31, 2019 286.79
AMOUNT IF PAID BY	Feb 28, 2019 289.71
AMOUNT IF PAID BY	Mar 31, 2019 292.64

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
05-5317-000
PROPERTY ADDRESS
1029 KEARNY DR

PHIFER CASSANDRA L
 BUTLER LAMETRIC L
 1029 KEARNY DR
 PENSACOLA, FL 32505

1 055317000 2018 1

19-184

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14884

December 5, 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 12-05-1998, through 12-05-2018, and said search reveals the following:

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

Cassandra L. Phifer and Lametric L. Butler

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

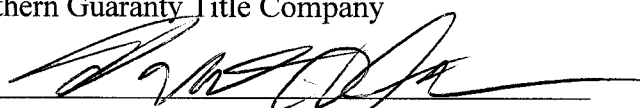
4. Taxes:

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: 

December 5, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14884

December 5, 2018

**Lot 31, Block 20, Second Addition to Mayfair, as per plat thereof, recorded in Plat Book 4, Page 53, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14884

December 5, 2018

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

1. Tax Lien filed by IRS against Floyd Phifer (former owner, now deceased) recorded in O.R. Book 7586, pages 1385 and 1386.
2. Civil Lien filed by State of Florida/Dept. of Community Corrections against Floyd L. Phifer (deceased).
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$34,044.00. Tax ID 05-5317-000.

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.

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2012-CF-000719 A

vs.

DIVISION: "E"

Floyd L. Phifer

Defendant

Case: 2012 CF 000719 A



00035018178

Dkt: CERTLIEN Pg#:

CIVIL LIEN

THIS CAUSE came before the Court in Chambers.

Upon the evidence presented, the Court assessed **\$360.00** in arrears for cost of Global Positioning (**GPS**) fees. Therefore, the Court determines that **\$360.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

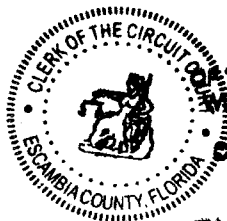
ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of **GPS Monitor arrears** to the **Department of Community Corrections**, in the amount of **\$360.00** which shall accrue interest at the rate of four and seventy-five hundredths percent (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, the 15th day of ~~April~~ ^{May} 2012.


JUDGE W. JOEL BOLES

cc: COMMUNITY CORRECTIONS/ ACCOUNTING



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.

CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

2012 MAY 16 P 2:35

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Form 668 (Y)(c) (Rev. February 2004)	11953 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number 227125516	For Optional Use by Recording Office
---	----------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer FLOYD & JOSEPHINE PHIFER DECD

Residence 1029 KEARNY DRIVE
PENSACLA, FL 32505

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-3093	09/17/2007	10/17/2017	12804.88

Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595	Total \$ 12804.88
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This notice was prepared and signed at BALTIMORE, MD, on this,
the 26th day of August, 2016.

Signature for DEANN BENDER	<i>Cheryl Cordaw</i> Title ACS W&I (800) 829-7650	13-00-0000
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

Form 668 (Y)(c) (Rev. February 2004)	11953 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien
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Area: WAGE & INVESTMENT AREA #2 Lien Unit Phone: (800) 829-7650	Serial Number 227125416	For Optional Use by Recording Office
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Name of Taxpayer FLOYD PHIFER

Residence 1029 KEARNY DRIVE
PENSACOLA, FL 32505

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2004	XXX-XX-3093	10/15/2007	11/14/2017	10724.21
1040	12/31/2005	XXX-XX-3093	09/10/2007	10/10/2017	7631.47
1040	12/31/2007	XXX-XX-3093	02/08/2010	03/09/2020	10361.41
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 28717.09

This notice was prepared and signed at BALTIMORE, MD, on this,
the 26th day of August, 2016.

Signature <i>Cheryl Cordaw</i> for DEANN BENDER	Title ACS W&I (800) 829-7650	13-00-0000
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

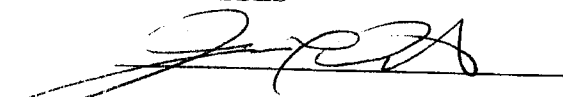
Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

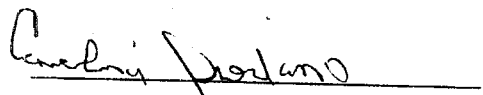
AFFIDAVIT AS TO IDENTITY OF PARTIES TO DEEDS

STATE OF NY
COUNTY OF Kings

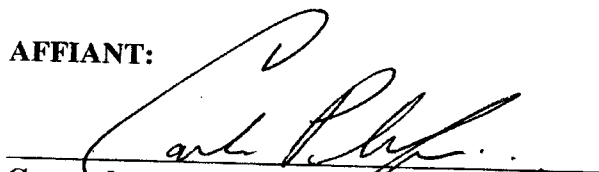
Cassandra L. Phifer, being duly sworn, says that she is the daughter of **Floyd Phifer** and is personally acquainted with **Floyd Phifer**, who was grantee in a deed recorded in OR Book 6541 at Page 1211 of the public records of Escambia County, Florida, and that the **Floyd Phifer** is the same person as **Floyd L. Phifer, Sr.** who was grantor in a deed recorded in OR Book 7445 at Page 1029 of the public records of Escambia County, Florida.

WITNESSES


Print Name: Sean M. Banta


Print Name: Carmelina Giordano

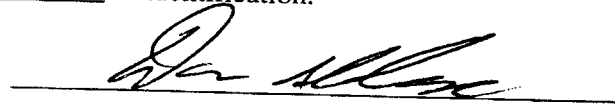
AFFIANT:


Cassandra L. Phifer

STATE OF NY
COUNTY OF Kings

Sworn to and subscribed to before me on the 6-day of May, 2016, by Affiant,
Cassandra L. Phifer () who is personally known to me or () who produced a
Florida Driver's License as identification.

DAN SHAKED
NOTARY PUBLIC-STATE OF NEW YORK
No. 02SH4977289
Qualified in Westchester County
My Commission Expires March 20, 2019


NOTARY PUBLIC, State of _____
Printed Name: _____
Expiration Date: _____

(Affix Notary Seal)

Grantee's Name & Address:

CASSANDRA L. PHIFER
1340 West Lloyd St.
Pensacola, FL. 32501

Grantor's: Name & Address:

FLOYD L. PHIFER
1029 Kearney Dr.
Pensacola, FL. 32505

Signed in our presence:

Keya M. Andrews
(Witness Signature)

Print Name: *Keya Andrews*

STATE OF: **FLORIDA}**

COUNTY OF: **ESCAMBIA}**

Soloman M. Abercrombie
(Witness Signature)

Print Name: *Soloman M. Abercrombie*

The foregoing instrument was acknowledged before me on this 9th day NOV, 2015
By **FLOYD L. PHIFER** who is/are personally known by me or who has/have produced:
Driver license as his identification and who did not take an oath.

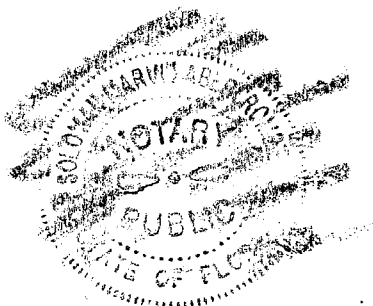


Seal

Soloman M. Abercrombie
Soloman M. Abercrombie, Notary Public

commission expires: April 4, 2016

Quitclaim Deed - 2



Recording prepared by:
Soloman M. Abercrombie, Notary Public
3902 North 9th Ave Suite 3
Pensacola, FL 32503

and when recorded, please return this deed
and tax statements to: Cassandra L. Phifer
1340 W. Lloyd St. Pensacola, FL, 32501

Above reserved for official use only

Property Appraiser's Parcel ID #

Grantee's SS No:

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **FLOYD L. PHIFER, SR.** ("Grantor"), hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to **FLOYD L. PHIFER, SR. AND CASSANDRA L. PHIFER** ("Grantees"), all right, title, interest and claim to the following real property in the **County of Escambia, State of Florida** :

This Quit Claim Deed is a "JOINT TENANTEE WITH RIGHTS OF SURVIVORSHIP" **FLOYD L. PHIFER, SR. , TO FLOYD L. PHIFER, SR. AND CASSANDRA L. PHIFER**

LEGAL DESCRIPTION

LT 31 BLK 20 2ND ADDN TO MAYFA IR PB 4 P 53 OR 6541 P 1211

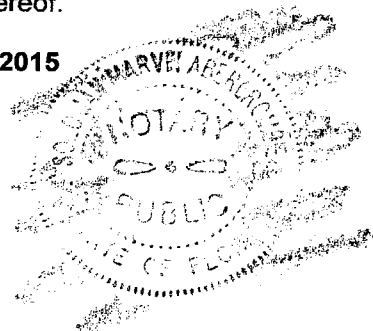
Property Address: 1029 KEARNEY DRIVE PENSACOLA, FLORIDA 32505

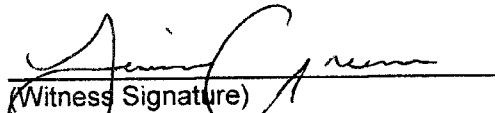
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED: THIS 9th DAY OF NOVEMBER 2015

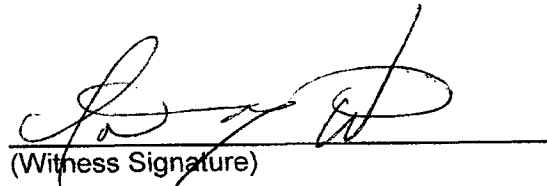

Grantor: **FLOYD L. PHIFER**

Quitclaim Deed - 1




(Witness Signature)

Print Name: Jessica Greene

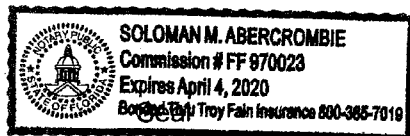

(Witness Signature)

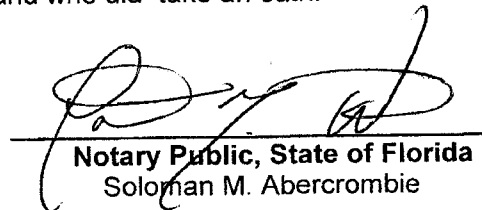
Print Name: Soloman M. Abercrombie

STATE OF: FLORIDA)

COUNTY OF: ESCAMBIA)

The foregoing instrument was acknowledged before me on 2nd December, 2016 by **CASSANDRA L PHIFER**, who is/are personally known by me or who has/have produced: **Driver License** as identification and who did take an oath.

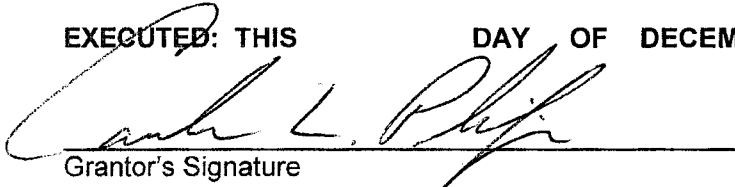



Notary Public, State of Florida
Soloman M. Abercrombie

My commission expires: **April 4th 2020**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED: THIS **DAY** **OF** **DECEMBER,** **2016**


Grantor's Signature

CASSANDRA L. PHIFER
Grantor's Printed Name

Grantee's Address
1340 West Lloyd St.
Pensacola, FL. 32501

Grantor Address:
1029 Kearney Dr..
Pensacola, FL. 32505

Above reserved for official use only

Signed in our presence:

Recording prepared by:

LAMETRIC LAMETTE BUTLER
1340 W LLOYD ST
PENSACOLA FLA
32501

and when recorded, please return this deed and
tax statements to Lametric L. Butler 1340 West
Lloyd St. Pensacola, FL. 32501

Above reserved for official use only

Property Appraiser's Parcel ID # _____

Grantee's SS No: _____

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, in the amount of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Cassandra L. Phifer a single woman ("Grantor"), hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Cassandra L. Phifer and Lametric L. Butler with JOINT TENANTEE WITH RIGHTS OF SURVIVORSHIP ("Grantees"), all right, title, interest and claim to the following real property in the **City of Pensacola, County of Escambia**, with the following legal description:

LT 31 BLK 20 2ND ADDN TO MAYFA IR PB 4 P 53 OR 6541 P 1211

Property Address: 1029 KEARNEY DRIVE PENSACOLA, FLORIDA 32505



2254654

**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 may 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 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 acknowledgement by the County of the veracity of any disclosure statement.

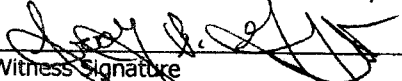
Name of Roadway: **Kearny**

Legal Address of Property: **1029 Kearny Drive, Pensacola, Florida 32505**


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

This form completed by: **First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251**

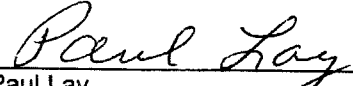
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: SCOTT B. GRANGER


Witness Signature

Print Name: EDITH GRANGER


Paul Lay

Floyd Phifer

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2009.

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

Paul Lay
Paul Lay

Signed, sealed and delivered in our presence:

Scott B. Granger
Witness Signature
Print Name: SCOTT B. GRANGER

Edith Garcia
Witness Signature
Print Name: EDITH GARCIA

State of **FL**

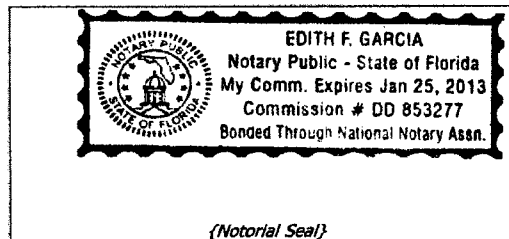
County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **December 09, 2009**, by **Paul Lay, a single man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Edith Garcia
Notary Public

(Printed Name)

My Commission expires: _____



Return Original Document to:
FIRST AMERICAN TITLE
WARRENVILLE POST CLOSING
27775 Diehl Rd.
Warrenville, IL 60555

Prepared by
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(877)928-4853

Return to: Grantee

File No.: 2101-2254654

WARRANTY DEED

FLORIDA
Escambia

This indenture made on **December 09, 2009 A.D.**, by

Paul Lay, a single man

whose address is: **300 Silver Road, Pensacola, FL 32503**
hereinafter called the "grantor", to

Floyd Phifer

whose address is: **1029 Kearny Drive, Pensacola, FL 32505**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 31, Block 20, of the **SECOND ADDITION MAYFAIR**, a subdivision of Section 15, Township Two South, Range 30 West, in Escambia County, Florida, and recorded in Plat Book 4 at Page 53 of the Records of said County.

Parcel Identification Number: **152S30-1000-031-021**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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: 3-4-2019

TAX ACCOUNT NO.: 05-5317-000

CERTIFICATE NO.: 2016-2674

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

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

 X Notify State of Florida/
Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Cassandra L. Phifer
Lametric L. Butler
1029 Kearny Dr.
Pensacola, FL 32505

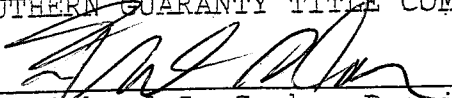
State of Florida/
Dept. of Community Corrections
190 Governmental Center
Pensacola, FL 32502

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Lametric Butler
1340 W. Lloyd St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 7th day of December, 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.

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 055317000 Certificate Number: 002674 of 2016

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2019"/>	Redemption Date <input type="text" value="01/14/2019"/>
Months	7	5
Tax Collector	<input type="text" value="\$2,556.73"/>	<input type="text" value="\$2,556.73"/>
Tax Collector Interest	\$268.46	\$191.75
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,837.69	<input type="text" value="\$2,760.98"/> TC
Record TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
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	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$27.10"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$3,368.04	\$3,250.73
	Repayment Overpayment Refund Amount	\$117.31
Book/Page	<input type="text"/>	<input type="text"/>

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 002674

Redeemed Date 01/14/2019

Name LAMETRIC L BUTLER 1340 W LLOYD ST PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$497.25	2924.73
Due Tax Collector = TAXDEED	\$2,837.69	
Postage = TD2	\$27.10	
ResearcherCopies = TD6	\$6.00	
Release TDA Notice (Recording) = RECORD2	\$0.00	
Release TDA Notice (Prep Fee) = TD4	\$0.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

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: 055317000 Certificate Number: 002674 of 2016**

Payor: LAMETRIC L BUTLER 1340 W LLOYD ST PENSACOLA FL 32501 Date 01/14/2019

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,867.69
		Postage	\$27.10
		Researcher Copies	\$6.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	\$3,368.04

\$2930.73

**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 •

January 22, 2019

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

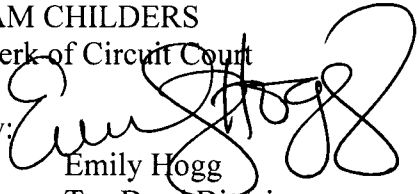
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 002162	\$450.00	\$33.75	\$483.75
2016 TD 002674	\$450.00	\$33.75	\$483.75
2016 TD 008733	\$450.00	\$40.50	\$490.50
2016 TD 008056	\$450.00	\$33.75	\$483.75
2016 TD 000962	\$450.00	\$33.75	\$483.75

TOTAL \$2,425.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division