## **APPLICATION FOR TAX DEED**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1800061

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, BRIDGE TAX LLC - 616 P.O. BOX 645040 CINCINNATI, OH 4520	US BANK % BRIDGE TAX LLC -	616	
hold the listed tax certif	ficate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
08-3625-675	2016/4303	06-01-2016	LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 4 61 OR 6459 P 463
<ul> <li>redeem all or</li> <li>pay all deline</li> <li>pay all Tax C and Sheriffs</li> </ul> Attached is the tax sail	costs, if applicable. le certificate on which this applic	terest covering th	
Electronic signature of BRIDGE TAX LLC - 0616 P.O. BOX 645040 CINCINNATI, OH	on file 616 US BANK % BRIDGE TAX	LLC -	<u>04-20-2018</u> Application Date

Applicant's signature

## **Tax Collector's Certification**

CTV-513

**Tax Deed Application Number** 

1800061

**Date of Tax Deed Application** Apr 20, 2018

This is to certify that BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616, holder of Tax Sale Certificate Number 2016 / 4303, 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: 08-3625-675

Cert Holder:

BRIDGE TAX LLC - 616 US BANK % BRIDGE TAX LLC - 616

P.O. BOX 645040 CINCINNATI, OH 45264 Property Owner:

**TOLLEFSON CHRISTINE MARIE 5155 PRIETO DR** 

PENSACOLA, FL 32506

LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 4 61 OR 6459 P 463

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
2016/4303	08-3625-675	06/01/2016	2,228.46	111.42	2.339.88

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
2017/4220	08-3625-675	06/01/2017	2,323.78	6.25	116.19	2,446.22

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	4,786.10
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,152.29
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)	7,313.39
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.	
<ol> <li>Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,</li> </ol>	
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

September 4, 2018

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

08-3625-675



## Chris Jones **Escambia County Property Appraiser**

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

**Imprv** 

\$24,000 \$110,134

#### Back

Year

2017

2016

2015

Navigate Mode

Account OReference

Printer Friendly Version

\$134,134 \$134,134

Cap Val

Reference: 562S301300440002

Account:

083625675

**Owners:** 

TOLLEFSON CHRISTINE MARIE

Mail:

5155 PRIETO DR PENSACOLA, FL 32506

Situs:

5155 PRIETO DR 32506

Use Code:

SINGLE FAMILY RESID P

Taxing

COUNTY MSTU

**Authority:** Schools

WEST

(Elem/Int/High):

PENSACOLA/WARRINGTON/ESCAMBIA

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Disclaimer

Assessments

**Amendment 1/Portability Calculations** 

\$24,000 \$108,180 \$132,180 \$132,180

\$24,000 \$102,300 \$126,300 \$126,300

> File for New Homestead Exemption

Online

Sales Data

Official Records Sale Date Book Page Value Type (New Window) \$100 WD 05/07/2009 6459 463 View Instr 05/07/2009 6459 461 View Instr \$100 WD View Instr

08/1999 4473 300 \$100 WD 01/1972 573 \$36,600 WD 01/1970 521 105 \$33,500 WD

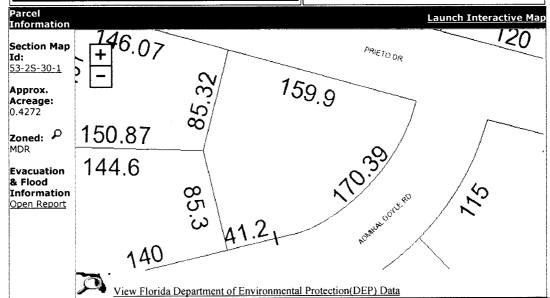
Escambia County Clerk of the Circuit Court and Comptroller

2017 Certified Roll Exemptions

Legal Description

LT 44 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 6459 P 461 OR 6459 P 463

Extra Features



View Instr

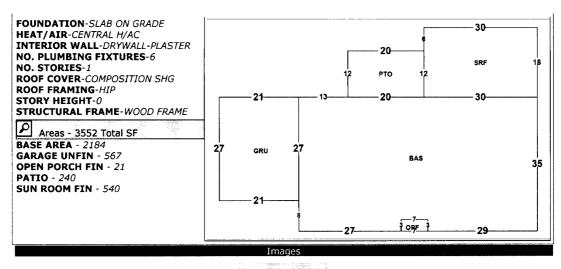
View Instr

**Buildings** 

Address:5155 PRIETO DR, Year Built: 1970, Effective Year: 1970

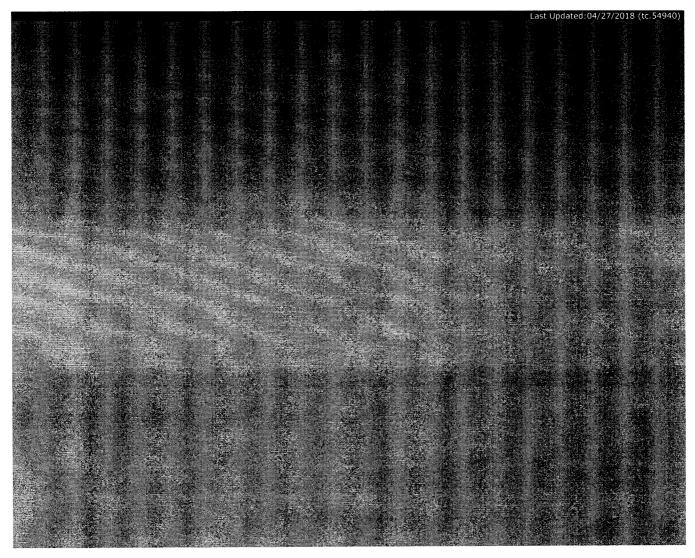
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL BRICK-FACE/VENEER
FLOOR COVER-CARPET





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.







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

Tax Deed - Redemption Calculator
Account: 083625675 Certificate Number: 004303 of 2016

Redemption No	✓ Application Date 04/20/2018	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/04/2018	Redemption Date 05/25/2018
Months	5	1
Tax Collector	\$7,313.39	\$7,313.39
Tax Collector Interest	\$548.50	\$109.70
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,868.14	\$7,429.34
		·
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$33.75	\$6.75
Total Clerk	\$483.75	\$456.75
		VI VI
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amou	s8,451.89	\$7,886.09
	Repayment Overpayment Refund Amount	\$565.80

\$164.64)

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 # 2016 TD 004303

**Redeemed Date** 05/25/2018

Name CHRISTINE MARIE TOLLEFSON PO BOX 551 BAGDAD FL 32530

Clerk's Total = TAXDEED	walsh	\$483.75
Due Tax Collector = TAXDEED		\$7,878.14 7730.73
Postage = TD2		\$60,00
ResearcherCopies = TD6		\$40.00

• For Office Use Only

	Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
١						and the second s

#### 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: 083625675 Certificate Number: 004303 of 2016

Walsh

Payor: CHRISTINE MARIE <del>TOLLEFSON.</del>PO BOX 551 BAGDAD FL 32530 **Date** 05/25/2018

Clerk's Check # 44383	37144	Clerk's Total	\$483 <b>/</b> 75
Tax Collector Check # 1		Tax Collector's Total	\$7 <b>,</b> 8 <b>6</b> 8.14
		Postage	\$60,00
		Researcher Copies	\$4d.op
		Total Received	<u>\$8,451.89</u>

\$7566.09

**PAM CHILDERS** 

Clerk of the Circuit Court

+ 164.64 over payment - \$1,7730.73

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 6, 2018

BRIDGE TAX 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 001721	\$450.00	\$6.75	\$456.75
2016 TD 004303	\$450.00	\$6.75	\$456.75

TOTAL \$913.50

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

Fmily 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 5, 2018

CHRISTINE WALSH PO BOX 551 BAGDAD FL 32530

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 004303

\$164.64

TOTAL \$164.64

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

Emily Hogg

Tax Deed Division

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Victoria L. Clave

Lynette Dennis Print: LYNETTE DENNIS MICHAEL ROLF TOLLEFSON
Address: 28 SPINNAUGA CONLI

HIDDLETOWN, RI 02842

STATE OF Rhode Island COUNTY OF NEWPORT

The foregoing instrument was acknowledged before me this day of way, 2009, by Michael Rolf Tollefson, who is personally known to me or who has produced RI bries's Learne as identification and who did not take an oath.

My Commission Expires:

JANE A. MAGLIOCCO
NOTARY PUBLIC-RHODE ISLAND
My Commission Expires 3/12/202

TARY PUBLIC

Recorded in Public Records 05/13/2009 at 01:24 PM OR Book 6459 Page 461, Instrument #2009031851, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

F. 18:50

Prepared By: Margaret T. Stopp, of Moore, Hill & Westmoreland, P.A. Post Office Box 13290 Pensacola, Florida 32591-3290

TITLE TO THIS PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER

#### **WARRANTY DEED**

STATE OF FLORIDA COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 1th day of MAY, 2009, by MICHAEL ROLF TOLLEFSON, as Successor Trustee of the Family Trust of Leif Tollefson and Natalie E. Tollefson dated August 20, 1999, hereinafter called the Grantor, to Christine Marie Tollefson Walsh, a single woman, a 55% interest in said property, and to MICHAEL ROLF TOLLEFSON, a single man, a 45% interest in said property, whose post office address is 5/55 Prieto Dr.

PENSACULA, FL 32506, hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, to-wit:

Lot 44, Block "B", Twin Oaks, Unit No. 2, a subdivision of a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to a Plat of said subdivision, recorded in Plat Book 6, at Page 96 of the Public Records of said County.

Parcel Identification No. 562S30-1300-440-002

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2009 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print: VICTORIA L. CLARE

Lynette Dennia Print: LYNETIE DENNIS MICHAEL ROLF TOLLEFSON
Address: 23 S/NNAKE COULT

MIDDLETOWN, RI 02842

STATE OF Rhode Island COUNTY OF New port

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2009, by Michael Rolf Tollefson, who is personally known to me or who has produced RI \_\_\_\_\_\_\_ as identification and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC-RHODE ISLAND
My Commission Expires 3/12/20/2

Recorded in Public Records 05/13/2009 at 01:24 PM OR Book 6459 Page 463, Instrument #2009031852, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

RUS 18 20

Prepared By: Margaret T. Stopp, of Moore, Hill & Westmoreland, P.A. Post Office Box 13290 Pensacola, Florida 32591-3290

TITLE TO THIS PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER

#### **WARRANTY DEED**

STATE OF FLORIDA COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 7th day of MAY, 2009, by MICHAEL ROLF TOLLEFSON, a single man, hereinafter called the Grantor (whether singular or plural), to CHRISTINE MARIE TOLLEFSON WALSH, a single woman, whose post office address is 5155 PRIETO DR., PENSACOLA FL, hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, to-wit:

Lot 44, Block "B", Twin Oaks, Unit No. 2, a subdivision of a portion of Section 56, Township 2 South, Range 30 West, Escambia County, Florida, according to a Plat of said subdivision, recorded in Plat Book 6, at Page 96 of the Public Records of said County.

Parcel Identification No. 562S30-1300-440-002

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2009 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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

## 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: 9-4-2018 TAX ACCOUNT NO.: 08-3625-675 CERTIFICATE NO.: 2016-4303 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. Christine Marie Tollefson Walsh aka Christine Marie Tollefson 5155 Prieto Dr. Pensacola, FL 32506

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.

## PROPERTY INFORMATION REPORT CONTINUATION PAGE

File No.: 14362

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

1. Taxes for the year 20156-2017 delinquent. The assessed value is \$134,134.00. Tax ID 08-3625-675.

## 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.: 14362

Lot 44, Block B, Twin Oaks, Unit No. 2, as per plat thereof, recorded in Plat Book 6, Page 96, 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

Rod popular

## PROPERTY INFORMATION REPORT

File No.: 14362 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:

Christine Marie Tollefson Walsh AKA Christine Marie Tollefson

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

The