APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 1800143

To: Tax Collector ofE	SCAMBIA COUNTY	, Florida	
PO BOX 54900 NEW ORLEANS, LA 7015			Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
09-3798-360	2016/4960	06-01-2016	BEG AT INTER OF S R/W OF LILLIAN HWY AND W LI OF E 1/2 OF SW 1/4 OF SE 1/4 S 0 DEG 0 MIN E 433 FT FO R POB CONT S 0 DEG 0 MIN E 174 FT N 90 DEG 0 MIN E 188 FT TO W R/W OF STAFFORD LANE N 0 DEG 0 MIN W 174 FT N 90 DEG 0 MIN W 187 FT TO POB OR 1374 P 64 OR 4235 P 747 OR 4979 P 1275
	taxes, if due and and and anding tax certificates plus	interest not in my i	possession and
	nt and omitted taxes, plus in		
	ector's fees, ownership and e	_	rt costs, Clerk of the Court costs, charges and fees,
Attached is the tax sale c which are in my possessi	• •	cation is based and	all other certificates of the same legal description
Electronic signature on to MTAG AS CUSTODIAN LLC PO BOX 54900 NEW ORLEANS, LA	FOR CAZ CREEK FLORIE	DA II,	04.05.2049
			<u>04-25-2018</u> Application Date
App	licant's signature		

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800143

Date of Tax Deed Application Apr 25, 2018

This is to certify that MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC, holder of Tax Sale Certificate Number 2016 / 4960, 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: 09-3798-360

Cert Holder:

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC PO BOX 54900 NEW ORLEANS, LA 70154 Property Owner:
PRIME LYNDA
711 STAFFORD LN
PENSACOLA, FL 32506

BEG AT INTER OF S R/W OF LILLIAN HWY AND W LI OF E 1/2 OF SW 1/4 OF SE 1/4 S 0 DEG 0 MIN E 433 FT FO (Full legal attached.)

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
2016/4960	09-3798-360	06/01/2016	1,040.14	52.01	1,092.15

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
2017/4893	09-3798-360	06/01/2017	1,084.67	6.25	54.23	1.145.15

	00/01/2017	1,004.07	1 0.23	1 24.23	1,143.13
Amounts Certified by Tax Collector (Lines 1-7):				Total Amou	nt Paid
1. Total of all Certificates in Applicant's Possession and Cost	t of the Certificates Re	leemed by Applicant		2,237.30	
2. Total of Delinquent Taxes Paid by Tax Deed Applicant				0.00	
3. Total of Current Taxes Paid by Tax Deed Applicant				216.94	
Ownership and Encumbrance Report Fee				200.00	
5. Tax Deed Application Fee				175.00	
5. Total Interest Accrued by Tax Collector Pursuant to Section	on 197.542, F.S.				
7. Total (Lines 1 - 6)				2,829.24	
Amounts Certified by Clerk of Court (Lines 8-15):				Total Amount Paid	
B. Clerk of Court Statutory Fee for Processing Tax Deed					
). Clerk of Court Certified Mail Charge					
0. Clerk of Court Advertising Charge					
1. Clerk of Court Recording Fee for Certificate of Notice					
2. Sheriff's Fee		7,222,222,223,223,223,233,233,233,233,23			
3. Interest Computed by Clerk of Court Pursuant to Section	197.542, F.S.				
14. Total (Lines 8 - 13)					
5. One-half Assessed Value of Homestead Property, if Appl	icable per F.S.			19147.50	
Other Outstanding Certificates and Delinquent Taxes Not If Applicable Per Florida Statutes	Included in this Appli	cation,			
7. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if appl	icable) and 16 (if appli	cable)			
8. Redemption Fee				6.25	
9. Total Amount to Redeem					

Done this the 26th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 6, 2018

By Sewell M. Casseday
an ten (10) days after this date.

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

BEG AT INTER OF S R/W OF LILLIAN HWY AND W LI OF E 1/2 OF SW 1/4 OF SE 1/4 S 0 DEG 0 MIN E 433 FT FO R POB CONT S 0 DEG 0 MIN E 174 FT N 90 DEG 0 MIN E 188 FT TO W R/W OF STAFFORD LANE N 0 DEG 0 MIN W 174 FT N 90 DEG 0 MIN W 187 FT TO POB OR 1374 P 64 OR 4235 P 747 OR 4979 P 1275



Chris Jones Escambia County Property Appraiser

Search

Search

Amendment 1/Portability Calculations

Back

Navigate Mode

Account

Reference

Printer Friendly Version

General Information Reference: Account:

122S312001012001

093798360 PRIME LYNDA

Owners: Mail:

711 STAFFORD LN

PENSACOLA, FL 32506 711 STAFFORD LN 32506

Situs: Use Code:

SINGLE FAMILY RESID 🔑

Taxing

COUNTY MSTU

Authority: Schools

MYRTLE

(Elem/Int/High):

GROVE/BAILEY/ESCAMBIA

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	\$21,090	\$17,205	\$38,295	\$38,295		
2016	\$21,090	\$36,267	\$57,357	\$57,357		
2015	\$21,090	\$34,622	\$55,712	\$55,712		

Disclaimer

Amendment 1/Portability Calculations

> File for New Homestead Exemption Online

Sales Data

Official Records Sale Date Book Page Value Type (New Window) 10/02/2015 7420 1855 \$100 WD View Instr 04/17/2015 7338 72 \$39,500 WD View Instr 01/15/2014 7131 1696 \$100 CJ View Instr 01/09/2014 7145 373 \$100 WD View Instr 03/25/2013 6994 1503 \$100 WD View Instr 03/22/2013 6994 1501 \$30,000 CJ View Instr 04/30/2010 6590 481 \$100 CJ View Instr 08/2002 4979 1275 \$3,000 WD View Instr 03/1998 4235 747 \$100 OT View Instr 10/1979 1374 64 \$5,500 WD View Instr 01/1978 1239 122 \$4,000 WD View Instr

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

2017 Certified Roll Exemptions

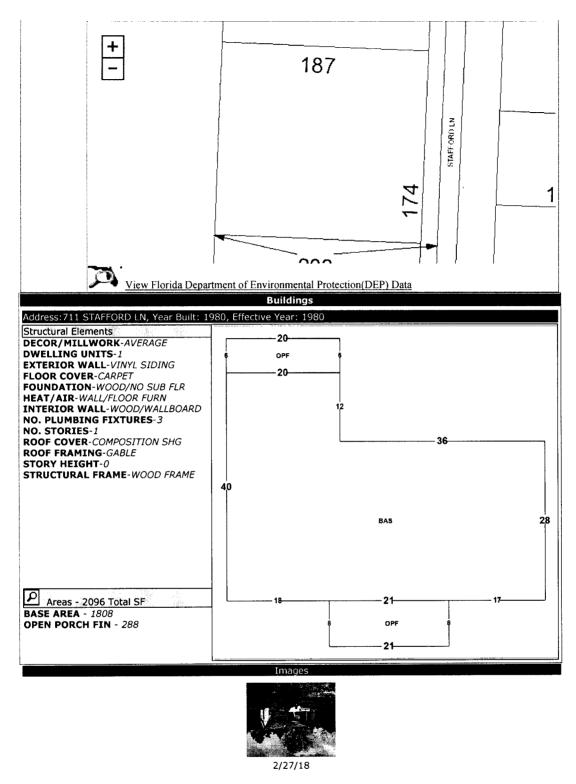
HOMESTEAD EXEMPTION, SENIOR EXEMPTION, WIDOW

BEG AT INTER OF S R/W OF LILLIAN HWY AND W LI OF E 1/2 OF SW 1/4 OF SE 1/4 S 0 DEG 0 MIN E 433 FT FOR POB CONT S 0...

Extra Features

FRAME SHED MISC

Parcel Launch Interactive Map Information Section Map 12-2S-31 Approx 0.7400 Zoned: 🔎 HDMU Evacuation & Flood Information Open Report



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.

2173165

Lynda Prime

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

BK: 7338 PG: 76

2173165

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambla 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 Escambla County. The disclosure may additionally provide that Escambla County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambla 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 Escambla County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way by construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Stafford Lane Legal Address of Property: 711 Stafford Lane, Pensacola, Florida 32506 The County ($\vec{\ \ }$) has accepted ($_$ _____) has not accepted the abutting roadway for maintenance. This form completed by: First American Title Insurance Company 810 Scenic Highway Pensacola, Florida 32503 Signed, sealed and delivered in our presence: Renee De Witness Signature Witness Signature Print Name: Print Name: SARAH BROWN

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.

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 2014.

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

Benjamin Hill

Signed, sealed and delivered in our presence:

Witness Signature # 2

Print Name: Amando Jane Weler Print Name: How Willer Print Name: How Willer

Page 3 of 3 2005 - 2173165 That portion of the SW 1/4 of the SE 1/4 of Section 12, Township 2 South, Range 31 West, Escambia County, Florida, described as follows:

County, Horida, described as rollows:

Commending at the Intersection of the South right of way line of Lillian Highway (66 foot right of way) and the West line of the East 1/2 of the SW 1/4 of the SE 1/4 of said section; thence South 0 degrees 00 minutes East, along said line, a distance of 433.0 feet to an iron pipe for the point of beginning; thence continue South 0 degrees 00 minutes East, along said line, 100.0 feet to an iron pipe; thence North 90 degrees 00 minutes East, 187.0 feet to an iron pipe in the West right of way line of Stafford Lane (66 foot right of way); thence North 0 degrees 00 minutes West, along said line, 100.0 feet to an iron pipe; thence North 90 degrees 00 minutes West, 187.00 feet to the point of beginning.

Parcel Identification Number: 12-25-31-2001-012-001

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.

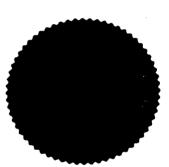
Anthony Peter Ryan 11 APR 2015

Notary Public

2 Targo Street, Bundaberg

Queensland Australia

My Commission does not expire



Prepared by Brandi Parkerson, an employee of First American Tide Incurance Company 810 Sornic Highway Pensacola, Florida 32503 (877)309-7217

Return to: Grantee

File No.: 2005-2173165 Consideration: \$39,500.00

WARRANTY DEED

This indenture made on April 17, 2015 A.D., by

Benjamin Hill

Pd Sharon OLD Australia 4670 RH whose address is: 2.5 hereinafter called the "grantor", to

Lynda Prime, a Single _ woman

whose address is: 711 Stafford Lane, Pensacola, FL 32506

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantor" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal ves, 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:

Begin at the Northwest corner of that portion of the East half of the Southwest Quarter of the Southeast. Quarter of Section 12, Township 2 South, Range 31 West, lying South of Lillian Highway, in Escambia County, Florida, thence proceed in an Easterly direction along the Southerly right of way line of Lillian Highway a distance of 203 feet to a point; thence run South along the East line of the property conveyed in Deed Book 488 at Page 747 of the Public Records of Escambia County, Florida, a distance of 542 feet, more or loss, to a point for the point of beginning; thence run west along the South boundary line of the property conveyed in Deed Book 488, at page 747 a distance of 203 feet to a point, thence run South at a right angle a distance of 174 feet to a point; thence run East at a right angle a distance of 203 feet to a point; thence run North at a right angle a distance of 174 feet to the point of beginning. Less and except any portion lying within the road right of way, and less and except property as described in Official Record Book 1022, page 25 and Official Record Book 163, page 573.

Page 1 of 3 2005 - 2173165

Anthony Peter Ryan

Notary Public

2 Targo Street, Bundaberg

4 a 17 APR 2015

Queensland Australia

My Commission does not expire



Recorded in Public Records 05/01/2015 at 12:16 PM OR Book 7338 Page 72, Instrument #2015032774, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$52.50 Deed Stamps \$276.50

BUNDABERG QUEENSLAND

TO ALL TO WHOM THESE PRESENTS SHALL COME

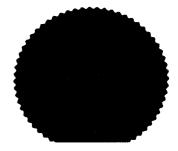
I, ANTHONY PETER RYAN, of 2 Targo Street, Bundaberg, Queensland, Notary Public, duly authorised admitted and sworn and practising in the City of Bundaberg in the State of Queensland in the Commonwealth of Australia DO HEREBY CERTIFY that:

- (i) I was present at Bundaberg on the 17th day of April Two Thousand and Fifteen and witnessed **BENJAMIN GERARD HILL**, ("the Donor"), who I identified by sighting his Birth Certificate and current Driver's Licence, sign the Warranty Deed ("the Document") comprising Three (3) pages, each page of which bears an impression of my official seal for the purposes of identification;
- the signature on the Document purporting to be the Donor's signature is his signature and proper handwriting; and
- the Donor signed the Document of his own free will and appeared to have legal capacity.

IN FAITH AND TESTIMONY whereof I have hereunto subscribed my name and affixed by seal of office at Bundaberg, Queensland aforesaid this 17th day of April in the year of our Lord Two Thousand and Fifteen.

10mma

My appointment as a Notary Public is not limited as to time



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 8-6-2018 TAX ACCOUNT NO.: 09-3798-360 CERTIFICATE NO.: 2016-4960 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 Homestead for 2017 tax year. Lynda Prime 711 Stafford Lane Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector, this 6th day of May , 2018 .

SOUTHERN GUARANTY TITLE COMPANY

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.: 14304 May 6, 2018

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 \$38,295.00. Tax ID 09-3798-360.

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.: 14304 May 6, 2018

122S312001012001 - Full Legal Description

BEG AT INTER OF S R/W OF LILLIAN HWY AND W LI OF E 1/2 OF SW 1/4 OF SE 1/4 S 0 DEG 0 MIN E 433 FT FOR POB CONT S 0 DEG 0 MIN E 174 FT N 90 DEG 0 MIN E 188 FT TO W R/W OF STAFFORD LANE N 0 DEG 0 MIN W 174 FT N 90 DEG 0 MIN W 187 FT TO POB OR 7338 P 72

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.: 14304

May 6, 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 05-02-1998, through 05-02-2018, and said search reveals the following:

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

Lynda Prime

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

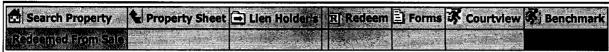
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited 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:

May 6, 2018





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 093798360 Certificate Number: 004960 of 2016

Redemption Yes >	Application Date 04/25/2018	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 08/06/2018	Redemption Date 06/13/2018		
Months	4	2		
Tax Collector	\$2,829.24	\$2,829.24		
Tax Collector Interest	\$169.75	\$84.88		
Tax Collector Fee	\$6.25	\$6.25		
Total Tax Collector	\$3,005.24	\$2,920.37		
Clerk Fee	\$130.00	\$130.00		
Sheriff Fee	\$120.00	\$120.00		
Legal Advertisement	\$200.00	\$200.00		
App. Fee Interest	\$27.00	\$13.50		
Total Clerk	\$477.00	\$463.50 CH		
Postage	\$5.42	\$0.00		
Researcher Copies	\$6.00	\$6.00		
Total Redemption Amount	\$3,493.66	\$3,389.87		
	Repayment Overpayment Refund Amount	\$103.79		

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 004960 Redeemed Date 06/13/2018

Name LYNDA PRIME 711 STAFFORD LN PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$477,00 \$3063,87
Due Tax Collector = TAXDEED	\$3)005.24
Postage = TD2	\$5.42
ResearcherCopies = TD6	\$6.00

• For Office Use Only

	Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
- 1						

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: 093798360 Certificate Number: 004960 of 2016

Payor: LYNDA PRIME 711 STAFFORD LN PENSACOLA, FL 32506 Date 06/13/2018

Clerk's Check # 1	Clerk's Total	\$477.00	3063.8
Tax Collector Check # 1	Tax Collector's Total	\$3, 05.24	
	Postage	\$5/42	
	Researcher Copies	\$6.00	
	Total Received	\$3,493.66	

\$ 3069.87

PAM CHILDERS

Clerk of the Circuit Court

Received By: \(\)
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 18, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC PO BOX 54900 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.

APP FEES	INTEREST	TOTAL
\$450.00	\$13.50	\$463.50
\$450.00	\$13.50	\$463.50
\$450.00	\$13.50	\$463.50
\$450.00	\$13.50	\$463.50
	\$450.00 \$450.00 \$450.00	\$450.00 \$13.50 \$450.00 \$13.50 \$450.00 \$13.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS

By: \

Clerk of Circuit Court

Emily Hogg

Tax Deed Division