

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800671

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
10-4460-653	2016/6020	06-01-2016	UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOME S PB 13 P 85 A & B OR 6996 P 238

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

19-205

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800671

**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 / 6020**, 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: **10-4460-653**

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

**Property Owner:**  
**ZHU JINXI**  
**1106 YARWOOD CT**  
**SAN JOSE, CA 95128**  
**UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOME S**  
**PB 13 P 85 A & B OR 6996 P 238**

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:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
2016/6020	10-4460-653	06/01/2016	1,759.93	88.00	1,847.93

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
2018/6042	10-4460-653	06/01/2018	2,288.46	6.25	114.42	2,409.13
2017/5975	10-4460-653	06/01/2017	2,023.30	6.25	101.17	2,130.72

**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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

6,387.78

0.00

0.00

200.00

175.00

6,762.78

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

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

6.25


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

Date of Sale: March 4, 2019

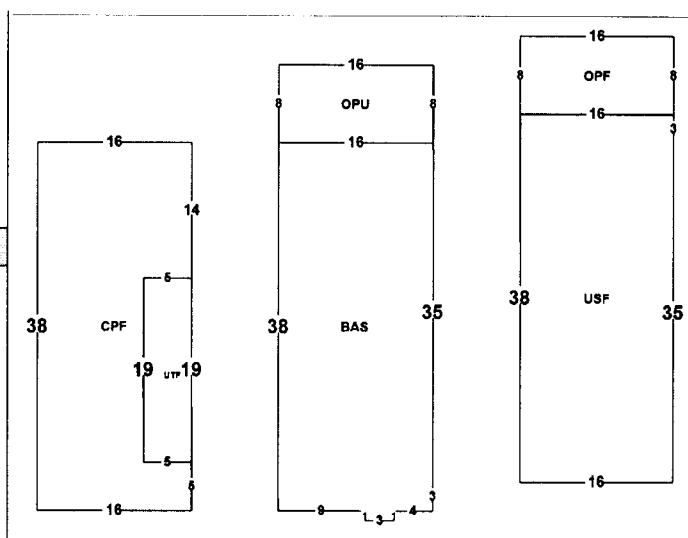
By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-4460-653 2016

**FOUNDATION-PILINGS**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-9**  
**NO. STORIES-2**  
**ROOF COVER-ENAMEL METAL**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 2083 Total SF

**BASE AREA - 611**  
**CARPORT FIN - 513**  
**OPEN PORCH FIN - 128**  
**OPEN PORCH UNF - 128**  
**UPPER STORY FIN - 608**  
**UTILITY FIN - 95**



Images



6/29/16

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:09/11/2018 (tc.23150)



# 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

**Reference:** 153S321900062008  
**Account:** 104460653  
**Owners:** ZHU JINXI  
**Mail:** 1106 YARWOOD CT  
 SAN JOSE, CA 95128  
**Situs:** 15938 INNERARITY POINT RD 32507  
**Use Code:** SINGLE FAMILY - TOWNHOME   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$45,000	\$120,681	\$165,681	\$124,968
2017	\$45,000	\$100,800	\$145,800	\$113,608
2016	\$45,000	\$72,000	\$117,000	\$103,280

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/29/2013	6996	238	\$69,900	WD	<a href="#">View Instr</a>
06/27/2012	6879	453	\$1,300,000	WD	<a href="#">View Instr</a>
01/2005	5568	665	\$100	WD	<a href="#">View Instr</a>
05/2004	5408	689	\$2,500,000	WD	<a href="#">View Instr</a>
12/1994	3698	726	\$1,164,800	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

UNIT 62 BLDG H AMENDED PLAT OF INNERARITY  
 TOWNHOMES PB 13 P 85 A & B OR 6996 P 238

### Extra Features

None

### Parcel Information

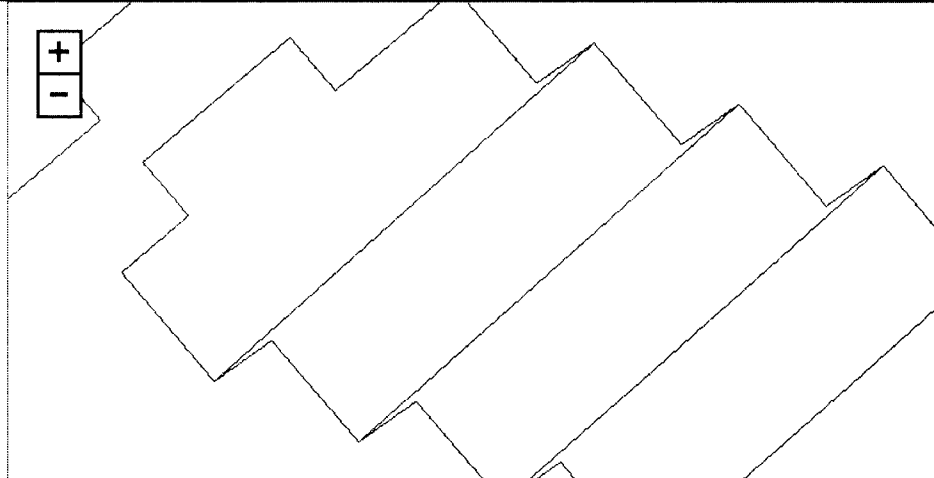
[Launch Interactive Map](#)

**Section Map Id:**  
 15-3S-32-3

**Approx. Acreage:**  
 0.0188

**Zoned:**   
 LDR

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


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

### Buildings

Address: 15938 INNERARITY POINT RD, Year Built: 2006, Effective Year: 2006

**Structural Elements**  
 DECOR/MILLWORK ABOVE AVERAGE  
 DWELLING UNITS 1  
 EXTERIOR WALL SIDING LAP AAVG  
 FLOOR COVER CARPET



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

**Tax Deed - Redemption Calculator**

**Account: 104460653 Certificate Number: 006020 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="11/30/2018"/>
Months	7	3
Tax Collector	<input type="text" value="\$6,762.78"/>	<input type="text" value="\$6,762.78"/>
Tax Collector Interest	\$710.09	\$304.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,479.12	<input type="text" value="\$7,073.36"/> 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	\$20.25
Total Clerk	\$497.25	<input type="text" value="\$470.25"/> CL
Release TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,076.37	\$7,543.61
	Repayment Overpayment Refund Amount	\$532.76
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 006020**

**Redeemed Date 11/30/2018**

**Name JINXI K ZHU 4554 RUTHERFORD DR MARIETTA GA 30062**

Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$7,479.12	7223.61
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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: 104460653 Certificate Number: 006020 of 2016**

**Payor: JINXI K ZHU 4554 RUTHERFORD DR MARIETTA GA 30062      Date 11/30/2018**

Clerk's Check #	9516006489	Clerk's Total	<del>\$497.25</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$7,479.12</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$40.00
		Total Received	<del>\$8,076.37</del>

7223.61

**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>**



# 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
10-4460-653	06		153S321900062008

ZHU JINXI  
1106 YARWOOD CT  
SAN JOSE, CA 95128

PROPERTY ADDRESS:  
15938 INNERARITY POINT RD

EXEMPTIONS:

19-205

PRIOR YEAR(S) TAXES OUTSTANDING

16/06020

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	124,968	0	124,968	826.85
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	165,681	0	165,681	352.07
BY STATE LAW	4.2000	165,681	0	165,681	695.86
WATER MANAGEMENT	0.0338	124,968	0	124,968	4.22
SHERIFF	0.6850	124,968	0	124,968	85.60
M.S.T.U. LIBRARY	0.3590	124,968	0	124,968	44.86

TOTAL MILLAGE 14.0193

AD VALOREM TAXES \$2,009.46

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOMES PB 13 P 85 A & B OR 6996 P 2 See Additional Legal on Tax Roll	FP FIRE PROTECTION	125.33
	II INNERRATTY ISLAND ROAD PAVING	91.85
	<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$217.18</b>

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$2,226.64

If Paid By Please Pay	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
	2,137.57	2,159.84	2,182.11	2,204.37	2,226.64

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
	2,137.57
AMOUNT IF PAID BY	Dec 31, 2018
	2,159.84
AMOUNT IF PAID BY	Jan 31, 2019
	2,182.11
AMOUNT IF PAID BY	Feb 28, 2019
	2,204.37
AMOUNT IF PAID BY	Mar 31, 2019
	2,226.64

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-4460-653
PROPERTY ADDRESS
15938 INNERARITY POINT RD

ZHU JINXI  
1106 YARWOOD CT  
SAN JOSE, CA 95128

1104460653 2018 8





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 11, 2018

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

Dear Certificate Holder:

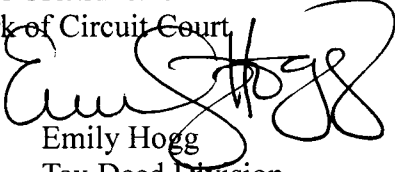
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006020	\$450.00	\$20.25	\$470.25
2016 TD 001680	\$450.00	\$20.25	\$470.25
2016 TD 001731	\$450.00	\$33.75	\$483.75
2016 TD 001448	\$450.00	\$27.00	\$477.00

**TOTAL \$1,901.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division

READ AND APPROVED BY GRANTEE:

  
Juxi Zhu

  
Date

DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY. GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE AS GIVEN IN THE PRECEDING PARAGRAPH.

GRANTOR SHALL HAVE NO LIABILITY-FOR AND THE GRANTEE HAS AGREED TO INDEMNIFY SELLER FROM ANY AND ALL LIABILITY, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, INJURIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEYS FEES) (COLLECTIVELY "LIABILITY") RELATED TO THE PROPERTY WHICH ARE INCURRED, MADE OR ASSERTED AGAINST GRANTOR OR AGAINST THE PROPERTY, INCLUDING WITHOUT LIMITATION LIABILITY INCURRED, MADE OR ASSERTED AFTER THE DATE OF THIS DEED, RELATING TO ENVIRONMENTAL CONDITIONS, VIOLATIONS OR REMEDIAL COSTS, INCLUDING, WITHOUT LIMITATION, THOSE COSTS WHICH RESULT FROM THE SOLE OR CONCURRENT NEGLIGENCE OF GRANTOR. GRANTEE SHALL HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION, ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE. THE WAIVERS AND EXCULPATION PROVIDED ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL SUCCESSORS AND ASSIGNS OF GRANTEE AND ALL OTHER OPERATORS OF THE PROPERTY.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Witness No.1 Signature: Tammy T. Dietz

Printed Name: Tammy T. Dietz

SE Property Holdings, LLC,  
an Ohio Limited Liability Company

Witness No. 2 Signature: Kyle M. Cooper

Printed Name: KYLE M. COOPER

BY: Brett Baumeister  
ITS: Vice President

STATE OF OHIO  
COUNTY OF MIAMI

The foregoing instrument was acknowledged before me this the 29 day of March, 2013, by Brett Baumeister, as Vice President of SE Property Holdings, LLC, an Ohio Limited Liability Company who is known to me or who has produced \_\_\_\_\_ as photo identification.



(AFFIX NOTARY SEAL HERE)  
ANGELA L. SCHULTZ, Notary Public  
In and For the State of Ohio  
My Commission Expires 5/7/14

Angela L. Schultz  
Notary Public  
Print Name: Angela L. Schultz  
My Commission Expires: May 7, 2014

Return to:	
Name:	SETCO Services, LLC - Perdido Key
Address:	14620 Perdido Key Dr. Suite 100 Pensacola, FL 32507
This Instrument Prepared:	
	R. Jeffrey Bell, Esq.
	SETCO Services, LLC - Perdido Key
	14620 Perdido Key Dr. Suite 100 Pensacola, FL 32507

Documentary Stamp Taxes were collected in the amount of  
(\$489.30) based on the purchase price amount of  
(\$69,900.00)

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Pollo) Number(s):15-38-32-1900-062-008  
File No: P00575

**SPECIAL WARRANTY DEED**  
(Corporation)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This Warranty Deed Made March 29, 2013, by SE Property Holdings, LLC, an Ohio  
Limited Liability Company, hereinafter referred to as the Grantor, whose post office address is:  
50 North Third Street, Newark, OH 43055, to

Jinxi Zhu, hereinafter referred to as the Grantee, whose post office address is: 6909 West  
Riverside Way, San Jose, CA 95129

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars 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, viz:

Lot 62, Building H, Amended Plat of Innerarity Townhomes, according to the map or plat thereof,  
as recorded in Plat Book 13, Page(s) 85-A and 85-B, of the Public Records of Escambia County,  
Florida.

**The property is not the homestead of the Grantor.**

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

**To Have and to Hold**, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that 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 through or under Grantor, but not otherwise; and that said land is free of all  
encumbrances, except taxes accruing subsequent to January 1, 2013 reservations, restrictions and  
easements of record, if any.

**GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY  
ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER  
GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY  
WARRANTIES, COVENANTS OR REPRESENTATIONS TO GRANTEE, EITHER  
EXPRESS OR IMPLIED, OF ANY NATURE OR KIND OR VALUE, INCLUDING,  
WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR  
FITNESS FOR A PARTICULAR PURPOSE IN RESPECT TO THE PROPERTY AND  
IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN  
AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS**

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@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.: 10-4460-653

CERTIFICATE NO.: 2016-6020

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

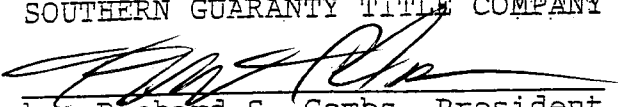
      X   Homestead for        tax year.

Jinxi Zhu  
4554 Rutherford Dr.  
Marietta, GA 30062  
and  
15938 Innerarity Point Rd.  
Pensacola, FL 32507

Innerarity Townhome Assoc.  
5615 Bauer Rd.  
Pensacola, FL 32507

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14905

December 6, 2018

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

1. Subject to interest of Innerarity Townhomes Association.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$165,681.00. Tax ID 10-4460-653.

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.: 14905

December 6, 2018

**Lot 62, Building H, Amended Plat of Innerarity Townhomes, as per plat thereof, recorded in Plat Book 13, Page 85-A and 85-B, of the Public Records of County,**

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-205

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14905

December 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 County, , solely as revealed by records maintained from 12-06-1998, through 12-06-2018, and said search reveals the following:

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

Jinxi Zhu

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 6, 2018