

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800147

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
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
11-3400-025	2016/6987	06-01-2016	BEG AT INTER OF N LI LT 1 S/D OF LT 6 & WLY R/W LI OF HWY 95-A (66 FT R/W) NWLY ALG R/W LI 200 FT FO R POB CONT NWLY ALG SD WLY R/W LI 367 FT LEFT 83 D EG 22 MIN 14 SEC 278 90/100 FT LEFT 93 DEG 35 MIN 54 SEC 365 27/100 FT LEFT 86 DEG 24 MIN 7 SEC 298 34/100 FT TO POB PART OF LTS 2 & 3 S/D OF LT 6 OR 4680 P 1271

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
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,
LLC
PO BOX 54900
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature

BEG AT INTER OF N LI LT 1 S/D OF LT 6 & WLY R/W LI OF HWY 95-A (66 FT R/W) NWLY ALG R/W LI 200 FT FO R POB CONT NWLY ALG SD WLY R/W LI 367 FT LEFT 83 DEG 22 MIN 14 SEC 278 90/100 FT LEFT 93 DEG 35 MIN 54 SEC 365 27/100 FT LEFT 86 DEG 24 MIN 7 SEC 298 34/100 FT TO POB PART OF LTS 2 & 3 S/D OF LT 6 OR 4680 P 1271



Chris Jones

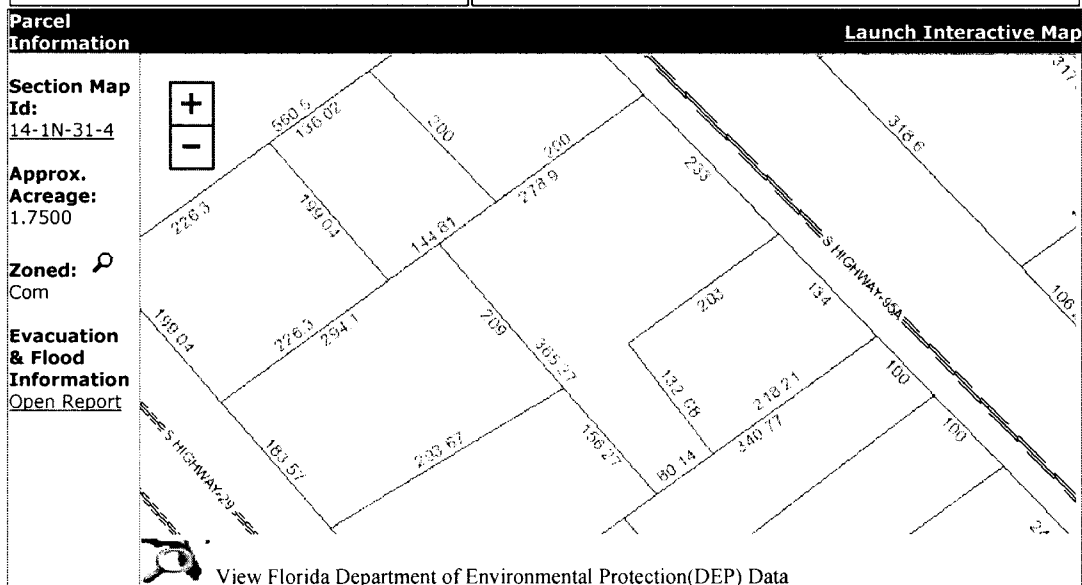
Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#)

[Account](#)
☐
[Reference](#)
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General Information		Assessments				
Reference:	141N316000005002	Year	Land	Imprv	Total	Cap Val
Account:	113400025	2017	\$20,781	\$112,170	\$132,951	\$119,751
Owners:	ARNOLD MICHAEL H	2016	\$20,781	\$110,517	\$131,298	\$117,288
Mail:	1245 HWY 95 A SOUTH CANTONMENT, FL 32533	2015	\$20,781	\$105,597	\$126,378	\$116,473
Situs:	1245 HIGHWAY 95A 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Amendment 1/Portability Calculations				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Schools (Elem/Int/High):	PINE MEADOW/RANSOM/TATE					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2017 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
03/2001	4680	1271	\$80,000	WD	View Instr	Legal Description BEG AT INTER OF N LI LT 1 S/D OF LT 6 & WLY R/W LI OF HWY 95-A (66 FT R/W) NWLY ALG R/W LI 200 FT FOR POB CONT NWLY...	
06/1990	2867	847	\$100	CJ	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL BUILDING	



Buildings

Address: 1245 HIGHWAY 95A, Year Built: 1932, Effective Year: 1972

Structural Elements

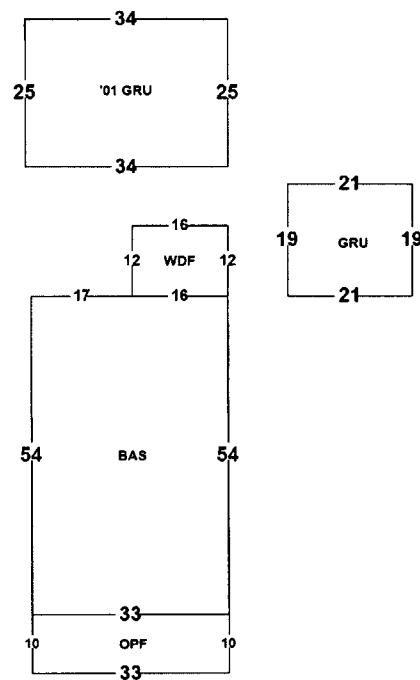
DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 3553 Total SF
BASE AREA - 1782
GARAGE UNFIN - 1249
OPEN PORCH FIN - 330
WOOD DECK FIN - 192



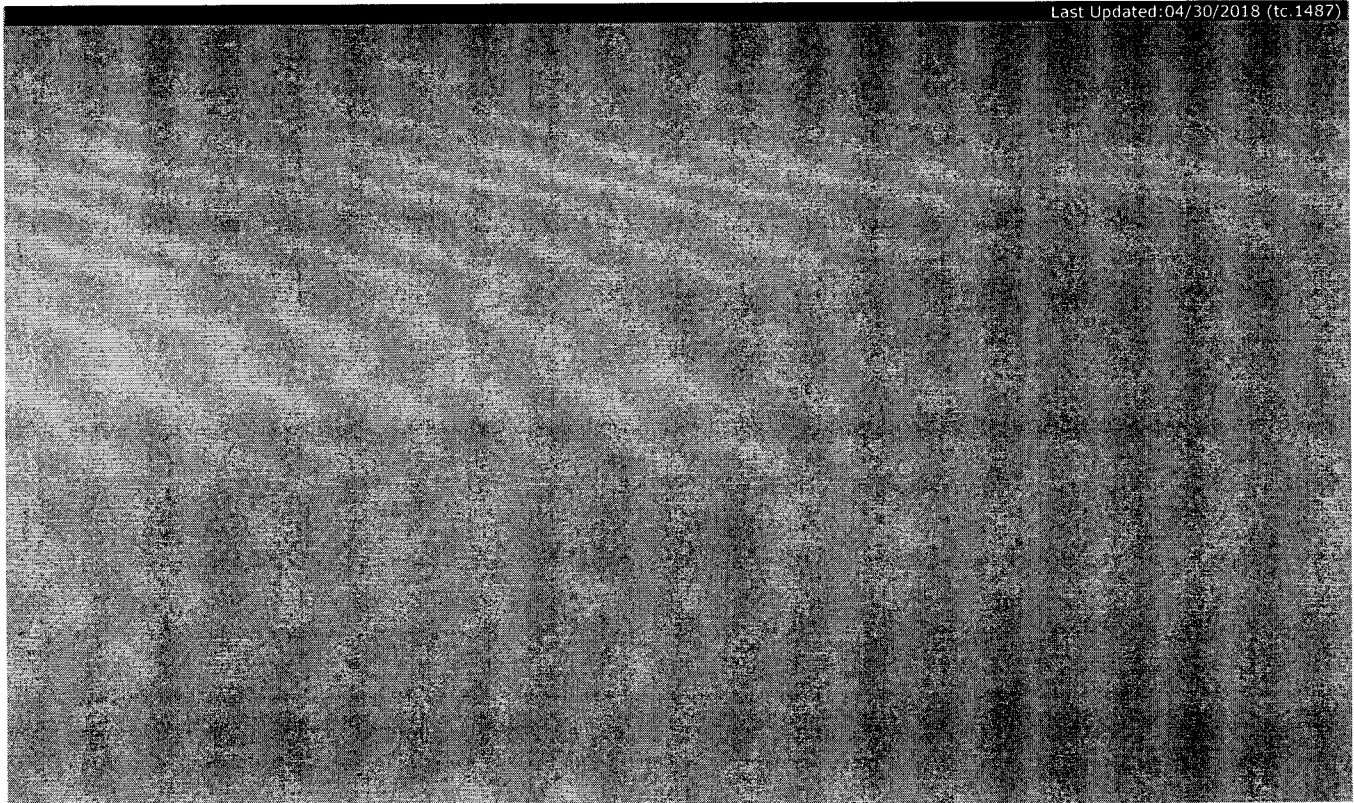
Images



3/14/16

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:04/30/2018 (tc.1487)



Recorded in Public Records 08/15/2011 at 08:49 AM OR Book 6752 Page 1944,
Instrument #2011056071, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO. 2010 CC 3251

COLUMBUS BANK & TRUST COMPANY,
by and through BANK OF PENSACOLA
as participating bank,
Plaintiff,

vs.

MICHAEL H. ARNOLD, and
MARION J ARNOLD,
Defendants.

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

BY: San Lane
DATE: 9/07/2011

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2011 AUG 11 P 2:11

COUNTY CIVIL DIVISION
FILED & RECORDED



DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before this court upon Motion for Default Final Judgment, and the
court being otherwise fully advised, it is

ORDERED AND ADJUDGED as follows:

1. Service of process has been properly made upon Defendant, MICHAEL H. ARNOLD, on
SEPTEMBER 14, 2010.
2. Plaintiff has established by competent proof in the form of the allegations of the
complaint, and invoices and affidavit of indebtedness which were attached to the complaint in the
amount of \$4775.64, plus costs and attorney's fees.
3. Defendant, MICHAEL H. ARNOLD, owes Plaintiff \$4775.64, plus costs in the amount
of \$450.00, and attorney fees in the amount of \$ 750.00.
4. The entire sum shall remain due and owing with interest accruing at the rate of 6% per
annum, for which let execution issue.
5. The Plaintiff's address is COLUMBUS BANK & TRUST COMPANY, 1125 1st Avenue, 2nd
Floor, Columbus, GA 31901.
6. This court shall retain jurisdiction to enforce any provisions of this Judgment.

DONE AND ORDERED in ESCAMBIA County, Florida this 11th day of August,
2011.

[Signature]
COUNTY COURT JUDGE

Copies to:

8-12-11 ✓
Drew Beinhaker, Esq., 4060 Sheridan Street, Ste. C, Hollywood, Florida 33021.
MICHAEL H. ARNOLD, 1245 S HIGHWAY 95A, CANTONMENT FL 32533-6493.

Case: 2010 CC 003251

00035551258

Dkt: CC1033 Pg#:

This Instrument Was Prepared
By And Is To Be Returned To:
Yolanda Blackmon,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT INTER OF N LI LT 1 S/D OF LT 6 & WLY R/W LI OF HWY 95-A (66 FT R/W) NWLY ALG R/W LI 200 FT FOR POB CONT NWLY...

Customer: Sandra Williams Arnold and Michael Arnold

Account Number: 350508-149715

Amount of Lien: \$88.08, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

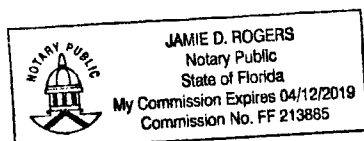
Dated: 12/28/17

EMERALD COAST UTILITIES AUTHORITY

BY: Yolanda Blackmon

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of December, 2017, by Yolanda Blackmon of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

8208

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number

497489308

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 MICHAEL ARNOLD

Residence 1300 JACKS BRANCH RD
CANTONMENT, FL 32533-5396

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).

This notice was prepared and signed at BALTIMORE, MD, on this,
the 26th day of November, 2008.

Signature

R. A. Mitchell

for CATHERINE SANDS

Title

REVENUE OFFICER

(850) 430-1111 x1110

23-09-2412

(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)

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

Part 1 - Kept By Recording Office

Form 668 (Y)(c) (Rev. February 2004)		8208 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 483747408		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 MICHAEL ARNOLD					
Residence 1300 JACKS BRANCH RD CANTONMENT, FL 32533-5396					
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	12/31/2006	XXX-XX-8203	07/21/2008	08/20/2018	7877.12
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 7877.12

This notice was prepared and signed at BALTIMORE, MD, on this,
the 17th day of October, 2008.

Signature <u>R. A. Mitchell</u> for CATHERINE SANDS	Title REVENUE OFFICER (850) 430-1111 x1110	23-09-2412
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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

OR BK 4919 PG0505
Escambia County, Florida
INSTRUMENT 2002-974220

RCD Jun 12, 2002 02:26 pm
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2002-974220

Exhibit "A"

PARCEL 1: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 OF THE SUBDIVISION OF LOT 6, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 95-A (66' R/W); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 95-A FOR 267.00 FEET; THENCE DEFLECT LEFT AN ANGLE OF 83°22'14" FOR A DISTANCE OF 278.90 FEET; THENCE DEFLECT LEFT AN ANGLE OF 93°15'54" FOR A DISTANCE OF 369.27 FEET; THENCE DEFLECT LEFT AN ANGLE OF 86°24'07" FOR A DISTANCE OF 298.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT that property conveyed to MARION J. ARNOLD and PATRICIA B. ARNOLD, husband and wife, (O.E. Book 533 Page 207).

of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.
IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Us:

Ruth E. Ots
Witness:

Sandra K. Williams
Witness:

Michael H. Arnold
Michael H. Arnold

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this
by Michael H. Arnold, a single man
who is/are personally known to me or who has/have produced
as identification and who did ND take an oath.
My Commission expires:

28 day of March, 2001

drivers license A654-548-55-2480

Ruth E. Ots

(Seal)



Notary Public
Serial Number:

Return to: (enclose self-addressed stamped envelope)

Name: Rec. 15.00
Doc Tax 280.00
Address: Int Tax 160.00
Total 455.00

This Instrument Prepared by:

Raymond P. Arnold
Address: 1245 Hwy 95-A South
Cantonment, Florida 32533

Property Appraisers Parcel Identification (Folio) Number(s):

14-1N-31-6000-005-002

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MORTGAGE DEED

OR BK 4919 PG0503
Escambia County, Florida
INSTRUMENT 2002-974220

MTS DOC STAMPS PD & ESC CO \$ 280.00
06/12/02 EMMIE LEE WAGNER, CLERK
By: [Signature]
INTANGIBLE TAX PD & ESC CO \$ 160.00
06/12/02 EMMIE LEE WAGNER, CLERK
By: [Signature]

SPACE ABOVE THIS LINE FOR RECORDING DATA

Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular; and the use of any gender shall include all genders.)

Made this _____ day of _____, 2001

BETWEEN Michael H. Arnold, a single man

called the Mortgagor, whose post office address is: 1245 Hwy 95-A South
Cantonment, Florida 32533

and Patricia B. Arnold

called the Mortgagee, P.O. Box 84 Cantonment, Florida 32533

WITNESSETH. That the said Mortgagor, for and in consideration of the sum of

Eighty Thousand and 00/100----- Dollars,
to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Mortgagee, the following described land situate, lying and being in the County of
Escambia, State of Florida to-wit:

See Exhibit "A" Attached for legal description

This Mortgage can be prepaid in part or full at anytime without
penalty.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of
which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation,
agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be
void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest
and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on
the building(s) on said land for not less than \$.00, and windstorm insurance in the amount of
\$.00, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the
policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead
exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if
the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

(Page 1 of 2 pages)

DR BK 4680 PG1272
Escambia County, Florida
INSTRUMENT 2001-826365

RCD Mar 28, 2001 09:20 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-826365

Exhibit "A"

PARCEL 1: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 OF THE SUBDIVISION OF LOT 6, SECTION 14, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 95-A (66' R/W); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 300 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 95-A FOR 367.00 FEET; THENCE DEFLECT LEFT AN ANGLE OF 83°22'14" FOR A DISTANCE OF 278.90 FEET; THENCE DEFLECT LEFT AN ANGLE OF 93°38'54" FOR A DISTANCE OF 369.27 FEET; THENCE DEFLECT LEFT AN ANGLE OF 86°24'07" FOR A DISTANCE OF 298.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT that property conveyed to MARION J. ARNOLD and PATRICIA B. ARNOLD, husband and wife, (O.R. Book 533 Page 207).

By: *James E. Russell*

FILE NO. _____
DOC. 560.00
REC: 10.50
TOTAL 570.50
STATE OF FLORIDA
COUNTY OF Escambia

WARRANTY DEED

14-1N-31-6000-005-002
Tax ID # _____

KNOW ALL MEN BY THESE PRESENTS: That

Raymond P. Arnold and Stephanie Dawn Arnold, husband and wife

1245 Hwy 95-A South Cantonment, Florida 32533 Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto
Michael H. Arnold, a single man

_____, Grantee*
Address: 1245 Hwy 95-A South Cantonment, Florida 32533
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

See Exhibit "A" Attached for legal description

This instrument prepared by:
Raymond P. Arnold
1245 Hwy 95-A South
Cantonment, Florida 32533

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,
successors and/or assigns of the respective parties hereto, the use of singular member shall include
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on March 27, 2001

Billy M. Hardin Raymond P. Arnold (Seal)
Witness: Billy M. Hardin Raymond P. Arnold
Michael H. Arnold Stephanie Dawn Arnold (Seal)
Witness: M. J. Arnold Stephanie Dawn Arnold
712 DIA 654-735-57-415-1 (Seal)
712 DIA 654-799-55-641-2 (Seal)

STATE OF Florida
COUNTY OF Escambia

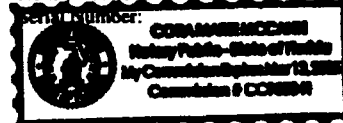
The foregoing instrument was acknowledged before me this _____ day of _____, 2001
by Raymond P. Arnold and Stephanie Dawn Arnold, husband and wife

who is/are personally known to me or who has/have produced
drivers license
as identification and who did take an oath.

My Commission expires:

(Seal) 3/25/2005

Notary Public



SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 11-3400-025

CERTIFICATE NO.: 2016-6987

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, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
X Homestead for 2017 tax year.

Michael H. Arnold
1245 Hwy. 95A South
Cantonment, FL 32533

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

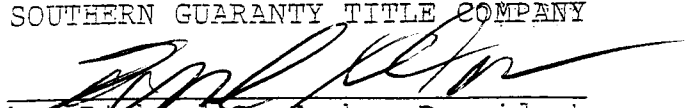
Patricia B. Arnold, if alive
or her Estate if deceased
P.O. Box 84
Cantonment, FL 32533
and
c/o Marion Arnold
8595 Scenic Hills Dr.
Pensacola, FL 32514
(Possible address)

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Columbus Bank & Trust Company
by and through Bank of Pensacola
nka Synovus Bank
1125 1st Ave., 2nd Floor
Columbus, GA 31901

Certified and delivered to Escambia County Tax Collector,
this 6th 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.: 14308

May 6, 2018

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

1. That certain mortgage executed by Michael H. Arnold in favor of Patricia B. Arnold dated 03/28/2001 and recorded 06/12/2002 in Official Records Book 4919, page 503 of the public records of Escambia County, Florida, in the original amount of \$80,000.00.
2. Possible Tax Lien filed by IRS recorded in O.R. Book 6390, page 1768, and O.R. Book 6404, page 183.
3. Utility Lien filed by ECUA recorded in O.R. Book 7835, page 1873.
4. Judgment filed by Columbus Bank & Trust Co. by and through Bank of Pensacola NKA Synovus Bank in O.R. Book 6760, page 1666.
5. MSBU Lien filed by Escambia County in O.R. Book 4321, page 418.
6. Taxes for the year 2015-2017 delinquent. The assessed value is \$132,951.00. Tax ID 11-3400-025.

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.: 14308

May 6, 2018

141N316000005002 - Full Legal Description

BEG AT INTER OF N LI LT 1 S/D OF LT 6 & WLY R/W LI OF HWY 95-A (66 FT R/W) NWLY ALG R/W LI 200 FT
FOR POB CONT NWLY ALG SD WLY R/W LI 367 FT LEFT 83 DEG 22 MIN 14 SEC 278 90/100 FT LEFT 93 DEG 35
MIN 54 SEC 365 27/100 FT LEFT 86 DEG 24 MIN 7 SEC 298 34/100 FT TO POB PART OF LTS 2 & 3 S/D OF LT 6 OR
4680 P 1271

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-309

PROPERTY INFORMATION REPORT

File No.: 14308

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:

Michael H. Arnold

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

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: 113400025 Certificate Number: 006987 of 2016

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/06/2018	Redemption Date 06/13/2018
Months	4	2
Tax Collector	\$4,694.72	\$4,694.72
Tax Collector Interest	\$281.68	\$140.84
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,982.65	\$4,841.81 TC
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	\$43.36	\$0.00
Researcher Copies	\$10.00	\$10.00
Total Redemption Amount	\$5,513.01	\$5,315.31
	Repayment Overpayment Refund Amount	\$197.70

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 006987

Redeemed Date 06/13/2018

Name MICHAEL ARNOLD 1245 HWY 95 A SOUTH CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$477.00	4985.31
Due Tax Collector = TAXDEED	\$4,982.65	
Postage = TD2	\$43.36	
ResearcherCopies = TD6	\$10.00	

• 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
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**COUNTY OF ESCAMBIA
OFFICE OF THE
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**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

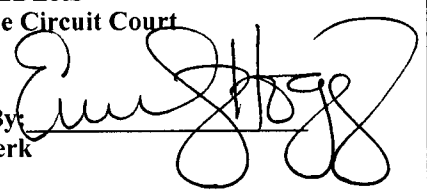
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 113400025 Certificate Number: 006987 of 2016**

**Payor: MICHAEL ARNOLD 1245 HWY 95 A SOUTH CANTONMENT, FL 32533 Date
06/13/2018**

Clerk's Check #	1207306928	Clerk's Total	\$477.00 \$4,985.31
Tax Collector Check #	1	Tax Collector's Total	\$4,982.65
		Postage	\$43.86
		Researcher Copies	\$10.00
		Total Received	\$5,513.01

\$4995.31

**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.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004960	\$450.00	\$13.50	\$463.50
2016 TD 002157	\$450.00	\$13.50	\$463.50
2016 TD 006987	\$450.00	\$13.50	\$463.50
2016 TD 000196	\$450.00	\$13.50	\$463.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division