

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1800768

**Date of Tax Deed Application**  
Dec 13, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 5733**, 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: **10-2855-416**

**Cert Holder:**  
**ST WEALTH PARTNERS LP**  
**DEPARTMENT #6200, P.O. BOX 830539**  
**BIRMINGHAM, AL 35283**

**Property Owner:**  
**GRIFFIN DONNA ANN**  
**PO BOX 2683**  
**EDWARDS, CO 81632**  
LT 14 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR  
5885 P 360

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
2016/5733	10-2855-416	06/01/2016	566.47	28.32	594.79

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
2017/5680	10-2855-416	06/01/2017	566.19	6.25	78.44	650.88

**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	1,245.67
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	390.24
4. Property Information 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)	2,010.91

**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	6.25
19. Total Amount to Redeem	

Done this the 31st day of December, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: June 3, 2019 By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-2855-416 2016

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800768

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283,

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
10-2855-416	2016/5733	06-01-2016	LT 14 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5885 P 360

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, property information 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  
5T WEALTH PARTNERS LP  
DEPARTMENT #6200, P.O. BOX 830539  
BIRMINGHAM, AL 35283

12-13-2018  
Application Date

\_\_\_\_\_  
Applicant's signature



Chris Jones  
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

Printer Friendly Version

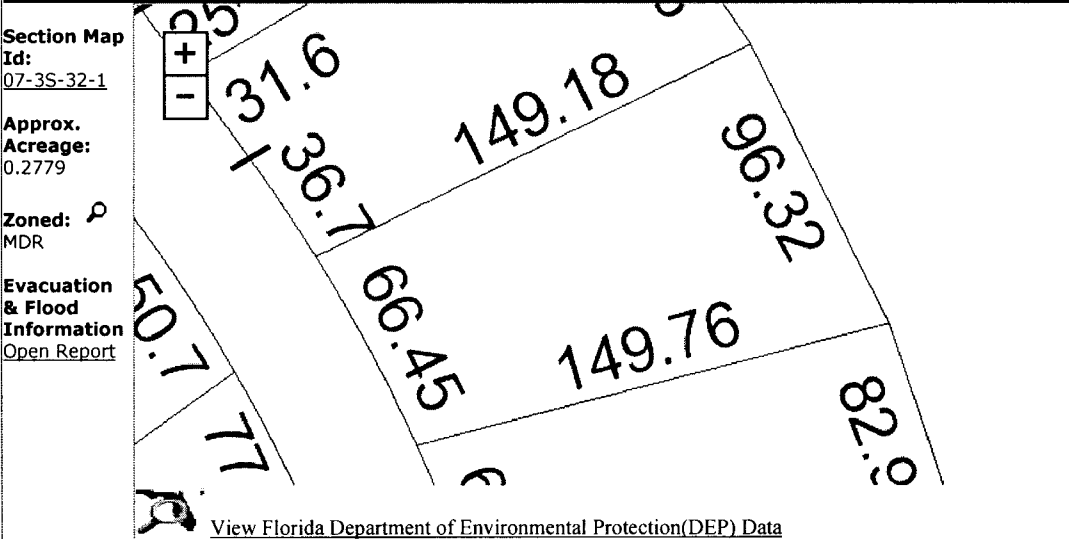
General Information	
<b>Reference:</b>	073S323100140012
<b>Account:</b>	102855416
<b>Owners:</b>	GRIFFIN DONNA ANN
<b>Mail:</b>	PO BOX 2683 EDWARDS, CO 81632
<b>Situs:</b>	13002 ISLAND SPIRIT DR 32506
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments					
Year	Land	Imprv	Total	Cap Val	
2018	\$27,625	\$0	\$27,625	\$27,625	
2017	\$27,625	\$0	\$27,625	\$27,625	
2016	\$32,500	\$0	\$32,500	\$32,500	
<a href="#">Disclaimer</a>					
<b>Tax Estimator</b>					
> <a href="#">File for New Homestead Exemption Online</a>					

Sales Data					
Sale Date	Book Page	Value	Type	Official Records (New Window)	
04/2006	5885 360	\$170,000	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
LT 14 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5885 P 360
Extra Features
None

Parcel Information [Launch Interactive Map](#)



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

Buildings
Images
None

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ST WEALTH PARTNERS LP** holder of **Tax Certificate No. 05733**, issued the **1st** day of **June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 14 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5885 P 360**

**SECTION 07, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 102855416 (19-326)**

The assessment of the said property under the said certificate issued was in the name of

**DONNA ANN GRIFFIN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of June, which is the **3rd day of June 2019**.

Dated this 15th day of January 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 102855416 Certificate Number: 005733 of 2016**

**Payor: DONNA GRIFFIN PO BOX 2683 EDWARDS CO 81632 Date 03/19/2019**

Clerk's Check #	488201305	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$2,198.14
		Postage	\$16.80
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,743.97</del>

2275 67

\$2292.67

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By  
 Deputy Clerk

**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 005733**  
**Redeemed Date 03/19/2019**

**Name DONNA GRIFFIN PO BOX 2683 EDWARDS CO 81632**

Clerk's Total = TAXDEED	\$509/03	2275.67
Due Tax Collector = TAXDEED	\$2,198.14	
Postage = TD2	\$16.80	
ResearcherCopies = TD6	\$3.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 102855416 Certificate Number: 005733 of 2016**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/03/2019"/>	Redemption Date <input type="text" value="03/19/2019"/>
Months	6	3
Tax Collector	<input type="text" value="\$2,010.91"/>	<input type="text" value="\$2,010.91"/>
Tax Collector Interest	\$180.98	\$90.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,198.14	<input type="text" value="\$2,107.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$42.03	\$21.02
Total Clerk	\$509.03	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$16.80"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,743.97	\$2,612.67
	Repayment Overpayment Refund Amount	\$131.30
Book/Page	<input type="text"/>	<input type="text"/>

Notes

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8030, Page 1381, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05733, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: 102855416 (19-326)

DESCRIPTION OF PROPERTY:

LT 14 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5885 P 360

SECTION 07, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: DONNA ANN GRIFFIN

Dated this 20th day of March 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



19-326

**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.: 15047

March 7, 2019

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 03-07-1999, through 93-07-2019, and said search reveals the following:

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

Donna Ann Griffin

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: 

March 7, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15047

March 7, 2019

**Lot 14, Block L, Windward Cove Subdivision Phase A-5, as per plat thereof, recorded in Plat Book 18,  
Page 32, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15047

March 7, 2019

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

1. Subject to interest of Windward Cove Homeowners Association.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$27,625.00. Tax ID 10-2855-416.

**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.

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 6-3-2019

TAX ACCOUNT NO.: 10-2855-416

CERTIFICATE NO.: 2016-5733

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.

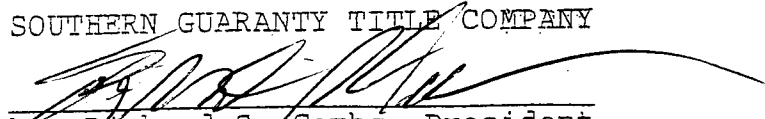
Donna Ann Griffin  
P.O. Box 2683  
Edwards, CO 81632

Property address:  
13002 Island Spirit Dr.  
Pensacola, FL 32506

Windward Cove HOA  
P.O. Box 4958  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 7th day of March, 2019.

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.

Prepared by  
Teri Kitchen, an employee of  
First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504  
(850)473-0044

Return to: Grantee

File No.: 1005-1043149

### **CORPORATE WARRANTY DEED**

This indenture made on **April 13, 2006 A.D.**, by

**Henry Holdings of Tallahassee, Inc., a Florida Corporation**

whose address is: **1430 East Piedmont Drive Suite 101, Tallahassee, FL 32308**  
hereinafter called the "grantor", to

**Donna Ann Griffin, a single woman**

whose address is: **14 Stage Coach Road, Edwards, CO 81632**  
hereinafter called the "grantee":

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

**Lot 14, Block L of WINDWARD COVE SUBDIVISION PHASE A-5, according to the Plat thereof as recorded in Plat Book 18, Page(s) 32, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: **07-3S-32-3001-000-000**

**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.

**And** the said Grantor does hereby fully warrant 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 caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Henry Holdings of Tallahassee, Inc., a Florida Corporation

Albert J. Conner  
By: Albert J. Conner, Jr., Vice-President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Doreen A. Barton  
Witness Signature

Print Name: Doreen A. Barton

State of **Florida**

County of **Leon**

Judy Dougherty  
Witness Signature

Print Name: Judy Dougherty

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **April 13, 2006**, by **Albert J. Conner, Jr., as Vice-President**, and, as **on behalf of Henry Holdings of Tallahassee, Inc., a Florida Corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.

Doreen A. Barton  
NOTARY PUBLIC

Doreen A. Barton  
Printed Name of Notary  
My Commission Expires: 1/28/09



**Doreen A. Barton**  
Commission # **DD377543**  
Expires **January 28, 2009**  
Gendered Tray Palm - Insurance, Inc. 800-985-7019

1043149

### RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Island Spirit Drive**

Legal Address of Property: **Lt 14 Blk L on Island Spirit Drive, Pensacola, Florida 35007**

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

This form completed by: **First American Title Insurance Company  
2065 Airport Road, Suite 200  
Pensacola, Florida 32504**

*Signed, sealed and delivered in our presence:*

*Doreen A. Barton*  
Witness Signature

Print Name: Doreen A Barton  
**Henry Holdings of Tallahassee, Inc.**

*Judy Dougherty*  
Witness Signature

Print Name: Judy Dougherty  
(Corporate Seal)

By: *Al Conner*  
**Albert J. Conner, Jr., Vice-President**

\_\_\_\_\_  
Donna Ann Griffin

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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 26, 2019

5T WEALTH PARTNERS LP  
DEPARTMENT #6200  
PO BOX 830539  
BIRMINGHAM AL 35283

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 005733	\$467.00	\$21.02	\$488.02
2016 TD 006510	\$467.00	\$35.03	\$502.03
2016 TD 002690	\$467.00	\$35.03	\$502.03

**TOTAL \$1,492.08**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division