

2016-0223
TD

Date of Tax Deed Application:

Nov 10, 2016 160252

Tax Collector's Certification

CTY-513

This is to certify that TAX EASE 2016-1, LLC, holder of Tax Sale Certificate Number 2014 / 916, Issued the 1st Day of June, 2014, and which encumbers the following described property in the county of Walton, State of Florida, to wit: 10-3N-19-19720-00A-0160

Cert Holder:	Property Owner:	Situs Address:	Legal Description:
TAX EASE 2016-1, LLC	BOTELHO JAMES P & SUSAN M	UNKNOWN	LOT 16 BLK A JUNIPER VILLAGE S/D OR
14800 LANDMARK BLVD SUITE	45 BISHOP AVE NW		458-142
400	FT WALTON BEACH, FL		
DALLAS, TX 75254	32548-4719		

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:

Cert Year/Number	Account Number	Date of Sale	Face Amount of Certificate	Interest	Total
2014/ 916	10-3N-19-19720-00A-0160	06/01/2014	402.09	20.10	422.19

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

Cert Year/Number	Account Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/ 732	10-3N-19-19720-00A-0160	06/01/2016	393.26	6.25	19.66	419.17
2015/ 845	10-3N-19-19720-00A-0160	06/01/2015	398.38	6.25	19.92	424.55

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	1,265.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant 2016	318.98
4. Ownership and Encumbrance Report Fee	115.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	29.02
7. Clerk of Court Statutory Fee for Processing Tax Deed	60.00
8. Total (Lines 1 - 7)	1,963.91

Amounts Certified by Clerk of Court (Lines 9-19):

9. Clerk of Court Statutory Fee for Processing Tax Deed	0.00
10. Clerk of Court Certified Mail Charge	0.00
11. Clerk of Court Advertising Charge	0.00
12. Electronic Auction Fee	
13. Clerk of Court Recording Fee for Certificate of Notice	0.00
14. Sheriff's Fee	0.00
15. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	0.00
16. Total (Lines 9 - 15)	0.00
17. One-half Assessed Value of Homestead Property, If Applicable Per Florida Statutes	0.00
18. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	0.00
19. Statutory (Opening) Bid; Total of Lines 8, 16, 17 (if applicable) and 18 (if applicable)	1,963.91
20. Redemption Fee	6.25
21. Total Amount to Redeem	1,970.16

* Done this the 27th day of December, 2016 Tax Collector of Walton County

Date of Sale: _____

By ROBIN BRADDAM

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

FORM 512

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number
160252

TO: Tax Collector of WALTON COUNTY: RHONDA SKIPPER

In accordance with the Florida Statutes, I,

TAX EASE 2016-1, LLC

14800 LANDMARK BLVD SUITE 400

DALLAS, TX 75254

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon: PARCEL# 10-3N-19-19720-00A-0160

Certificate No.	Date	Legal Description
2014/ 916	06-01-2014	LOT 16 BLK A JUNIPER VILLAGE S/D OR 458-142

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to 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 above- mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

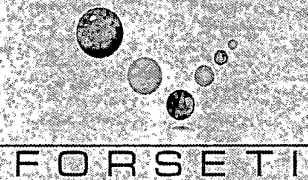
Electronic signature on file

Applicant's Signature

11-10-2016

Date

Forseti O&E Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

FILE #: 160252

CERTIFICATE NUMBER: 2014/916

EFFECTIVE DATE: 12/05/2016

PARCEL #: 10-3N-19-19720-00A-0160

LEGAL DESCRIPTION:

LOT 16 BLK A JUNIPER VILLAGE S/D OR 458-142

TITLE HOLDER:

James P. Botelho and wife, Susan M. Botelho, by virtue of Warranty Deed recorded 02/18/1994 in Official Records Book 1088, Page 166.

HOMESTEAD PROPERTY:

No

LIEN HOLDER(S):

(INCLUDES FEDERAL LIENS AND COVERS A 20 YEAR PERIOD)

None

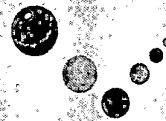
ADDRESS ON RECORD ON CURRENT TAX ROLL:

45 Bishop Ave. NW

Ft. Walton Beach, FL 32548-4719

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JUDGMENTS:

None

OTHER INFORMATION:

None

RECORDED LEASES:

None

CONTIGUOUS PROPERTY:

Yes

Pursuant to F.S. 197.502(4)(h), the following are the legal title holders of record of property that is contiguous to the property described in the Tax Certificate **2014/916**, issued on **06/01/2014** for Parcel Number **10-3N-19-19720-00A-0160**. The term "contiguous" means touching, meeting, or joining at the surface or border, other than at a corner or a single point, and not separated by submerged lands.

Parcel Number

Owner's Name and Address

10-3N-19-19720-00A-0150

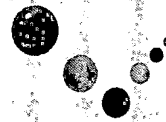
James M. Armstrong & Mary E. Armstrong
8823 Co. Hwy. 280-E
Defuniak Springs, FL 32435

10-3N-19-19720-00A-0170

George G. Marsh & Frances K. Marsh
956 Juniper Lake Dr.
Defuniak Springs, FL 32433-3570

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MOBILE HOME:

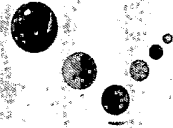
No

NOTES:

None

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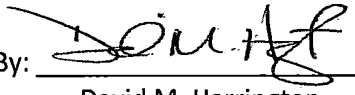
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THIS COMPANY, in issuing the O&E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

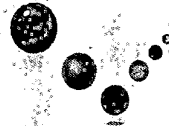
Dated: 12/09/2016 at 3:15 P.M.

Forseti Real Estate Services, LLC

By: 
David M. Harrington
Managing Member

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THE FOLLOWING PERSON(S) ARE TO BE NOTIFIED PRIOR TO THE SALE OF THE PROPERTY:

As appears in Warranty Deed recorded in ORB 1088, Page 166:

James P. Botelho & Susan M. Botelho
33 Driftwood Avenue
Fort Walton Beach, Florida 32548

As appears in current tax roll:

James P. Botelho and Susan M. Botelho
45 Bishop Ave NW
Ft Walton Beach, FL 32548-4719

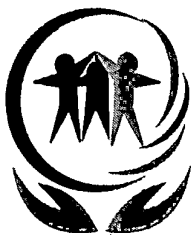
Contiguous Property Owners:

James M. Armstrong and Mary E. Armstrong
8823 Co. Hwy. 280-E
Defuniak Springs, FL 32435

And

George G. Marsh and Frances K. Marsh
956 Juniper Lake Dr.
Defuniak Springs, FL 32433-3570

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Rhonda Skipper

Walton County Tax Collector

Walton County Tax Collector's Notes:

According to Accurint.com:

James Bothelo
368 Gardner Dr NE
Fort Walton Beach FL 32548

Susan Bothelo
606 County Highway 183 N
DeFuniak Springs FL 32433

PO Box 510, DeFuniak Springs, FL 32435
Phone: 850.892.8121

DeFuniak Springs Fax: 850.892.8079, South Annex Fax: 850.267.4599
www.waltoncountytaxcollector.blogspot.com/
www.waltontaxcollector.com



This Warranty Deed

Made this 17th day of February A.D. 19 94
by
Crafton D. Anderson and wife, Marlena Anderson

hereinafter called the grantor, to
James P. Botelho and wife, Susan M. Botelho

whose post office address is: 33 Driftwood Avenue
Fort Walton Beach, Florida 32548

Grantees' [REDACTED]
hereinafter called the grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 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 Walton County, Florida, viz:

Lot 16, Block A, JUNIPER VILLAGE, according to the plat thereof as recorded in Plat Book 5, Page 19 and 19A, public records of Walton County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

RECORD VERIFIED
BY Debbie L. Cahill DC

DOC STAMPS 77.00
INTANG TAX .00

FILED AND RECORDED
DATE 02/18/94 TIME 14:48

FL 478752 B 1088 P 166
CO:WALTON ST:FL

Parcel Identification Number: 10-3N-19-19720-000A-0160

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 of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 93

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie L. Cahill
Name: Debbie L. Cahill

Crafton D. Anderson
Name & Address: Crafton D. Anderson LS

Marlena Anderson
Name: Marlena A. Botelho

Marlena Anderson
Name & Address: Marlena Anderson LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of Florida
County of Walton

The foregoing instrument was acknowledged before me this 17th day of February, 19 94, by
Crafton D. Anderson and wife, Marlena Anderson

who is personally known to me or who has produced and who did not take an oath.

Debbie L. Cahill as identification

CATHERINE KING CLERK
CO:WALTON ST:FL

Print Name: Debbie L. Cahill
Notary Public
My Commission Expires: _____

RECORD & RETURN TO:
W. Ray Touchstone, Attorney at Law
220 Eglin Parkway #2
Ft. Walton Beach, Florida 32548
File No: 94-6506

OFFICIAL NOTARY SEAL
DEBBIE L. CAHILL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC208862
MY COMMISSION EXP. JUNE 18, 1996

WD-1
11/91

Walton County, FL
Property Appraiser
Patrick P. Pilcher, CFA, CCF

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Walton Home
Owner and Parcel Information					
Owner Name	BOTELHO JAMES P & SUSAN M		Today's Date	December 9, 2016	
Mailing Address	45 BISHOP AVE NW		Parcel Number	10-3N-19-19720-00A-0160	
	FT WALTON BEACH, FL 32548-4719		Tax District	11 (District 11)	
Location Address			2016 Millage Rates	9.3551	
Property Usage	VACANT (000000)		Acreage	0.464	
Section Township Range	10-3N-19		Homestead	N	

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information		Legal Information
	2016 Certified Values	LOT 16 BLK A JUNIPER VILLAGE S/D OR 458-142 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$0	
Extra Feature Value	\$0	
Land Value	\$35,518	
Land Agricultural Value	\$0	
Agricultural (Market) Value	\$0	
Just (Market) Value*	\$35,518	
Assessed Value	\$35,518	
Exempt Value	\$0	
Taxable Value	\$35,518	
Maximum Save Our Homes Portability	\$0	
AGL Amount		
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.		
Tax Information		

Building Information
No buildings associated with this parcel.

Extra Features Data				
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information				
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
VAC RES	81.54	FF	82	247

Sale Information									
Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	02-17-1994	\$ 11,000	Warranty Deed	1088 Clerk Documents	166	Qualified	Vacant	ANDERSON	BOTELHO
No	01-11-1988	\$ 100	Quit Claim Deed	474 Clerk Documents	53	Unqualified	Vacant	FLORIDA STATE BANK	ANDERSON CRAFTON D
No	09-01-1987	\$ 9,000	Warranty Deed	458 Clerk Documents	142	Unqualified	Vacant	BRUNER GRANGER	ANDERSON CRAFTON D
Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Walton Home				

The Walton County Property Appraiser's Office makes every effort to produce the most accurate information possible. No

warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: December 1, 2016

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