

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents.

Case: 2007 TD 003404



00000935049

Dkt: TD80 Pg#:

22

**Original Documents Follow**

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27  
631

9000011807

PAY

\*THIRTEEN THOUSAND SEVENTY FOUR AND 64/100

JANET HOLLEY TAX COLLECTOR

TO THE  
ORDER  
OF

JANET HOLLEY TAX COLLECTOR  
 213 PALAFOX PLACE  
 PENSACOLA, FL 32502

DATE

01/19/2010

AMOUNT

13,074.64

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011807⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000011807

| Date       | Case Number    | Description       | Amount   |
|------------|----------------|-------------------|----------|
| 01/19/2010 | 2007 TD 004510 | PAYMENT TAX DEEDS | 2,585.99 |
| 01/19/2010 | 2007 TD 006433 | PAYMENT TAX DEEDS | 3,301.22 |
| 01/19/2010 | 2007 TD 003404 | PAYMENT TAX DEEDS | 2,396.49 |
| 01/19/2010 | 2007 TD 006970 | PAYMENT TAX DEEDS | 3,834.63 |
| 01/19/2010 | 2007 TD 003516 | PAYMENT TAX DEEDS | 956.31   |

*Ernie Lee Magaha*  
 1-20-10

9000011807

Check: 9000011807 01/19/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 13,074.64

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32591-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA

63-27  
631

9000011810

VOID AFTER 6 MONTHS

PAY

\*THREE HUNDRED NINETY FIVE AND 85/100

MTAG CUST FOR ABBOT KINNEY MANAGEMENT

TO THE ORDER OF MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
P O BOX 409584  
ATLANTA, GA 30384

DATE

AMOUNT

01/19/2010

395.85

*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011810⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

9000011810

| Date       | Case Number    | Description       | Amount |
|------------|----------------|-------------------|--------|
| 01/19/2010 | 2007 TD 003404 | PAYMENT TAX DEEDS | 395.85 |

9000011810

Check: 9000011810 01/19/2010 MTAG CUST FOR ABBOT KINNEY  
MANAGEMENT

Check Amount:

395.85

**ERNIE LEE MAGAHA**  
**CLERK OF THE COURT & COMPTROLLER**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27  
 631

9000011798

PAY

\*FIVE HUNDRED THIRTY TWO AND 35/100

BENJAMIN JOHNSON

TO THE ORDER OF BENJAMIN JOHNSON  
 813 LAKEWOOD RD  
 PENSACOLA, FL 32507

DATE

AMOUNT

01/19/2010

532.35

*Ernie Lee Magaha*  
 ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011798⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
**CLERK OF THE COURT & COMPTROLLER**

9000011798

| Date       | Case Number    | Description       | Amount |
|------------|----------------|-------------------|--------|
| 01/19/2010 | 2007 TD 003404 | PAYMENT TAX DEEDS | 532.35 |

9000011798

Check: 9000011798 01/19/2010 BENJAMIN JOHNSON

Check Amount: 532.35

|                    |                |               |        |       |           |
|--------------------|----------------|---------------|--------|-------|-----------|
| Search Property    | Property Sheet | Lien Holder's | Redeem | Forms | Courtview |
| Redeemed From Sale |                |               |        |       |           |



**ERNIE LEE MAGAHA  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 084119790 Certificate Number: 003404 of 2007**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

|                         |                                                      |                                                         |
|-------------------------|------------------------------------------------------|---------------------------------------------------------|
|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL                           |
|                         | Auction Date <input type="text" value="03/01/2010"/> | Redemption Date <input type="text" value="01/12/2010"/> |
| Months                  | 3                                                    | 1                                                       |
| Tax Collector           | <input type="text" value="\$2,354.92"/>              | <input type="text" value="\$2,354.92"/>                 |
| Tax Collector Interest  | \$105.97                                             | \$35.32                                                 |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$6.25"/>                     |
| Total Tax Collector     | \$2,467.14                                           | \$2,396.49                                              |
| Clerk Fee               | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$60.00"/>                    |
| Sheriff Fee             | <input type="text" value="\$120.00"/>                | <input type="text" value="\$120.00"/>                   |
| Legal Advertisement     | <input type="text" value="\$210.00"/>                | <input type="text" value="\$210.00"/>                   |
| App. Fee Interest       | \$17.55                                              | \$5.85                                                  |
| Total Clerk             | \$407.55                                             | \$395.85                                                |
| Postage                 | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>                     |
| Researcher Copies       | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>                     |
| Total Redemption Amount | \$2,994.69                                           | \$2,792.34                                              |
|                         | Repayment Overpayment Refund Amount                  | \$202.35 + 120 + 210 = 532.35                           |

Notes

**Submit**

**Reset**

**Print Preview**

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

|                |                |                    |                   |
|----------------|----------------|--------------------|-------------------|
| Receipt Type   | <b>Case</b>    | Outstanding Amount | <b>0.00</b>       |
| Receipt Number | <b>1103392</b> | Receipt Date       | <b>01/12/2010</b> |

|             |                                                 |
|-------------|-------------------------------------------------|
| Case Number | <b>2007 TD 003404</b>                           |
| Description | <b>MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS</b> |

Action **TAX DEED REDEMPTION**

Judge

Received From **BENJAMIN JOHNSON**

On Behalf Of **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

|                |                 |
|----------------|-----------------|
| Total Received | <b>2,994.69</b> |
| Net Received   | <b>2,994.69</b> |
| Change         | <b>0.00</b>     |

|                         |                 |                              |
|-------------------------|-----------------|------------------------------|
| <b>Receipt Payments</b> | <b>Amount</b>   | <b>Reference Description</b> |
| Cash                    | <b>2,994.69</b> | <b>CASH</b>                  |

|                             |                 |
|-----------------------------|-----------------|
| <b>Receipt Applications</b> | <b>Amount</b>   |
| Holding                     | <b>2,994.69</b> |

Deputy Clerk:            mavila            Transaction Date    01/12/2010    15:16:05

Comments

**ERNIE LEE MAGAHA**  
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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 084119790 Certificate Number: 003404 of 2007**

**Payor: BENJAMIN JOHNSON 813 LAKEWOOD RD PENSACOLA, FL 32507      Date 01/12/2010**

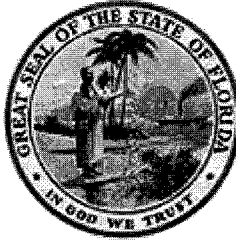
|                       |   |                       |            |
|-----------------------|---|-----------------------|------------|
| Clerk's Check #       | 1 | Clerk's Total         | \$407.55   |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,467.14 |
|                       |   | Postage               | \$60.00    |
|                       |   | Researcher Copies     | \$60.00    |
|                       |   | Total Received        | \$2,994.69 |

**ERNIE LEE MAGAHA**  
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>**

**ERNIE LEE MAGAHA**  
 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 # 2007 TD 003404**

**Redeemed Date 01/12/2010**

**Name BENJAMIN JOHNSON 813 LAKEWOOD RD PENSACOLA, FL 32507**

|                                                      |            |
|------------------------------------------------------|------------|
| <input type="checkbox"/> Clerk's Total = TAXDEED     | \$407.55   |
| <input type="checkbox"/> Due Tax Collector = TAXDEED | \$2,467.14 |
| <input type="checkbox"/> Postage = TD2               | \$60.00    |
| <input type="checkbox"/> ResearcherCopies = TD6      | \$60.00    |

**Apply Docket Codes**

• For Office Use Only

| Date       | Docket  | Desc                                                    | Amount Owed | Amount Due | Payee Name |
|------------|---------|---------------------------------------------------------|-------------|------------|------------|
| 06/01/2007 | TD1     | TAX DEED APPLICATION Receipt: 1103196 Date: 01/12/2010  | 60.00       | 0.00       |            |
| 06/01/2007 | TAXDEED | TAX DEED CERTIFICATES Receipt: 1103196 Date: 01/12/2010 | 330.00      | 0.00       |            |

**FINANCIAL SUMMARY**

| Rcd | Docket Application | Owed            | Paid            | Dismissed     | Due           |
|-----|--------------------|-----------------|-----------------|---------------|---------------|
| 1   | Service Charge     | \$60.00         | \$60.00         | \$0.00        | \$0.00        |
| 2   | Holding            | \$330.00        | \$330.00        | \$0.00        | \$0.00        |
|     | <b>TOTAL</b>       | <b>\$390.00</b> | <b>\$390.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

|                |         |                    |            |
|----------------|---------|--------------------|------------|
| Receipt Type   | Case    | Outstanding Amount | 0.00       |
| Receipt Number | 1103196 | Receipt Date       | 01/12/2010 |

|             |                                          |
|-------------|------------------------------------------|
| Case Number | 2007 TD 003404                           |
| Description | MTAG CUST FOR ABBOT KINNEY MANAGEMENT VS |

Action **TAX DEED APPLICATION**

Judge

Received From **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

On Behalf Of **MTAG CUST FOR ABBOT KINNEY MANAGEMENT**

|                |        |
|----------------|--------|
| Total Received | 390.00 |
| Net Received   | 390.00 |
| Change         | 0.00   |

|                  |        |           |             |
|------------------|--------|-----------|-------------|
| Receipt Payments | Amount | Reference | Description |
| Check            | 390.00 | 42216     |             |

|                      |        |
|----------------------|--------|
| Receipt Applications | Amount |
| Holding              | 330.00 |
| Service Charge       | 60.00  |

Deputy Clerk: mavila Transaction Date 01/12/2010 12:03:54

Comments

**MOORING TAX ASSET GROUP, LLC**  
PURCHASING ACCOUNT

42216

| OUR REFERENCE<br>NUMBER | YOUR INVOICE<br>NUMBER | INVOICE<br>DATE | INVOICE<br>AMOUNT | AMOUNT PAID | DISCOUNT | NET AMOUNT |
|-------------------------|------------------------|-----------------|-------------------|-------------|----------|------------|
| 01/05/10 - 803013       |                        | 1/5/2010        | \$390.00          | \$390.00    | \$0.00   | \$390.00   |
|                         |                        |                 | \$390.00          | \$390.00    | \$0.00   | \$390.00   |

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Dec 28, 2009 / 1763

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 3404**, issued the **1st** day of **June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 08-4119-790**

**Certificate Holder:**  
MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, GEORGIA 30384

**Property Owner:**  
JOHNSON BENJAMIN & JEANETTE  
813 LAKEWOOD RD  
PENSACOLA FL, FLORIDA 32507

**Legal Description:** 59-2S3-011  
LT 31 HYDE PARK PB 6 P 64 OR 931 P 412 CA 191

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

| Cert. Year | Certificate Number | Date of Sale | Face Amt | T/C Fee | Interest | Total    |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2007       | 3404               | 06/01/07     | \$514.68 | \$0.00  | \$25.73  | \$540.41 |

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

| Cert. Year | Certificate Number | Date of Sale | Face Amt | T/C Fee | Interest | Total    |
|------------|--------------------|--------------|----------|---------|----------|----------|
| 2009       | 5156               | 10/19/09     | \$555.53 | \$6.25  | \$27.78  | \$589.56 |
| 2008       | 4144               | 05/30/08     | \$504.86 | \$6.25  | \$67.31  | \$578.42 |

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2009)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(   %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

|             |
|-------------|
| \$1,708.39  |
| \$0.00      |
| \$446.53    |
| \$125.00    |
| \$75.00     |
| \$2,354.92  |
|             |
|             |
|             |
|             |
|             |
| \$2,354.92  |
|             |
| \$24,878.00 |
|             |
| \$6.25      |
|             |

\*Done this 28th day of December, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Brian [Signature]

Date of Sale: March 1, 2010

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, Georgia, 30384**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>                                       |
|------------------------|-------------------------|-------------|----------------------------------------------------------------|
| 3404                   | 08-4119-790             | 06/01/2007  | 59-2S3-011<br>LT 31 HYDE PARK PB 6 P 64 OR 931 P 412 CA<br>191 |

### **2009 TAX ROLL**

JOHNSON BENJAMIN & JEANETTE  
813 LAKEWOOD RD  
PENSACOLA FL, Florida 32507

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Dec 28, 2009 / 1763

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PO BOX 409584  
ATLANTA, GEORGIA 30384

**Property Owner:**  
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813 LAKEWOOD RD  
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**Legal Description:** 59-2S3-011  
LT 31 HYDE PARK PB 6 P 64 OR 931 P 412 CA 191

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| 2009       | 5156               | 10/19/09     | \$555.53 | \$6.25  | \$27.78  | \$589.56 |
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3. Total of Current Taxes Paid by Tax Deed Applicant (2009)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. \_\_\_\_\_
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(    %) \_\_\_\_\_
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

|             |
|-------------|
| \$1,708.39  |
| \$0.00      |
| \$446.53    |
| \$125.00    |
| \$75.00     |
| \$2,354.92  |
|             |
|             |
|             |
|             |
|             |
| \$2,354.92  |
|             |
| \$24,878.00 |
|             |
| \$6.25      |
|             |

\*Done this 28th day of December, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Brian C. [Signature]

Date of Sale: March 1, 2010

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

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**MTAG CUST FOR ABBOT KINNEY MANAGEMENT  
PO BOX 409584  
ATLANTA, Georgia, 30384**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>                                       |
|------------------------|-------------------------|-------------|----------------------------------------------------------------|
| 3404                   | 08-4119-790             | 06/01/2007  | 59-2S3-011<br>LT 31 HYDE PARK PB 6 P 64 OR 931 P 412 CA<br>191 |

**2009 TAX ROLL**

JOHNSON BENJAMIN & JEANETTE  
813 LAKEWOOD RD  
PENSACOLA FL, Florida 32507

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

Mangos1 (Lambros Xethalis)

Applicant's Signature

12/28/2009

Date

# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7590

January 7, 2010

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32569  
ATTN: Brian Jackson

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 01-07-1990, through 01-07-2010, and said search reveals the following:

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

Benjamin Johnson and Jeanette L. Johnson, husband and wife

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

BY: 

Richard S. Combs

January 7, 2010

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7590

January 7, 2010

Lot 31, Hyde Park , according to the plat thereof recorded in  
Plat Book 6, Page 64, Public Records of Escambia County, Florida.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7590

January 7, 2010

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

1. That certain mortgage executed by Benjamin and Jeanette L. Johnson in favor of Escambia/Pensacola SHIP Program dated January 16, 2007 and recorded January 23, 2007 in Official Records Book 6073, page 291 of the public records of Escambia County, Florida, in the original amount of \$5,380.00.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4317, page 1640 and O.R. Book 4453, page 1397.
3. Possible Judgment filed by Members First Credit Union of Florida recorded in O.R. Book 6535, page 1709.
4. 2007 certificate delinquent. The assessed value is \$49,756.00. Tax ID 08-4119-790.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and Assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

# 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

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-1-10

TAX ACCOUNT NO.: 08-4119-790

CERTIFICATE NO.: 2007-3404

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, 32596

X        Notify Escambia County, 190 Governmental Center, 32501

X        Homestead for 2009 tax year.

Benjamin Johnson  
Jeanette L. Johnson  
813 Lakewood Rd.  
Pensacola, FL 32507

Escambia/Pensacola SHIP Program  
P.O. Box 9759  
Pensacola, FL 32513-9759

Members First Credit Union of Florida  
P.O. Box 12983  
Pensacola, FL 32591-2983

Certified and delivered to Escambia County Tax Collector,  
this 11th day of January, 2010.

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.

This instrument was prepared by Robert F. Hollister, Federal  
Housing Administration, Washington, D. C.  
Florida

DEED FOR FLORIDA

THIS INDENTURE, Made August 13, 1975, by and between  
CARLA A. HILLS, Secretary of Housing and Urban Development,  
of Washington, D. C., (hereinafter referred to as "Grantor"), and  
BENJAMIN JOHNSON and JEANETTE JOHNSON, his wife,  
(hereinafter referred to as "Grantee(s)").

WITNESSETH: That the said Grantor, for and in consideration of  
the sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable  
considerations, the receipt whereof is hereby acknowledged, has granted,  
bargained, sold, aliened, remised, released, conveyed and confirmed, and  
by these presents doth grant, bargain, sell, alien, remise, release,  
convey and confirm unto the said Grantee(s), and the heirs and assigns of  
said Grantee(s), forever, all that certain parcel of land lying and being  
in the County of Escambia, and State of Florida, more  
particularly described as follows, to wit:

Lot 31, HYMN PARK, according to the plat recorded in  
Plat Book 6, Page 64, of the Public Records of Escambia  
County, Florida.

BEING the same property acquired by the grantor pursuant to the  
provisions of the National Housing Act, as amended (12 USC 1701 et seq.)  
and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and  
appurtenances thereunto belonging, or in anywise appertaining, and the  
reversion and reversions, remainder and remainders, rents, issues and  
profits thereof. And also all the estate, right, title, interest,  
property, possession, claim and demand whatsoever, as well in law as in  
equity, of the Grantor, of, in and to the same, and every part and parcel  
thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises  
with the appurtenances, unto the Grantee(s), and the heirs and assigns of  
said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements,  
conditions and rights appearing of record; and SUBJECT to any state of  
facts an accurate survey would show.

AND the said Grantor does hereby specially warrant the title to  
said land against the lawful claims of all persons claiming by, through or  
under him.

**ESCAMBIA /PENSACOLA STATE HOUSING  
INITIATIVES PARTNERSHIP (SHIP) PROGRAM  
ESCAMBIA COUNTY, FLORIDA**

Implemented By:  
West Florida Regional Planning Council.  
P.O. Box 9759  
Pensacola, Florida 32513-9759  
Phone: (850) 595-8910  
FAX: (850) 595-0257

**LIEN AGREEMENT**

| Applicant Name(s)                                  | Address of Property                                         | Date of Sale or Vacate                                                                |
|----------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <u>Benjamin Johnson</u><br><u>Jeanette Johnson</u> | <u>813 Lakewood Road</u><br><u>Pensacola, Florida 32507</u> | _____                                                                                 |
| Total Amount of Lien<br><u>\$5,380.00</u>          | (xx) Deferred Payment Grant                                 | Lot: _____<br>Block: _____<br>Book: <u>584</u><br>Page: <u>35</u><br>Tract: <u>22</u> |
| Total Amount Due to Date<br>_____                  |                                                             |                                                                                       |

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the 25th day of October 2006. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump-sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

1-16-07  
Date

Signature: Benjamin Johnson

Type/Print Name: Benjamin Johnson

1-16-07  
Date

Signature: Jeanette Johnson

Type/Print Name: Jeanette Johnson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th Day of January, 2007, by Benjamin Johnson who produced Florida Driver License as identification and Jeanette Johnson, who produced Florida Driver License as identification and who both did take an oath.

**BRUCE C. THOMPSON**  
Notary Public - State of Florida  
My Commission Expires May 8, 2008  
COMM # DD 293204

Bruce C. Thompson  
Notary Public - State of Florida

This Instrument Prepared by The West Florida Regional Planning Council, P.O. Box 9759, Pensacola, FL 32513-9759, Phone: (850) 595-8910, as Agent for Escambia County, Florida.

Recorded in Public Records 11/02/2009 at 11:39 AM OR Book 6524 Page 1643,  
Instrument #2009075268, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

MEMBERS FIRST CREDIT UNION OF  
FLORIDA,

CASE NO. 2009 CC 001678

Plaintiff,

vs.

BENJAMIN EARL JOHNSON A/K/A  
BENJAMIN E. JOHNSON A/K/A  
BENJAMIN JOHNSON,

Defendant.

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THE OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.

11-30-2009

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
NOV 30 2009 2 24 PM  
COUNTY CIVIL DIVISION

SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the  
evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, MEMBERS FIRST CREDIT UNION OF  
FLORIDA, recover from Defendant, BENJAMIN EARL JOHNSON A/K/A BENJAMIN E.  
JOHNSON A/K/A BENJAMIN JOHNSON, the principal amount of \$6,529.06, interest in the  
amount of \$523.28, attorneys' fees in the amount of \$1,317.50, costs in the amount of \$355.00  
and repossession fees and costs in the amount of \$205.00. making a total of \$8,929.84 that shall  
bear interest at the rate of 8.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 29  
day of OCTOBER, 2009.

[Signature]  
COUNTY JUDGE

Plaintiff: MEMBERS FIRST CREDIT UNION OF FLORIDA  
Post Office Box 12983  
Pensacola, FL 32591-2983

Case: 2009 CC 001678  
00039309679  
Dkt: CC1033 Pg#:

Copies furnished to:

James E. Sorenson, Esquire,  
D. Tyler Van Leuven, Esquire,  
Chad D. Heckman, Esquire,  
Jared S. Gardner, Esquire, and  
Mary Linzee Van Leuven, Esquire, of  
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.  
Post Office Box 4128  
Tallahassee, FL 32315-4128

Attorneys for Plaintiff

Amy Logan Sliva, Esquire  
313 West Gregory Street  
Pensacola, FL 32502

Attorney for Defendant