ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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: 2008 TD 003387
00086067225
Dkt: TD80 Pg#:

13

Original Documents Follow

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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

9000012309

VOID AFTER 6 MONTHS

PAY *EIGHTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE AND 60/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE	AMOUNT
05/19/2010	85,185.60

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR FADES WITH HEAT

⑈9000012309⑈ ⑆063100277⑆ 8980339913 56⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012309

Date	Case Number	Description	Amount
05/19/2010	2008 TD 009100	PAYMENT TAX DEEDS	5,738.39
05/19/2010	2008 TD 000868	PAYMENT TAX DEEDS	18,180.38
05/19/2010	2008 TD 003815	PAYMENT TAX DEEDS	767.92
05/19/2010	2008 TD 009250	PAYMENT TAX DEEDS	18,560.43
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	721.59
05/19/2010	2008 TD 006355	PAYMENT TAX DEEDS	560.97
05/19/2010	2008 TD 000866	PAYMENT TAX DEEDS	13,403.78
05/19/2010	2008 TD 000867	PAYMENT TAX DEEDS	12,206.53
05/19/2010	2008 TD 000048	PAYMENT TAX DEEDS	3,126.15
05/19/2010	2008 TD 000452	PAYMENT TAX DEEDS	7,042.44

There are additional check details for this check that total: 4,877.02

9000012309

Check: 9000012309 05/19/2010 JANET HOLLEY TAX COLLECTOR Check Amount: 85,185.60

2008 TD 08905 - 4,877.02

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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

9000012308

VOID AFTER 6 MONTHS

PAY *FIVE HUNDRED FORTY NINE AND 75/100

HUNG PHAM

TO THE ORDER OF
HUNG PHAM
518 FRISCO RD
PENSACOLA, FL 32507

DATE	AMOUNT
05/19/2010	549.75

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR FADES WITH HEAT

⑈9000012308⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012308

Date	Case Number	Description	Amount
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	549.75

9000012308

Check: 9000012308 05/19/2010 HUNG PHAM Check Amount: 549.75

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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

9000012300

VOID AFTER 6 MONTHS

PAY *SEVEN HUNDRED NINETY ONE AND 70/100

EDDIE J & MARY J BLACKWELL TRUSTEES

TO THE ORDER OF
EDDIE J & MARY J BLACKWELL TRUSTEES
C/O M&F BANK
750 JOHN SIMS PKWY
NICEVILLE, FL 32578

DATE	AMOUNT
05/19/2010	791.70

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR FADES WITH

⑈9000012300⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012300

Date	Case Number	Description	Amount
05/19/2010	2008 TD 003387	PAYMENT TAX DEEDS	395.85
05/19/2010	2008 TD 006355	PAYMENT TAX DEEDS	395.85

9000012300

Check: 9000012300 05/19/2010 EDDIE J & MARY J BLACKWELL TRUSTEES Check Amount: 791.70

Search Property | Property Sheet | Lien Holder's | Redeem | [illegible] | Courtview
Redeemed From Sale

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

Tax Deed - Redemption Calculator

Account: 064365000 Certificate Number: 003387 of 2008

Redemption: Yes | Application Date: 04/28/2010 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/06/2010	Redemption Date 05/18/2010
Months	8	1
Tax Collector	$704.77	$704.77
Tax Collector Interest	$84.57	$10.57
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$795.59	$721.59
Clerk Fee	$60.00	$60.00
Sheriff Fee	$160.00	$120.00
Legal Advertisement	$210.00	$210.00
App. Fee Interest	$51.60	$5.85
Total Clerk	$481.60	$395.85
Postage	$60.00	$0.00
Researcher Copies	$40.00	$40.00
Total Redemption Amount	$1,377.19	$1,157.44
	Repayment Overpayment Refund Amount	$219.75

210 + 120 = 549.75

Notes:
ACTUAL SHERIFF $160.00 COM FEE $
05-18-2010 MR HUNG CALLED FOR QUOTE...MVA

Submit | Reset | Print Preview

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

Receipt Type	**Case**	Outstanding Amount	**0.00**
Receipt Number	**1152881**	Receipt Date	**05/18/2010**

Case Number	**2008 TD 003387**
Description	**EDDIE J & MARY J BLACKWELL TRUSTEES VS**

Action	**TAX DEED REDEMPTION**
Judge	
Received From	**HUNG PHAM**
On Behalf Of	**EDDIE J & MARY J BLACKWELL TRUSTEES**

Total Received	**1,377.19**
Net Received	**1,377.19**
Change	**0.00**

Receipt Payments	**Amount**	**Reference Description**
OTC Credit Card	**1,377.19**	**4086628**

Receipt Applications	**Amount**
Holding	**1,337.19**
Service Charge	**40.00**

Deputy Clerk: mavila Transaction Date 05/18/2010 12:17:47

Comments

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

Receipt Type	**Case**	Outstanding Amount	**0.00**
Receipt Number	**1149494**	Receipt Date	**05/10/2010**

Case Number	**2008 TD 003387**
Description	**EDDIE J & MARY J BLACKWELL TRUSTEES VS**

Action	**TAX DEED APPLICATION**
Judge	
Received From	**EDDIE J & MARY J BLACKWELL TRUSTEES**
On Behalf Of	**EDDIE J & MARY J BLACKWELL TRUSTEES**

Total Received	**390.00**
Net Received	**390.00**
Change	**0.00**

Receipt Payments	**Amount**	**Reference Description**
Cash	**390.00**	**ONCORE TRANS#793489**

Receipt Applications	**Amount**
Holding	**330.00**
Service Charge	**60.00**

Deputy Clerk: mavila Transaction Date 05/10/2010 11:31:28

Comments

ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930

Print Date:
5/10/2010 11:28:55 AM

Transaction #: **793489**
Receipt #: **201020823**
Cashier Date: **5/10/2010 11:28:52 AM** (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/10/2010 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees $390.00 Total Payments $390.00

1 Payments

CLERK	$390.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items

(MISCFEE) MISCELLANEOUS FEES 2008
TD 03387

TAXCT	1	$60.00
TAXCR	330	$330.00

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Apr 28, 2010 / 2224

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 3387** , issued the **30th** day of **May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 06-4365-000

Certificate Holder:
BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, FLORIDA 32547

Property Owner:
H&D PAINT & BODY INC & PHAM HUNG Q & PHAM HUE
518 FRISCO RD
PENSACOLA , FLORIDA 32507

Legal Description: 33-2S3-043
BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF ...
See attachment for full legal description.

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
2008	3387	05/30/08	$147.89	$0.00	$44.37	$192.26

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	4317	06/01/09	$133.05	$6.25	$21.95	$161.25

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$353.51
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2009)	$126.26
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$704.77
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	$704.77
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	$6.25
17. Total Amount to Redeem	

*Done this 28th day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: December 6, 2010

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE
4/28/2010

FULL LEGAL DESCRIPTION
Parcel ID Number: 06-4365-000

May 03, 2010
Tax Year: 2007
Certificate Number: 3387

BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140

DR-512
R.05/88

Application Number: 2224

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **BLACKWELL EDDIE J & MARY J TRUSTEE**
BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, Florida, 32547
holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
3387	06-4365-000	05/30/2008	33-2S3-043 BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140

2009 TAX ROLL
H&D PAINT & BODY INC & PHAM HUNG Q &
PHAM HUE
518 FRISCO RD
PENSACOLA , 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.

ejbgator (EDDIE BLACKWELL) 04/28/2010

Applicant's Signature Date

Chris Jones
Escambia County Property Appraiser

Back

Navigate Mode ◉ **Account** ○ **Reference**

Printer Friendly Version

General Information

Reference:	332S304302002001
Account:	064365000
Owners:	H&D PAINT & BODY INC & PHAM HUNG Q & PHAM HUE
Mail:	518 FRISCO RD PENSACOLA, FL 32507
Situs:	502 N W ST
Use Code:	OPEN STORAGE
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector

2009 Certified Roll Assessment

Improvements:	$114
Land:	$7,125
Total:	$7,239
Save Our Homes:	$0

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2006	5932	1827	$240,000	WD	View Instr
09/2003	5287	52	$65,000	WD	View Instr
01/2002	4848	913	$175,000	QC	View Instr
06/1995	3781	315	$100	QC	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court

2009 Certified Roll Exemptions

None

Legal Description

BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT...

Extra Features

6' CHAINLINK FENCE

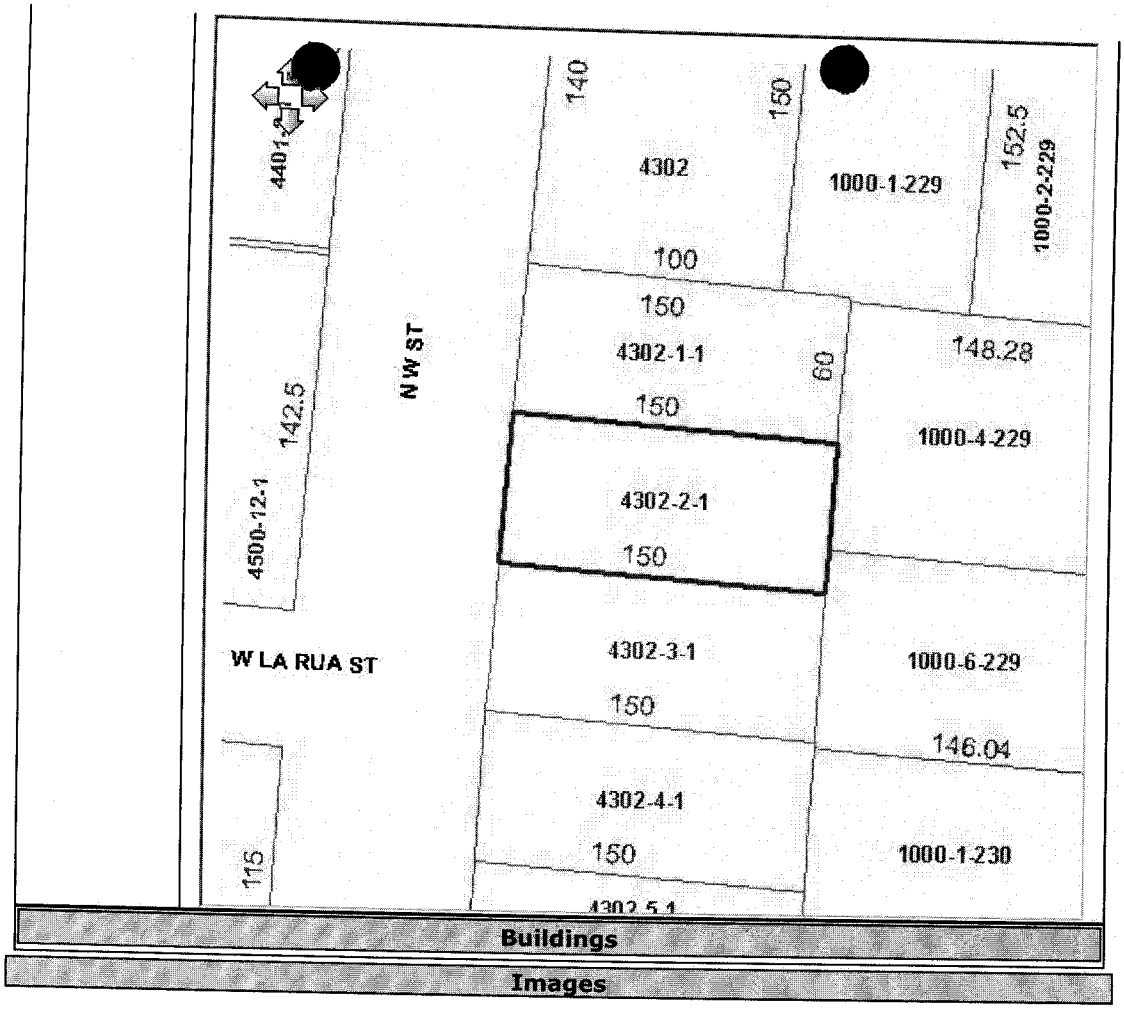
Parcel Information

Restore Map | Get Map Image | Launch Interactive Map

Section Map Id:
CA140

Approx. Acreage:
0.1800

Zoned:
C-2



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.

Last Updated:05/06/2010 (tc.2119)

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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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

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: 2008 TD 003387
00085224367
Dkt: TD82 Pg#:

13

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B
Pensacola, Florida 32503
Telephone: (850) 478-8121
Facsimile: (850) 476-1437

10-JJ8

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8105 August 9, 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 08-09-90, through 08-09-10, and said search reveals the following:

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

   H&D Paint & Body, Inc., Hue Pham and Hung Q. Pham

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

August 9, 2010

OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION

File No.: 8105 August 9, 2010

332S304302002001 - Full Legal Description

BEG 210 FT S OF JACKSON ST ON E LI OF W ST AS EXTENDED FOR POB E 150 FT TO E LI OF LT 4 S 60 FT W 150 FT TO E LI OF W ST N 60 FT TO POB LT 2 BLK 1 OF AN UNRECORDED PLAT LESS OJ 26 P 560 STATE RD R/W OR 5932 P 1827 CA 140

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 8105 August 9, 2010

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

1. That certain mortgage executed by H&D Paint & Body, Inc., Hue Pham & Hung Q. Pham in favor of Branch Banking & Trust Co. dated June 19, 2006 and recorded June 21, 2006 in Official Records Book 5932, page 1830 of the public records of Escambia County, Florida, in the original amount of $192,000.00. Assignment of Rents & Leases recorded in O.R. Book 5932, page 1836.

2. Taxes for the year 2007-2008 delinquent. The assessed value is $7,239.00. Tax ID 06-4365-000.

   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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-06-10

TAX ACCOUNT NO.: 06-4365-000

CERTIFICATE NO.: 2008-3387

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 _____ tax year.

H & D Paint & Body, Inc.
Hue Pham
Hung Q. Pham
518 Frisco Rd.
Pensacola, FL 32507

Branch Banking & Trust Co.
5061 North 12th Ave.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 31st day of August, 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.

Recorded in Public Records 06/21/2006 at 09:02 AM OR Book 5932 Page 1827, Instrument #2006062672, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $1680.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Charles Curry
Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502
Property Appraisers Parcel Identification (Folio) Numbers: 332S30-4302-001-001

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **19th** day of **June, 2006** by **CALVIN O'NEAL PERRY JR and JAMIE NICHOLSON, tenants in common,** herein called the grantors, to **H&D PAINT & BODY INC., A FLORIDA CORPORATION, HUE PHAM and HUNG Q. PHAM, individually,** whose post office address is **518 FRISCO ROAD, PENSACOLA, FLORIDA 32507,** hereinafter called the Grantee:
(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2005.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature SUSAN BIZZELL

Witness #1 Printed Name SUSAN BIZZELL

Witness #2 Signature

Witness #2 Printed Name CHARLES T. CURRY

CALVIN O"NEAL PERRY JR

JAMIE NICHOLSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of June, 2006 by of CALVIN O'NEAL PERRY JR and JAMIE NICHOLSON, tenants in common on behalf of the corporation. He/She is personally known to me or has produced FL Drivers license as identification.

SEAL

CHARLES T. CURRY
Notary Public, State of Florida
My comm. exp. Nov. 22, 2008
Comm. No. DD 374200

Notary Signature

My Commission Expires:

CHARLES T CURRY
Printed Notary Signature

File No.: **20060190**

Exhibit A

Parcel I: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin 150.00 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated, for Point of Beginning; thence South along said line 60.00 feet; thence East parallel to the South line of Jackson Street 129.64 feet to the East line of said Section; thence North along said East line of Section a distance of 60.01 feet; thence West parallel to the South line of Jackson Street 128.02 feet to the Point of Beginning;

and

Lots 4 and 5, Block 229, Duval Tract, according to the plat recorded in plat book 1 at page 49 of the public records of Escambia County, Florida;

Parcel 2: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 330 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130 feet, more or less, to the East line of said property; thence North parallel to the East line of "W" Street, 60 feet; thence West parallel to the South line of Jackson Street 130 feet, more or less, to the Point of Beginning;

Parcel 3: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 210 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated for a point of beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 130.46 feet parallel to the East line of said Section; thence North along the East line of said Section 60.01 feet; thence West parallel to the South line of Jackson Street 129.64 feet to the Point of Beginning;

Parcel 4: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Beginning 270 feet South of the South line of Jackson Street on the East line of "W" Street, as extended, for a Point of Beginning; thence South along said line 60 feet; thence East parallel to the South line of Jackson Street 150 feet to the East line of said property; thence North along said line 60 feet; thence West parallel to the South line of Jackson Street to the Point of Beginning;

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, and if not, what person or entity will be responsible for maintenance. The disclosure must 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 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 statements.

Name of Roadway: 504 N0RTH W STREET

Legal Address of Property: 504 N0RTH W STREET, PENSACOLA, FLORIDA 32505
The County (Y has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502

Witness' Name:

Witness' Name: Susan Bizzell

Witness' Name: Susan Bizzell

Witness' Name: Charles T Curry

Witness' Name:

AS TO SELLER(S):

CALVIN O'NEAL PERRY JR

JAMIE NICHOLSON

Witness' Name: Charles T Curry

Witness' Name: Linh Nguyen

Witness' Name:

Witness' Name:

AS TO BUYER(S):H&D PAINT & BODY INC.

by HUNG Q. PHAM, President

by HUE PHAM, Vice President

HUNG Q. PHAM, Individually

HUE PHAM, Individually

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

Recorded in Public Records 06/21/2006 at 09:02 AM OR Book 5932 Page 1830, Instrument #2006062673, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $52.50 MTG Stamps $672.00 Int. Tax $384.00

STONEWALL TITLE
100 N. SPRING ST.
PENSACOLA FL 32502

☐ This is a refinance of a mortgage dated _____ in the original principal amount of $_____ in which the amount is being increased by $_____ ("New Money"). Documentary Stamps and Intangible Tax in the amount of $_____ are being paid on the new money advanced.

STATE OF FLORIDA
Prepared by and return to
BRANCH BANKING & TRUST MORTGAGE]
5061 NORTH 12TH AVENUE]
PENSACOLA, FLORIDA 32504]
Escambia County

BB&T

MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 19th day of June, 2006, by

(hereinafter referred to as "Mortgagor"), and granted and given to (Address) BRANCH BANKING AND TRUST COMPANY (hereinafter referred to as "Mortgagee"), a corporation organized and existing under the laws of the State of North Carolina, whose address is 5061 N 12TH AVENUE , PENSACOLA, FL 32504-8916.

WHEREAS, H & D PAINT & BODY INC, HUE PHAM and HUNG Q PHAM is indebted to Mortgagee, as evidenced by a certain promissory note dated the 19th day of June, 2006, executed in favor of Mortgagee in the principal sum of ONE HUNDRED NINETY-TWO THOUSAND DOLLARS & 00/100 Dollars ($ 192,000.00), plus interest thereon, and any renewals, extensions or modifications thereto, the terms of which are incorporated herein by reference. Where used herein, the term "Note" or "Notes" shall be deemed to include the note above described, along with any other notes, additional advance agreements, or other documents now or hereafter evidencing any debt whatsoever incurred by Mortgagor and payable to Mortgagee.

☐ This Mortgage is given to secure that certain contingent liability under the Application and Agreement for Irrevocable Standby Letter of Credit. No promissory note was given to Branch Banking and Trust Company, the issuer of the Standby Letter of Credit, and therefore, neither Documentary Stamp Taxes nor Intangible Taxes are due hereunder.

NOW, THEREFORE, in consideration of the premises and One Dollar ($1.00) in hand paid by Mortgagee, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby grant, bargain, sell, mortgage, assign and convey unto the Mortgagee the following described real property situated in ESCAMBIA County, State of Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with (i) all buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on such property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of such property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements, rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral including without limitation all gas, oil and mineral rights of every nature and kind, all timber to be cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The real property, buildings, improvements, fixtures, equipment, accessions thereto, appurtenances and all replacements and additions thereof and thereto, all leases and rents therefrom, and all other collateral described above are hereinafter collectively referred to as the "Property".

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee deems necessary to perfect, renew or continue such security interest under the Code.

This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note(s) and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in any loan agreement or security instrument in connection herewith and all advances to pay drafts on any letters of credit issued on the account of the Mortgagor or other obligor on the Note(s); (iii) all future advances made to the Mortgagor, or other obligor on the Note(s) if not the Mortgagor, not to exceed the maximum aggregate principal amount up to twice the original amount of the Note(s) described above, whether evidenced by the original Note(s) or any subsequent Note(s), notwithstanding whether any such subsequent Note is a part of the transaction governing the Note(s) or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgage or under any Application and Agreement for Irrevocable Letter of Credit executed by the Mortgagor or other obligor on the Note(s); (iv) all sums expended by the Mortgagee to protect and preserve the Property, including without limitation all taxes and insurance premium; and (v) all costs of collection of the Note(s), including without limitation all reasonable attorneys' and paralegal fees, court costs, publication fees and related costs.

IN WITNESS WHEREOF, each Mortgagor has executed under seal this Mortgage the day and year first above written.
Signed, sealed and delivered in the presence of:

If Mortgagor is a Corporation:

WITNESS:

_____ (SEAL)
Charles T. Curry
(Print Name)

_____ (SEAL)
Linh Nguyen
(Print Name)

H & D Paint & Body Inc
NAME OF CORPORATION

By: _____ (SEAL)
Hung Q Pham, President
(Print Name)

Title _____

By: Hue Pham, Vice President (SEAL)
(Print Name)

Title _____

If Mortgagor is a Partnership, Limited Liability Company, Limited Liability Partnership, or Limited Liability Limited Partnership:

WITNESS:

_____
NAME OF PARTNERSHIP, LLC, LLP, OR LLLP

_____ (SEAL)
(Print Name)

By: _____ (SEAL)
GENERAL PARTNER, MEMBER OR MANAGER
(Print Name)

_____ (SEAL)
(Print Name)

By: _____ (SEAL)
GENERAL PARTNER, MEMBER OR MANAGER
(Print Name)

_____ (SEAL)
(Print Name)

By: _____ (SEAL)
GENERAL PARTNER, MEMBER OR MANAGER
(Print Name)

_____ (SEAL)
(Print Name)

By: _____ (SEAL)
GENERAL PARTNER, MEMBER OR MANAGER
(Print Name)

If Mortgagor is an Individual:

WITNESS:

_____ (SEAL)
Charles T. Curry
(Print Name)

_____ (SEAL)
Linh Nguyen
(Print Name)

_____ (SEAL)
(Print Name)

_____ (SEAL)
(Print Name)

_____
TYPE NAME OF MORTGAGOR
Hung Q Pham

_____ (SEAL)
Hue Pham

_____
TYPE NAME OF MORTGAGOR

_____ (SEAL)

Exhibit A

Parcel I: That portion of the South 32.1 acres of the East ½ of Lot 4, Section 33, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin 150.00 feet South of the South line of Jackson Street on the East line of "W" Street, as now situated, for Point of Beginning; thence South along said line 60.00 feet; thence East parallel to the South line of Jackson Street 129.64 feet to the East line of said Section; thence North along said East line of Section a distance of 60.01 feet; thence West parallel to the South line of Jackson Street 128.02 feet to the Point of Beginning;

and

Lots 4 and 5, Block 229, Duval Tract, according to the plat recorded in plat book 1 at page 49 of the public records of Escambia County, Florida;

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Recorded in Public Records 06/21/2006 at 09:02 AM OR Book 5932 Page 1823, Instrument #2006062670, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50

PREPARED BY & RETURN TO:

Charles Curry
Stonewall Title Group
100 North Spring Street, Suite 1
Pensacola, Florida 32502

NON-IDENTITY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared **HUNG Q. PHAM** who, upon being first sworn according to law, deposes and says:

(1) That this affidavit is given to induce **Stonewall Title Group** to insure title to the property legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(2) That affiant has examined copies of the following described judgements and/or liens and hereby states that he/she is **not** one and the same as the defendant in the following judgment(s):

THE JUDGEMENT AGAINST A HUNG PHAM, IN FAVOR OF ESCAMBIA COUNTY, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 4561, PAGE 996, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

FURTHER AFFIANT SAYETH NAUGHT

Witness

Linh Nguyen
Printed Witness Name

Witness

Charles T Curry
Printed Witness Name

HUNG Q. PHAM

The foregoing instrument was acknowledged before me this 30th day of **June, 2006**, by **HUNG Q. PHAM** who is personally known to me or have produced ~~is~~ OR Fl Drivers License as identification and did (did not) take an oath.

{SEAL}

CHARLES T. CURRY
Notary Public, State of Florida
My comm. exp. Nov. 22, 2008
Comm. No. DD 374200

Notary Public

Printed Notary Name

My Commission Expires:

REFERENCE FILE NO. **20060190**

EXHIBIT A

(Here set forth the entire legal description of the Property covered by the Mortgage granted by the Assignor to Assignee.)

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