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

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: 2009 TD 008715
00049007416
Dkt: TD83 Pg#:

3

Original Documents Follow

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
May 20, 2011 / 110478

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 8715** , issued the **1st** day of **June**, **2009**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 11-4227-120

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

Property Owner:
ADAMS HOMES OF NORTHWEST FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE, FLORIDA 32563

Legal Description: 23-1N3-113
LOT 6 BLOCK D INDIAN LAKE S/D PB 18 P 77/77A/77B OR 6185 P 1669

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
2009	8715	06/01/09	$489.60	$0.00	$139.54	$629.14

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
2010	9410	06/01/10	$3,319.32	$6.25	$165.97	$3,491.54

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$4,120.68
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2010)	$2,856.69
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	$7,202.37
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	$7,202.37
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 20th day of May, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda Mahurin

Date of Sale: November 7, 2011

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

DR-512
R.05/88

Application Number: 110478

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
8715	11-4227-120	06/01/2009	23-1N3-113 LOT 6 BLOCK D INDIAN LAKE S/D PB 18 P 77/77A/77B OR 6185 P 1669

2010 TAX ROLL
ADAMS HOMES OF NORTHWEST FLORIDA
INC
3000 GULF BREEZE PKWY
GULF BREEZE, Florida 32563

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) 05/20/2011

Applicant's Signature Date

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: 2009 TD 008715



00059410673

Dkt: TD82 Pg#:

10

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 8930

June 3, 2011

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

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 06-02-91, through 06-02-11, and said search reveals the following:

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

   Adams Homes of Northwest Florida, Inc.

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

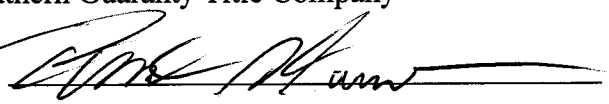
4. Taxes:

   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: 

June 3, 2011

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 8930

June 3, 2011

Lot 6, Block D, Indian Lake Subdivision, as per plat thereof, recorded in Plat Book 18, Page 77, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 8930 June 3, 2011

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

1. Mortgage Spreader Agreement between Adams Homes of Northwest Florida, Inc. and Branch Banking & Trust Co. dated 02-28-2008 and recorded 02-29-2008 in O.R. Book 6293, page 1919. Assignment of Rents & Leases recorded in O.R. Book 6293, page 1923.

2. Taxes for the year 2008-2009 delinquent. The assessed value is $169,151.00. Tax ID 11-4227-120.

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: November 7, 2011

TAX ACCOUNT NO.: 11-4227-120

CERTIFICATE NO.: 2009-8715

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.

Adams Homes of Northwest Florida, Inc.
3000 Gulf Breeze Parkway
Gulf Breeze, FL 32563

Unknown Tenant
750 Mohegan Circle
Cantonment, FL 32533

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

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 2011.

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 07/23/2007 at 11:23 AM OR Book 6185 Page 1669, Instrument #2007069316, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $9408.00

13-32
9403

Prepared By:
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502
File Number: **A0458-116088**
Parcel ID#: **11-4226-000**
Grantee(s) SS #: [redacted]

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated July 19, 2007, by:
Higdon, Jacobs & Pacheco, LLC, a Florida limited liablity company
whose post office address is:
P. O. Box 12924, Pensacola, FL 32591
hereinafter called the GRANTOR, to
Adams Homes of Northwest Florida, Inc. , A Florida Corporation
whose post office address is:
3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 Escambia County, Florida, viz:

Lots 1 through 14, inclusive, Block C, Lots 1 through 14, inclusive, Block D, Lots 1, 2, 3 and 4, Block E, INDIAN LAKE, according to the plat thereof, as recorded in Plat Book 18, Page 77, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Mary C Hart
Print Name: MARY C. HART

Signature:
Print Name: REBECCA F. KATES

Higdon, Jacobs & Pacheco, LLC, a Florida limited liablity company

BY:
C. Richard Higdon, IV, Member and Manager

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of July, 2007 by: C. Richard Higdon, IV, Member and Manager of Higdon, Jacobs & Pacheco, LLC, a Florida limited liablity company, on behalf of said corporation, who is personally known to me or produced _____ as identification.

_____ (SEAL)
Print Name:
My Commission Expires:

REBECCA F. KATES
Notary Public-State of FL
Comm. Exp. Oct. 20, 2009
Comm. No. DD 466749

Recorded in Public Records 02/29/2008 at 11:13 AM OR Book 6293 Page 1919, Instrument #2008016134, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $35.50

BB&T Account # 966-0833916
Form #9189
Note #1009
This document was prepared by
and should be returned to:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola FL 32502
A0458-118335 dsj

NOTE TO CLERK: THIS INSTRUMENT DOES NOT ENLARGE THE EXISTING INDEBTEDNESS EVIDENCED BY THE $35,000,000.00 CONSOLIDATION PROMISSORY NOTE. DOCUMENTARY STAMP TAXES AND INTANGIBLE TAXES HAVE BEEN PAID BASED ON THE CONSOLIDATED NOTE, WHICH IS THE MAXIMUM AMOUNT OF THE REVOLVING LINE OF CREDIT.

MORTGAGE SPREADING AGREEMENT

To secure the payment of a Promissory Note dated March 27, 1998, in the original principal amount of **$2,121,600.00** (the "Note" which term includes any modification, renewal, extension or alteration thereof), made by **Adams Homes of Northwest Florida, Inc.**, a Florida corporation, whose address is 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563 ("Mortgagor") to **Branch Banking and Trust Company,** successor by merger to First South Bank, ("Mortgagee"), whose address is 5061 N 12th Avenue, Pensacola FL 32504 the proceeds of which are being advanced pursuant to a Master Construction Loan Agreement dated March 27, 1998, as modified from time to time as last modified by Amended and Restated Master Construction Loan Agreement dated November 12, 2007, (the "Loan Agreement" which term includes any past or future modification, renewal, extension or alteration thereof) between Mortgagor and Mortgagee Mortgagor has granted that certain Mortgage and Security Agreement (the "Mortgage" which term includes any modification, renewal, extension or alteration thereof) dated March 27, 1998, and recorded in four (4) original counterparts in Official Records **Book 2139, Page 113,** of the Public Records of **Okaloosa County,** Florida, in Official Records **Book 4239, Page 1445**, of the Public Records of **Escambia County**, Florida, in Official Records **Book 1678, Page 1244**, of the Public Records of **Santa Rosa County**, Florida, in Official Records **Book 1782, Page 941**, of the Public Records of **Bay County**, Florida, which original was also subsequently recorded in Official Records **Book 2167, Page 239**, of the Public Records of **Walton County**, Florida, encumbering Property described and defined therein as the "Mortgaged Property".

WHEREAS, on July 31, 1998, Mortgagor executed the Mortgage in four additional counterparts, recorded in Official Records **Book 9032, Page 2355**, of the Public Records of **Duval County**, Florida, in Official Records **Book 844, Page 611**, of the Public Records of **Nassau County**, Florida, in Official Records **Book 1736, Page 1231**, of the Public Records of **Clay County**, Florida, and in Official Records **Book 1339, 1449**, of the Public Records of **St. Johns County**, Florida, which originals were also subsequently recorded in Official Records **Book 690, Page 933**, of the Public Records **Flagler County**, Florida, in Official Records **Book 4277, Page 2516**, of the Public Records of **Brevard County**, Florida, in Official Records **Book 4654, Page 2142**, of the Public Records of **Volusia County**, Florida, in Official Records **Book 3856, Page 1056,** of the Public Records of **Lee County**, Florida, in Official Records **Book 1632, Page 884,** of the Public Records of **Hernando County**, Florida, in Official Records **Book 5298, Page 1618,** of the Public Records of **Polk County**, Florida, in Official Records **Book 2198, Page 552,** of the Public Records of **Charlotte County,** Florida, in Official Records Book/Instrument **2003064434,** of the Public Records of **Sarasota County**, Florida in Official Records **Book 7022, Page 1184,** of the Public Records of **Orange County**, Florida, and recorded in Official Records **Book 2521, Page 480,** of the Public Records of **Lake County**, Florida, and recorded in Official Records **Book 0408, Page 0060**, of the Public Records of **Marion County**, Florida, and recorded in Official Records **Book 18423, Page 1072**, of the Public Records of **Hillsborough County**, Florida

WHEREAS, on November 12, 2007, Mortgagor executed the Future Advance/ Consolidation/Note and Mortgage Modification Agreement (which with all prior Mortgages as modified from time to time shall be included in term "Mortgage") and recorded in multiple

counterparts in Official Records **Book 2818, Page 278,** of the Public Records of **Okaloosa County,** Florida, in Official Records **Book 6256, Page 1033**, of the Public Records of **Escambia County,** Florida, in Official Records **Book 2790, Page 215**, of the Public Records of **Santa Rosa County**, Florida, in Official Records **Book 2779, Page 2945**, of the Public Records of **Walton County** Official Records **Book 14298, Page 188**, of the Public Records of **Duval County**, Florida, in Official Records **Book 2970, Page 1701**, of the Public Records of **Clay County**, Florida, and in Official Records **Book 3015, 65**, of the Public Records of **St. Johns County**, Florida, which originals were also subsequently recorded in Official Records **Book 1630, Page 903**, of the Public Records **Flagler County**, Florida, in Official Records **Book 5829, Page 7951**, of the Public Records of **Brevard County**, Florida, in Official Records **Book 6163, Page 1932**, of the Public Records of **Volusia County**, Florida, in Instrument No. **2007000357724,** of the Public Records of **Lee County**, Florida, in Official Records **Book 2514, Page 1941,** of the Public Records of **Hernando County**, Florida, in Official Records **Book 7498, Page 451,** of the Public Records of **Polk County**, Florida, in Official Records **Book 3238, Page 138,** of the Public Records of **Charlotte County,** Florida, in Official Records Book/Instrument **2007179337,** of the Public Records of **Sarasota County**, Florida in Official Records **Book 9528, Page 4676,** of the Public Records of **Orange County**, Florida, and recorded in Official Records **Book 3548, Page 2198,** of the Public Records of **Lake County**, Florida, and recorded in Official Records **Book 4944, Page 1512** of the Public Records of **Marion County**, Florida, and recorded in Official Records **Book 18423, Page 1084,** of the Public Records of **Hillsborough County**, Florida.

WHEREAS, To enable Mortgagor to obtain an advance of loan proceeds under the Loan Agreement, Mortgagee and Mortgagor desire to spread the lien and effect thereof to Additional Property, as hereinafter described and defined.

NOW THEREFORE, in consideration of the premises and to enable Mortgagor to obtain an advance of loan proceeds under the Loan Agreement, and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt and legal sufficiency whereof are hereby acknowledged by the parties hereto, Mortgagor and Mortgagee covenant and agree as follows:

1. To secure the payment of the Note and the performance and discharge of the obligations of Mortgagor as defined in the Mortgage, Mortgagor and Mortgagee hereby spread and extend the lien of the Mortgage over the Additional Property defined and comprised of:

(a) That real property more particularly described in **Exhibit "A"** attached hereto, together with all improvements of any nature whatsoever now or hereafter situated thereon (collectively, the "Land"); and

(b) All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, appurtenances or riparian or littoral rights, now or hereafter belonging or in any wise appertaining to the Land; and

(c) All rights, title and interest of Mortgagor in and to any streets, ways, alleys, strips or gores of land now or hereafter adjoining the Land; and

(d) All of Mortgagor's rights, title and interest in and to any award or awards hereto or hereafter made by any municipal, county, state or federal authority or board to the present and all subsequent owners of the Land including any grant or awards for change or changes of grade of any street or leases affecting the Land; and

(e) All of the estate, rights, title, interest, claims or demand whatsoever of Mortgagor either at law or in equity in or to the Land; and

(f) All rents, profits, issues and revenues of the Land from time to time accruing whether under leases or tenancies now existing or hereafter created; and

(g) All rights, title and interest of Mortgagor in any contracts for the purchase

and sale of any portion of the Land; and

(h) All Personal Property and Fixtures (as defined in the Mortgage or described in any Financing Statement filed in connection with the Mortgage) located on the Land.

All the foregoing shall be included in, constitute and be a part of the Mortgaged Property referred to and defined in the Mortgage.

2. As to all of the Mortgaged Property, Mortgagor makes and confirms to the Mortgagee all of the representations and warranties, covenants and agreements made in the Mortgage. Mortgagor and Mortgagee further restate all of the terms and conditions of the Mortgage as to all of the Mortgaged Property.

3. The term "Property" or "Lots" whenever used in the Loan Agreement shall refer also to the Land referred to in this Mortgage Spreading Agreement as well as the Property or Lots described in the Loan Agreement.

4. Mortgagor does hereby represent and warrant, covenant and agree with the Mortgagee that the Note is secured by the lien of the Mortgage, as spread and modified herein.

5. Except as modified and spread by this Agreement, the Mortgage, Note, and Loan Agreement shall continue in full force and effect, and nothing herein contained shall invalidate, impair or release any covenant, condition, agreement or stipulation in the Note, Mortgage or the Loan Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the 28th day of February, 2008.

Signed, sealed and delivered
in the presence of:

DIANE S. JERNIGAN

Print Name

REBECCA F. KATES

Print Name

Adams Homes of Northwest Florida, Inc.

By: Glenn H. Schneiter
Its: Assistant Controller

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of February, 2008, by Glenn H. Schneiter as Assistant Controller of Adams Homes of Northwest Florida, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

DIANE S. JERNIGAN
Notary Public-State of FL
Comm. Exp. Nov. 14, 2008
Comm. No. DD 367141

Notary Public
Print Name: DIANE S. JERNIGAN
My Commission Expires:

Exhibit "A"

Lot 6, Block D, Indian Lake, according to the plat thereof, as recorded in Plat Book 18, Page 77, of the Public Records of Escambia County, Florida.

H:\RFK\Construction\BB&T\Mortgage Spreader FL.doc

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

9000014762

63-27
631

VOID AFTER 6 MONTHS

PAY *THIRTY FOUR THOUSAND THREE HUNDRED SEVENTEEN AND 59/100

JANET HOLLEY TAX COLLECTOR

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

DATE	AMOUNT
08/16/2011	34,317.59

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR FADES WITH

⑈9000014762⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014762

Date	Case Number	Description	Amount
08/16/2011	2009 TD 001304	PAYMENT TAX DEEDS	6,750.01
08/16/2011	2009 TD 008715	PAYMENT TAX DEEDS	7,532.73
08/16/2011	2009 TD 002224	PAYMENT TAX DEEDS	4,581.41
08/16/2011	2008 TD 006803	PAYMENT TAX DEEDS	2,078.40
08/16/2011	2009 TD 002212	PAYMENT TAX DEEDS	2,831.11
08/16/2011	2009 TD 002223	PAYMENT TAX DEEDS	8,867.84
08/16/2011	2009 TD 002838	PAYMENT TAX DEEDS	6,676.09

9000014762

Check: 9000014762 08/16/2011 JANET HOLLEY TAX COLLECTOR Check Amount: 34,317.59

8-16-11

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

9000014751

VOID AFTER 6 MONTHS

PAY *FOUR HUNDRED SEVEN AND 55/100

EDDIE J & MARY J BLACKWELL

TO THE ORDER OF
EDDIE J & MARY J BLACKWELL
TRUSTEES BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

DATE	AMOUNT
08/16/2011	407.55

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE DO NOT PRESS WITH HEAT

⑈9000014751⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014751

Date	Case Number	Description	Amount
08/16/2011	2009 TD 008715	PAYMENT TAX DEEDS	407.55

9000014751

Check: 9000014751 08/16/2011 EDDIE J & MARY J BLACKWELL Check Amount: 407.55

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

9000014747

VOID AFTER 6 MONTHS

PAY *SIX HUNDRED NINETY FOUR AND 65/100

ADAMS HOMES OF NORTHWEST FLORIDA INC

TO THE ORDER OF
ADAMS HOMES OF NORTHWEST FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE, FL 32563-

DATE	AMOUNT
08/16/2011	694.65

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE COLOR FADES WITH HEAT

⑈9000014747⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014747

Date	Case Number	Description	Amount
08/16/2011	2009 TD 008715	PAYMENT TAX DEEDS	694.65

9000014747

Check: 9000014747 08/16/2011 ADAMS HOMES OF NORTHWEST FLORIDA INC Check Amount: 694.65

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
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

8/16/2011

EDDIE J & MARY J BLACKWELL, TRUSTEES
BLACKWELL LIVING TRUST
723 OVERBROOK DR
FT WALTON BEACH, FL 32547

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

Tax Cert. #	Account #	Sale	Appl. Fees	Interest	Total
08715/2009	11-4227-120	11/7/2011	390.00	17.55	407.55

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By:
Maryline Avila, Tax Deeds Division

Enclosure

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

Tax Deed - Redemption Calculator

Account: 114227120 Certificate Number: 008715 of 2009

Redemption: Yes | Application Date: 05/20/2011 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date: 11/07/2011	Redemption Date: 08/11/2011
Months	6	3
Tax Collector	$7,202.37	$7,202.37
Tax Collector Interest	$648.21	$324.11
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$7,856.83	$7,532.73
Clerk Fee	$60.00	$60.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$210.00	$210.00
App. Fee Interest	$35.10	$17.55
Total Clerk	$425.10	$407.55
Postage	$18.00	$0.00
Researcher Copies	$5.00	$0.00
Total Redemption Amount	$8,304.93	$7,940.28
	Repayment Overpayment Refund Amount	$364.65 + 120 + 210 = 694.65

Notes:
ACTUAL SHERIFF $80.00 COM FEE $18.50
8/3/2011 Rebecca from emmanuel shepard law office called for redemption quote..mva

Submit | Reset | Print Preview

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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MENTAL HEALTH
MIS
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COUNTY TREASURY
AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 114227120 Certificate Number: 008715 of 2009

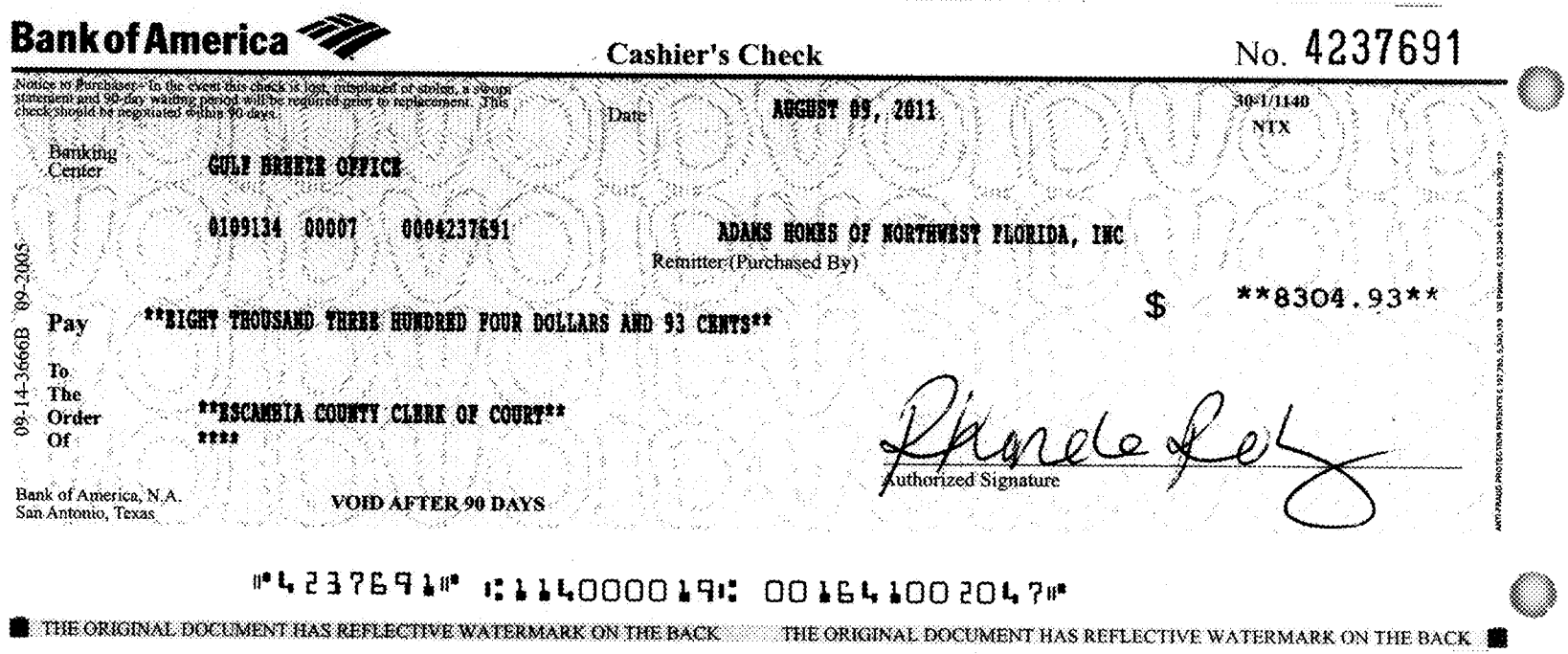
Payor: ADAMS HOMES OF NORTHWEST FLORIDA INC. 3000 GULF BREEZE PKWY. GULF BREEZE, FL 32563 Date 08/11/2011

Clerk's Check #	4237691	Clerk's Total	$425.10
Tax Collector Check #	1	Tax Collector's Total	$7,856.83
		Postage	$18.00
		Researcher Copies	$5.00
		Total Received	$8,304.93

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



Bank of America

Cashier's Check

No. 4237691

Notice to Purchaser - In the event this check is lost, misplaced or stolen, a stop payment and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Date AUGUST 05, 2011

30-1/1140
NTX

Banking Center GULF BREEZE OFFICE

0109134 00007 0004237691

ADAMS HOMES OF NORTHWEST FLORIDA, INC
Remitter (Purchased By)

09-14-3666B 09-2005

Pay **EIGHT THOUSAND THREE HUNDRED FOUR DOLLARS AND 93 CENTS** $ **8304.93**

To The Order Of **ESCAMBIA COUNTY CLERK OF COURT**
****

Authorized Signature

Bank of America, N.A.
San Antonio, Texas

VOID AFTER 90 DAYS

ANTI-FRAUD PROTECTION FEATURES © 1997-2005, 5.3A0.149 US Patents 5,532,465 & 5,845,265 & 6,360,211

⑈4237691⑈ ⑆114000191⑆ 00164100 2047⑈

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

THE ORIGINAL DOCUMENT HAS REFLECTIVE WATERMARK ON THE BACK

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
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AUDITOR

Case # 2009 TD 008715
Redeemed Date 08/11/2011
Name ADAMS HOMES OF NORTHWEST FLORIDA INC. 3000 GULF BREEZE PKWY. GULF BREEZE, FL 32563

Clerk's Total = TAXDEED	$425.10
Due Tax Collector = TAXDEED	$7,856.83
☐ Postage = TD2	$18.00
☐ ResearcherCopies = TD6	$5.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1291730 Date: 06/01/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1291730 Date: 06/01/2011	60.00	0.00	
06/01/2011	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/16/2011	TD82	O & E REPORT	0.00	0.00	
08/11/2011	TAXDEED	TAXDEED Clerk's Total	425.10	425.10	
08/11/2011	TAXDEED	TAXDEED Due Tax Collector	7,856.83	7,856.83	

FINANCIAL SUMMARY

Rcd	Docket	Application	Owed	Paid	Dismissed	Due
1	Service Charge		$60.00	$60.00	$0.00	$0.00
2	Holding		$8,611.93	$330.00	$0.00	$8,281.93
		TOTAL	**$8,671.93**	**$390.00**	**$0.00**	**$8,281.93**

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

Receipt Type	**Case**	Outstanding Amount	0.00
Receipt Number	**1317510**	Receipt Date	08/11/2011

Case Number	**2009 TD 008715**
Description	**BLACKWELL, EDDIE J & MARY J VS**

Action	**TAX DEED REDEMPTION**
Judge	
Received From	**ADAMS HOMES OF NORTHWEST FLORIDA INC**
On Behalf Of	**BLACKWELL, EDDIE J & MARY J**

Total Received	8,304.93
Net Received	8,304.93
Change	0.00

Receipt Payments	**Amount**	**Reference**	**Description**
Check	8,304.93	4237691	

Receipt Applications	**Amount**
Holding	8,304.93

Deputy Clerk: nlk Transaction Date 08/11/2011 14:17:10

Comments

COC
595-3930

Escambia County Tax Collector

generated on 8/3/2011 2:33:50 PM CDT

Tax Record

Last Update: 8/3/2011 2:33:49 PM CDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
11-4227-120	REAL ESTATE	2010

Mailing Address
ADAMS HOMES OF NORTHWEST FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE FL 32563

Property Address
750 MOHEGAN CIR

GEO Number
231N31-1302-060-004

A tax deed has been applied on this account. Please immediately contact Escambia County Clerk of Courts at (850) 595-3793.

due $8,304.93
good to 8/31

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail: NO EXEMPTIONS
Millage Code: 06
Escrow Code:

Legal Description (click for full description)
231N31-1302-060-004 750 MOHEGAN CIR LOT 6 BLOCK D INDIAN LAKE S/D PB 18 P 77/77A/77B OR 6185 P 1669

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.9755	169,151	0	$169,151	$1,179.91
PUBLIC SCHOOLS					
By Local Board	2.2290	169,151	0	$169,151	$377.04
By State Law	5.6310	169,151	0	$169,151	$952.49
SHERIFF	0.6850	169,151	0	$169,151	$115.87
WATER MANAGEMENT	0.0450	169,151	0	$169,151	$7.61
Total Millage	15.5655	Total Taxes			$2,632.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
NFP	FIRE (CALL 595-4960)	$75.00
NIL	Indian Lake Street Lighting	$50.03
	Total Assessments	$125.03
	Taxes & Assessments	$2,757.95

Due to the status code assigned to this account, the remaining detail is blocked from viewing. Please contact the Tax Department at (850) 438-6500 for further information regarding this account.

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

Receipt Type **Case** Outstanding Amount **0.00**

Receipt Number **1291730** Receipt Date **06/01/2011**

Case Number **2009 TD 008715**

Description **BLACKWELL, EDDIE J & MARY J VS**

Action **TAX DEED APPLICATION**

Judge

Received From **EDDIE J BLACKWELL**

On Behalf Of **BLACKWELL, EDDIE J & MARY J**

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

Receipt Payments	**Amount**	**Reference Description**
Check	**390.00**	**2010**

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

Deputy Clerk: mavila Transaction Date 06/01/2011 08:59:37

Comments

Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

Back

Navigate Mode ◉ Account ○ Reference

General Information

Reference: 231N311302060004
Account: 114227120
Owners: ADAMS HOMES OF NORTHWEST FLORIDA INC
Mail: 3000 GULF BREEZE PKWY GULF BREEZE, FL 32563
Situs: 750 MOHEGAN CIR 32533
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: Open Tax Inquiry Window

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

2010 Certified Roll Assessment

Improvements:	$144,451
Land:	$24,700
Total:	$169,151
Save Our Homes:	$0

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book Page	Value	Type	Official Records (New Window)
07/2007	6185 1669	$1,344,000	WD	View Instr

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

2010 Certified Roll Exemptions

None

Legal Description

LOT 6 BLOCK D INDIAN LAKE S/D PB 18 P 77/77A/77B OR 6185 P 1669

Extra Features

None

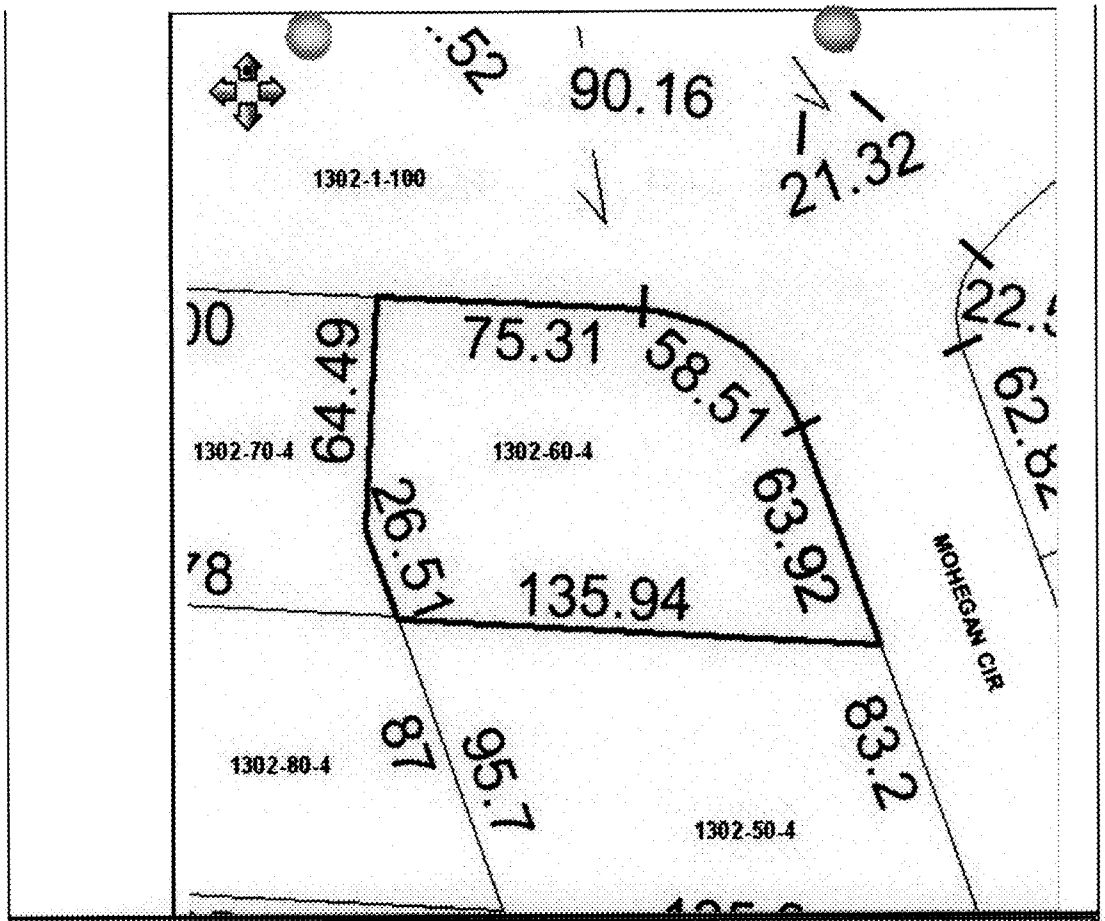
Parcel Information

Map It | Get Map Image | Launch Interactive Map

Section Map Id: 23-1N-31-1

Approx. Acreage: 0.2500

Zoned: VM-2

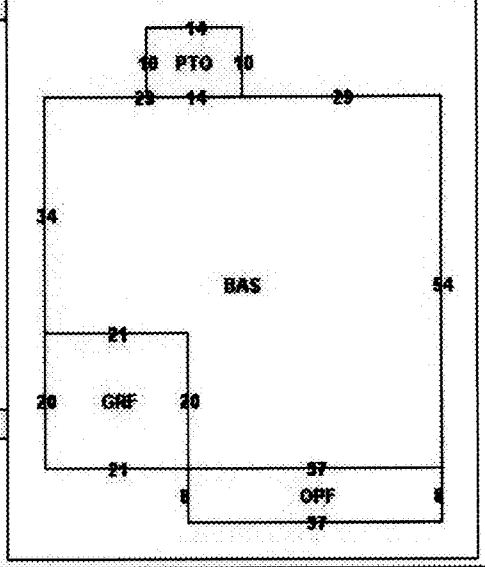


Buildings

Building 1 - Address: 750 MOHEGAN CIR, Year Built: 2006, Effective Year: 2006

Structural Elements

FOUNDATION-*SLAB ON GRADE*
EXTERIOR WALL-*BRICK-FACE*
NO. PLUMBING FIXTURES-*8.00*
DWELLING UNITS-*1.00*
ROOF FRAMING-*HIP-HI PITCH*
ROOF COVER-*DIMEN/ARCH SHNG*
INTERIOR WALL-*DRYWALL-PLASTER*
FLOOR COVER-*CARPET*
NO. STORIES-*1.00*
FLOOR COVER-*VINYL/CORK*
DECOR/MILLWORK-*AVERAGE*
HEAT/AIR-*CENTRAL H/AC*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 3568 Total SF

BASE AREA - *2712*
GARAGE FIN - *420*
OPEN PORCH FIN - *296*
PATIO - *140*

Images



03/22/11

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.