

PAM CHILDERS
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: 2010 TD 004327



00017365217

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 30, 2012 / 121007

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4327**, issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3195-002**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

G M OF PENSACOLA INC
701 N DE VILLIERS ST
PENSACOLA, FLORIDA 32501

Legal Description: 30-2S3-025

LT 1 HAYDEN PLACE PB 17 P 6 OR 4268 P 115 CA 115

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
2010	4327	06/01/10	\$386.94	\$0.00	\$84.64	\$471.58

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
2012	4060.0000	06/01/12	\$411.73	\$6.25	\$34.48	\$452.46
2011	4177.0000	06/01/11	\$413.15	\$6.25	\$111.55	\$530.95

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)

\$1,454.99

2. Total of Delinquent Taxes Paid by Tax Deed Application

\$0.00

3. Total of Current Taxes Paid by Tax Deed Applicant (2012)

\$347.70

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

\$2,027.69

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

\$2,027.69

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 30th day of November, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Shirley Rich, CFCA

Date of Sale:

August 5, 2013

Senior Deputy Tax Collector

* 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,

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672

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
4327	06-3195-002	06/01/2010	30-2S3-025 LT 1 HAYDEN PLACE PB 17 P 6 OR 4268 P 115 CA 115

2012 TAX ROLL

G M OF PENSACOLA INC
701 N DE VILLIERS ST
PENSACOLA , Florida 32501

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.

mmattp777 (Matt Pallardy)
Applicant's Signature

11/30/2012
Date

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



13-537

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
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the original documents

Case: 2010 TD 004327



00025521219

Dkt: TD82 Pg#:

7

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.: 10121

January 26, 2013

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 01-24-1993, through 01-24-2013, and said search reveals the following:

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

GM of Pensacola, 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

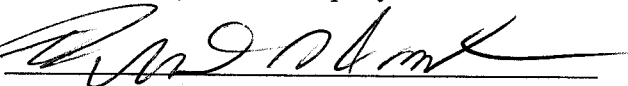
4. Taxes:

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: 

January 26, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10121

January 26, 2013

**Lot 1, Hayden Place, as per plat thereof, recorded in Plat Book 17, Page 6, of the Public
Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10121

January 26, 2013

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

1. Possible interest of Synovus Bank formerly Coastal Bank & Trust formerly Bank of Pensacola formerly First American Bank of Pensacola, N.A. per mortgage recorded in O.R. Book 4268, page 116. Partial Release recorded in O.R. Book 6578, page 343, may have been filed in error.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$19,000.00. Tax ID 06-3195-002.

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: 8-5-2013

TAX ACCOUNT NO.: 06-3195-002

CERTIFICATE NO.: 2010-4327

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

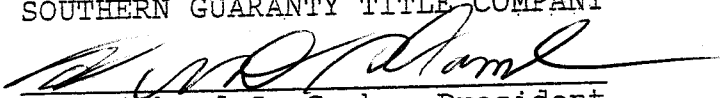
 X Homestead for tax year.

GM of Pensacola, Inc.
701 N. DeVilliers St.
Pensacola, FL 32501

Synovus Bank formerly
Coastal Bank & Trust formerly
Bank of Pensacola formerly
First American Bank of Pensacola, N.A.
125 W. Romana St., 4th Floor
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 25th day of January, 2013.

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.

600
235.90

This Document Prepared By and Return to:
Vincent J. Whibbs, Jr., P.A.
421 North Palafox Street
Pensacola, Florida 32501

OR BK 4268 PGO 115
Escambia County, Florida
INSTRUMENT 98-491639

DEED DOC STAMPS PD & ESC CO \$ 235.90
06/11/98 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*
RCD Jun 11, 1998 09:45 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-491639

Parcel ID Number: 30-2S-30-2000-000-000

Grantee #1 TIN:

Grantee #2 TIN:

Special Warranty Deed

This Indenture, Made this 3rd day of April, 1998 A.D., Between
Percy L. Goodman and Joe Morris, Jr.

of the County of Escambia, State of Florida, grantors, and
GM of Pensacola, Inc., a corporation existing under the laws of the
State of Florida
whose address is: 701 North DeVilliers Street, Pensacola, FL 32501

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia, State of Florida to wit:

A parcel of land in the Southern part of the V. Ordosgoity Grant,
Section 30, Township 2 South, Range 30 West, Escambia County,
Florida, described as follows: Begin at the southeast corner of the
said Grant; thence go North 42° West (Magnetic) a distance of 418.00
along the Southwest line of the said Grant; thence at a right angle
go Northeasterly a distance of 417.00 feet; thence go southeasterly
parallel to the first described line a distance of 418.00 feet to the
southeast line of the said Grant; thence go Southwesterly along the
Southeast line of the said Grant a distance of 417.00 feet to the
point of beginning.

Conveyance between related parties of unencumbered property,
therefore, minimum documentary stamps are affixed.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is:

Together with all 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 grantors are lawfully seized of said land in fee simple; that grantors have
good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Vincent J. Whibbs, Jr.
Witness

[Signature]
C.F. Morrison SARA K. ELENS
Witness

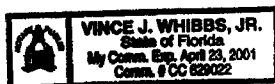
[Signature] (Seal)
Percy L. Goodman
P.O. Address:

[Signature] (Seal)
Joe Morris, Jr.
P.O. Address:

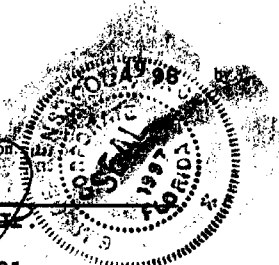
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3rd day of April
Percy L. Goodman and Joe Morris, Jr.

who is personally known to me or who has produced Florida driver's license and identification



[Signature]
Vincent J. Whibbs, Jr.
Notary Public
My Commission Expires: 04/23/01



Prepared by and Return to:
WR# 501109/560/2002
Synovus Bank
Attn: Denise Burrell
P.O. Box 120
Columbus GA 31993-9844

PARTIAL RELEASE OF MORTGAGE

The undersigned, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A. being the Holder of that certain Mortgage dated April 3, 1998, executed by G. M. of Pensacola, Inc., and recorded in Official Records Book 4268, Page 116, and together with that certain Additional Advance Agreement recorded in Official Records Book 4638, Page 1464, together with that certain Modification of Mortgage and Additional Advance Agreement recorded in Official Records Book 4724, Page 1501, together with that certain Additional Advance Agreement recorded in Official Records Book 5763, Page 1511, together with that certain Notice Limiting Future Advances recorded in Official Records Book 6434, Page 534 (the "Mortgage"), all of the Public Records of Escambia County, Florida, in consideration of the sum of \$10.00 and other valuable consideration, releases from the lien of the Mortgage and Assignment, the following described property:

Lot 1, Hayden Place, according to the plat thereof recorded in Plat Book 17, page 6, Public Records of Escambia County, Florida.

However, nothing contained herein shall impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of the mortgaged property not hereby released or any of the rights and remedies of the Holder of Mortgage.

IN WITNESS WHEREOF, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A. has duly executed this Partial Release of Mortgage as of the 22nd day of August, 2011.

WITNESSES:

Synovus Bank,
formerly known as Columbus Bank and Trust
Company, as successor in interest through
name change and by merger with Coastal
Bank and Trust of Florida, formerly known as
Bank of Pensacola, successor by merger to
First American Bank of Pensacola, N.A.

Denise Burrell

Ernie Lee Magaha

Doug Ivey, Senior Manager

State of Georgia
County of Muscogee

The foregoing instrument was acknowledged before me this 22nd day of August, 2011, by Doug Ivey, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A., on behalf of the corporation, who is personally known to me and who did not take an oath.



Sherritta Myles
Notary Public

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



13-537

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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Case: 2010 TD 004327



00025521219

Dkt: TD82 Pg#:

7

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.: 10121

January 26, 2013

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 01-24-1993, through 01-24-2013, and said search reveals the following:

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

GM of Pensacola, 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

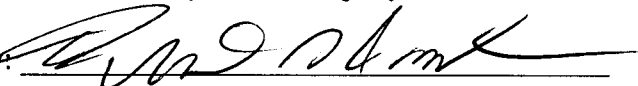
4. Taxes:

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: 

January 26, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10121

January 26, 2013

**Lot 1, Hayden Place, as per plat thereof, recorded in Plat Book 17, Page 6, of the Public
Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10121

January 26, 2013

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1. Possible interest of Synovus Bank formerly Coastal Bank & Trust formerly Bank of Pensacola formerly First American Bank of Pensacola, N.A. per mortgage recorded in O.R. Book 4268, page 116. Partial Release recorded in O.R. Book 6578, page 343, may have been filed in error.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$19,000.00. Tax ID 06-3195-002.

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: 8-5-2013

TAX ACCOUNT NO.: 06-3195-002

CERTIFICATE NO.: 2010-4327

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

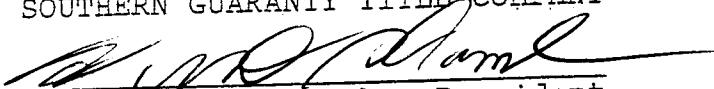
 X Homestead for tax year.

GM of Pensacola, Inc.
701 N. DeVilliers St.
Pensacola, FL 32501

Synovus Bank formerly
Coastal Bank & Trust formerly
Bank of Pensacola formerly
First American Bank of Pensacola, N.A.
125 W. Romana St., 4th Floor
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 25th day of January, 2013.

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.

600
235.90

OR BK 268 PGO 115
Escambia County, Florida
INSTRUMENT 98-491639

DEED DOC STAMPS PD @ ESC CO \$ 235.90
06/11/98/ERLIE/LEE MAGAHA, CLERK

By:

RCD Jun 11, 1998 09:45 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-491639

This Document Prepared By and Return to:

Vincent J. Whibbs, Jr., P.A.
421 North Palafox Street
Pensacola, Florida 32501

Parcel ID Number: 30-2S-30-2000-000-000

Grantee #1 TIN:

Grantee #2 TIN:

Special Warranty Deed

This Indenture, Made this 3rd day of April, 1998 A.D., Between
Percy L. Goodman and Joe Morris, Jr.

of the County of Escambia, State of Florida, grantors, and
GM of Pensacola, Inc., a corporation existing under the laws of the
State of Florida
whose address is: 701 North DeVilliers Street, Pensacola, FL 32501

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

A parcel of land in the Southern part of the V. Ordosgoity Grant,
Section 30, Township 2 South, Range 30 West, Escambia County,
Florida, described as follows: Begin at the southeast corner of the
said Grant; thence go North 42° West (Magnetic) a distance of 418.00
along the Southwest line of the said Grant; thence at a right angle
go Northeasterly a distance of 417.00 feet; thence go southeasterly
parallel to the first described line a distance of 418.00 feet to the
southeast line of the said Grant; thence go Southwesterly along the
southeast line of the said Grant a distance of 417.00 feet to the
point of beginning.

Conveyance between related parties of unencumbered property,
therefore, minimum documentary stamps are affixed.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is:

Together with all 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 grantors are lawfully seized of said land in fee simple; that grantors have
good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



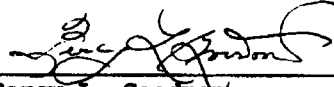
Vincent J. Whibbs, Jr.

Witness

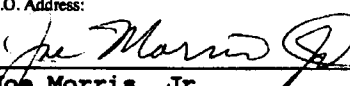


C.F. Morrison SARA K. ELENS

Witness



Percy L. Goodman (Seal)
P.O. Address:

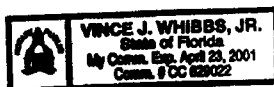


Joe Morris, Jr. (Seal)
P.O. Address:

STATE OF Florida
COUNTY OF Escambia

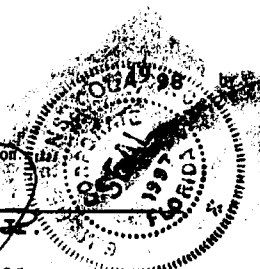
The foregoing instrument was acknowledged before me this 3rd day of April
Percy L. Goodman and Joe Morris, Jr.

who is personally known to me or who has produced Florida driver's license and identification card





Vincent J. Whibbs, Jr.
Notary Public
My Commission Expires: 04/23/01



Prepared by and Return to:
WR# 501109/560/2002
Synovus Bank
Attn: Denise Burrell
P.O. Box 120
Columbus GA 31993-9844

PARTIAL RELEASE OF MORTGAGE

The undersigned, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A. being the Holder of that certain Mortgage dated April 3, 1998, executed by G. M. of Pensacola, Inc., and recorded in Official Records Book 4268, Page 116, and together with that certain Additional Advance Agreement recorded in Official Records Book 4638, Page 1464, together with that certain Modification of Mortgage and Additional Advance Agreement recorded in Official Records Book 4724, Page 1501, together with that certain Additional Advance Agreement recorded in Official Records Book 5763, Page 1511, together with that certain Notice Limiting Future Advances recorded in Official Records Book 6434, Page 534 (the "Mortgage"), all of the Public Records of Escambia County, Florida, in consideration of the sum of \$10.00 and other valuable consideration, releases from the lien of the Mortgage and Assignment, the following described property:

Lot 1, Hayden Place, according to the plat thereof recorded in Plat Book 17, page 6, Public Records of Escambia County, Florida.

However, nothing contained herein shall impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of the mortgaged property not hereby released or any of the rights and remedies of the Holder of Mortgage.

IN WITNESS WHEREOF, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A. has duly executed this Partial Release of Mortgage as of the 22nd day of August, 2011.

WITNESSES:

Synovus Bank,
formerly known as Columbus Bank and Trust
Company, as successor in interest through
name change and by merger with Coastal
Bank and Trust of Florida, formerly known as
Bank of Pensacola, successor by merger to
First American Bank of Pensacola, N.A.

Denise Burrell

Ernie Lee Magaha

Doug Ivey, Senior Manager

State of Georgia
County of Muscogee

The foregoing instrument was acknowledged before me this 22nd day of August, 2011, by Doug Ivey, Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with Coastal Bank and Trust of Florida, formerly known as Bank of Pensacola, successor by merger to First American Bank of Pensacola, N.A., on behalf of the corporation, who is personally known to me and who did not take an oath.



Shernitta Myles
Notary Public

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018235

PAY *ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED FORTY SEVEN AND 56/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

03/05/2013

128,947.56

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018235⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018235

Date	Case Number	Description	Amount
03/05/2013	2010 TD 004334	PAYMENT TAX DEEDS	2,125.19
03/05/2013	2010 TD 005060	PAYMENT TAX DEEDS	5,629.14
03/05/2013	2010 TD 003383	PAYMENT TAX DEEDS	1,988.04
03/05/2013	2010 TD 003219	PAYMENT TAX DEEDS	6.25
03/05/2013	2010 TD 001087	PAYMENT TAX DEEDS	2,773.49
03/05/2013	2010 TD 003123	PAYMENT TAX DEEDS	8,093.60
03/05/2013	2010 TD 000295	PAYMENT TAX DEEDS	1,698.89
03/05/2013	2010 TD 001813	PAYMENT TAX DEEDS	2,560.05
03/05/2013	2010 TD 003418	PAYMENT TAX DEEDS	6.25
03/05/2013	2010 TD 001112	PAYMENT TAX DEEDS	4,581.47

There are additional check details for this check that total:

99,485.10

9000018235

Check: 9000018235 03/05/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 128,947.56

2010 TD 02441 6,406.00	2010 TD 01893 3,803.84
2010 TD 02365 2,125.45	2010 TD 04330 2,125.19
2010 TD 02395 8,169.43	2010 TD 02206 6.25
2010 TD 04327 2,125.19	2010 TD 08755 3,704.30
2010 TD 02930 4,794.75	2010 TD 05064 11,387.54
2010 TD 10465 1,843.10	2010 TD 02735 6.25
2010 TD 02970 6.25	2010 TD 03044 6.25
2010 TD 03371 6.25	2010 TD 00497 6.25
2010 TD 03226 2,799.00	2010 TD 03041 1,465.90
2010 TD 00066 2,431.47	2010 TD 03137 1,874.68
2010 TD 02881 4,727.59	2010 TD 02851 4,347.22
2010 TD 01724 6.25	2010 TD 02796 3,307.36
2010 TD 02253 4,694.90	2010 TD 02844 6.25
2010 TD 01879 1,760.90	

2010 TD 02958 6,832.87
2010 TD 01602 3,049.38
2010 TD 06870 1,088.80
2010 TD 01968 2,016.68
2010 TD 00021 8,038.71
2010 TD 03090 2,768.28
2010 TD 03353 1,734.16
2010 TD 01088 12.50

Florida M. 3-5-13

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

63-27
631

9000018256

VOID AFTER 6 MONTHS

PAY

*FOUR HUNDRED NINETEEN AND 05/100

TC 10U, LLC

TO THE TC 10U, LLC
ORDER P O BOX 172299
OF TAMPA, FL 33672

DATE

AMOUNT

03/05/2013

419.05

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018256⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018256

<u>Date</u>	<u>Case Number</u>	<u>Description</u>
03/05/2013	2010 TD 004327	PAYMENT TAX DEEDS

<u>Amount</u>
419.05

9000018256

Check: 9000018256 03/05/2013 TC 10U, LLC

Check Amount:

419.05

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018226

PAY

*ONE THOUSAND SEVEN HUNDRED FIFTEEN AND 40/100

GM OF PENSACOLA INC

TO THE ORDER OF GM OF PENSACOLA INC
701 N DE VILLIERS ST
PENSACOLA, FL 32501

DATE

AMOUNT

03/05/2013

1,715.40

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018226⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018226

Date	Case Number	Description	Amount
03/05/2013	2010 TD 004327	PAYMENT TAX DEEDS	571.80
03/05/2013	2010 TD 004330	PAYMENT TAX DEEDS	571.80
03/05/2013	2010 TD 004334	PAYMENT TAX DEEDS	571.80

9000018226

Check: 9000018226 03/05/2013 GM OF PENSACOLA INC

Check Amount: 1,715.40

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



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 063195002 Certificate Number: 004327 of 2010

Redemption ☐ Yes ☒ No Application Date 11/30/2012 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>08/05/2013</u>	Redemption Date <u>02/28/2013</u> 
Months	9	3
Tax Collector	<u>\$2,027.69</u>	<u>\$2,027.69</u>
Tax Collector Interest	<u>\$273.74</u>	<u>\$91.25</u>
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	<u>\$2,307.68</u>	<u>\$2,125.19</u>
Clerk Fee	<u>\$60.00</u>	<u>\$60.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$221.00</u>	<u>\$221.00</u>
App. Fee Interest	<u>\$54.14</u>	<u>\$18.05</u>
Total Clerk	<u>\$455.14</u>	<u>\$419.05</u>
Postage	<u>\$12.22</u>	<u>\$0.00</u>
Researcher Copies	<u>\$5.00</u>	<u>\$5.00</u>
Total Redemption Amount	<u>\$2,780.04</u>	<u>\$2,549.24</u>
Repayment Overpayment Refund Amount		<u>\$230.80</u> $+120 + 221 = 571.80$

Notes ACTUAL SHERIFF \$80.00 COM FEE \$20.50
2-21-2013 owner called for quotes. mkj
2/25/2013 Heidi from Atty Holt called for redemption quote..mva

Submit

Reset

Print Preview

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 063195002 Certificate Number: 004327 of 2010**

**Payor: GM OF PENSACOLA INC 701 N DE VILLIERS ST PENSACOLA, FL 32501 Date
02/28/2013**

Clerk's Check # 4439067
Tax Collector Check # 1

Clerk's Total \$455.14
Tax Collector's Total \$2,307.68
Postage \$12.22
Researcher Copies \$5.00
Total Received \$2,780.04

**PAM CHILDERS
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>**

**Pam Childers,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1490921	Receipt Date	02/28/2013
Case Number	2010 TD 004327		
Description	TC 10U, LLC VS		
Action	TAX DEED REDEMPTION		
Judge			
Received From	GM OF PENSACOLA INC		
On Behalf Of	TC 10U, LLC		

Total Received	2,780.04
Net Received	2,780.04
Change	0.00

Receipt Payments	Amount	Reference Description
Check	2,780.04	4439067

Receipt Applications	Amount
Holding	2,775.04
Service Charge	5.00

Deputy Clerk: mkj Transaction Date 02/28/2013 15:40:11

Comments

PAM CHILDERS
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: 2010 TD 004327



00017365217

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 30, 2012 / 121007

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4327**, issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3195-002**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

G M OF PENSACOLA INC
701 N DE VILLIERS ST
PENSACOLA, FLORIDA 32501

Legal Description: 30-2S3-025

LT 1 HAYDEN PLACE PB 17 P 6 OR 4268 P 115 CA 115

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
2010	4327	06/01/10	\$386.94	\$0.00	\$84.64	\$471.58

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
2012	4060.0000	06/01/12	\$411.73	\$6.25	\$34.48	\$452.46
2011	4177.0000	06/01/11	\$413.15	\$6.25	\$111.55	\$530.95

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 (2012)
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

\$1,454.99
\$0.00
\$347.70
\$150.00
\$75.00
\$2,027.69
\$2,027.69
\$6.25

*Done this 30th day of November, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale:

August 5, 2013

* 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,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

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
4327	06-3195-002	06/01/2010	30-2S3-025 LT 1 HAYDEN PLACE PB 17 P 6 OR 4268 P 115 CA 115

2012 TAX ROLL

G M OF PENSACOLA INC
701 N DE VILLIERS ST
PENSACOLA , Florida 32501

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.

mmattp777 (Matt Pallardy)
Applicant's Signature

11/30/2012
Date

**Pam Childers,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1483377	Receipt Date	01/09/2013
Case Number	2010 TD 004327		
Description	TC 10U, LLC VS		
Action	TAX DEED APPLICATION		
Judge			
Received From	TC 10U LLC		
On Behalf Of	TC 10U, LLC		

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	2100

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 01/09/2013 11:54:54

Comments



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

[Back](#)

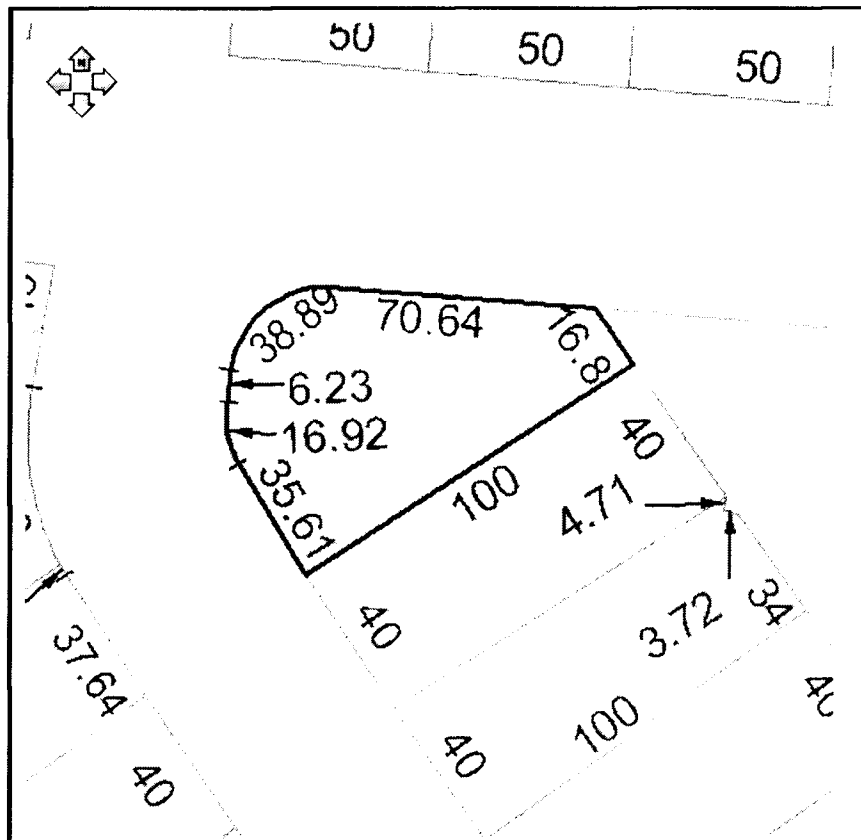
[← Navigate Mode](#)
[Account ↻](#)

[Reference ↗](#)

[Printer Friendly Version](#)

General Information Reference: 302S302500000010 Account: 063195002 Owners: G M OF PENSACOLA INC Mail: 701 N DE VILLIERS ST PENSACOLA, FL 32501 Situs: 1100 HAYDEN CT 32501 Use Code: VACANT RESIDENTIAL Taxing Authority: CITY OF PENSACOLA Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		2012 Certified Roll Assessment Improvements: \$0 Land: \$19,000 Total: \$19,000 <u>Save Our Homes:</u> \$0 Disclaimer Amendment 1 Calculations
Sales Data Sale Date Book Page Value Type Official Records (New Window) None Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		2012 Certified Roll Exemptions None Legal Description LT 1 HAYDEN PLACE PB 17 P 6 OR 4268 P 115 CA 115 Extra Features None

Parcel Information Section Map Id: CA114 Approx. Acreage: 0.1000 Zoned: R-2 Evacuation & Flood Information Open Report	Restore Map Get Map Image Launch Interactive Map
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Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 01/10/2013 (tc 5592)

