

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

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

---

Case: 2010 TD 005998



00035955460

Dkt: TD83 Pg#:

---

4

**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Oct 17, 2012 / 120945

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5998** , 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: 09-1241-000**

**Certificate Holder:**  
TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, FLORIDA 33601

**Property Owner:**  
DESTIN DEVELOPERS LLC  
PO BOX 576  
DESTIN , FLORIDA 32540

**Legal Description: 24-1S3-143**

BEG AT SE COR OF SW1/4 OF SE1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 01 DEG 42 MIN 40 SEC E 665 56/100 FT S 88 DEG 18 MIN ...

**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      |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2012       | 5550.0000          | 06/01/12     | \$3,261.12 | \$0.00  | \$163.06 | \$3,424.18 |
| 2010       | 5998               | 06/01/10     | \$3,267.04 | \$0.00  | \$690.84 | \$3,957.88 |

**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 |
|------------|--------------------|--------------|----------|---------|----------|-------|
|------------|--------------------|--------------|----------|---------|----------|-------|

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
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

|            |
|------------|
| \$7,382.06 |
| \$0.00     |
|            |
| \$150.00   |
| \$75.00    |
| \$7,607.06 |
|            |
|            |
|            |
|            |
|            |
| \$7,607.06 |
|            |
|            |
|            |
| \$6.25     |

\*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Blenda Makuron

Date of Sale: July 1, 2013

\* 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**

10/17/2012

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 09-1241-000**

November 01, 2012  
Tax Year: 2009  
Certificate Number: 5998

BEG AT SE COR OF SW1/4 OF SE1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 01 DEG 42 MIN 40 SEC E 665 56/100 FT S 88 DEG 18 MIN 28 SEC E 327 72/100 FT TO NE COR OF S1/2 OF SW1/4 OF SE1/4 S 01 DEG 47 MIN 30 SEC W ALG E LI OF SD SW1/4 OF SE1/4 665 54/100 FT TO POB OR 5642 P 922 OR 5807 P 1505

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 12, LLC BUYTHISTAXLIEN.COM**  
**TC 12 LLC**  
**TAMPA, Florida, 33601**

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

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>  |
|------------------------|-------------------------|-------------|---|
| 5998                   | 09-1241-000             | 06/01/2010  | 24-1S3-143<br>BEG AT SE COR OF SW1/4 OF SE1/4 OF SEC N<br>88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326<br>78/100 FT N 01 DEG 42 MIN 40 SEC E 665<br>56/100 FT S 88 DEG 18 MIN 28 SEC E 327<br>72/100 FT TO NE COR OF S1/2 OF SW1/4 OF<br>SE1/4 S 01 DEG 47 MIN 30 SEC W ALG E LI OF<br>SD SW1/4 OF SE1/4 665 54/100 FT TO POB OR<br>5642 P 922 OR 5807 P 1505 |

### **2011 TAX ROLL**

DESTIN DEVELOPERS LLC  
PO BOX 576  
DESTIN , Florida 32540

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

10/17/2012

Date

**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 005998



00079335864

Dkt: TD82 Pg#:

---

17

**Original Documents Follow**

13-472

# 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.: 10038

January 7, 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 01-04-1993, through 01-04-2013, and said search reveals the following:

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

Destin Developers, LLC

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 7, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10038

January 7, 2013

**241S314302000000 - Full Legal Description**

BEG AT SE COR OF SW1/4 OF SE1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC  
326 78/100 FT N 01 DEG 42 MIN 40 SEC E 665 56/100 FT S 88 DEG 18 MIN 28 SEC E 327  
72/100 FT TO NE COR OF S1/2 OF SW1/4 OF SE1/4 S 01 DEG 47 MIN 30 SEC W ALG E LI OF  
SD SW1/4 OF SE1/4 665 54/100 FT TO POB OR 5642 P 922 OR 5807 P 1505

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10038

January 7, 2013

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

1. Mortgage executed by Destin Developers, LLC to Ranjit Kaur, dated 03/11/2009 and recorded in Official Record Book 6436 on page 604 of the public records of Escambia County, Florida. given to secure the original principal sum of \$936,919.17. Mortgage Modification recorded in O.R. Book 6795, page 222. NOTE: Mortgage encumbers additional parcels.
2. Possible Judgment filed by Beach Community Bank recorded in O.R. Book 6476, page 1464.
3. Taxes for the year 2009 and 2011 dellinquent. The assessed value is \$190,000.00. Tax ID 09-1241-000.

**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: 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: 7-1-2013

TAX ACCOUNT NO.: 09-1241-000

CERTIFICATE NO.: 2010-5998

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.

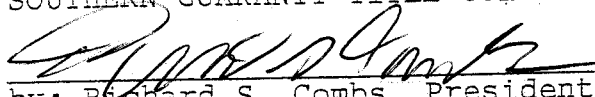
Destin Developers, LLC  
P.O. Box 576  
Destin, FL 32540

Ranjit Kaur  
11 Broadway  
Oadby, Leicester, England LE2 2HD

Beach Community Bank  
17 S.E. Eglin Pkwy.  
Fort Walton Beach, FL 32548

Certified and delivered to Escambia County Tax Collector,  
this 8th 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.

Prepared by and return to:  
Destin Land & Title, Inc.  
4475 Legendary Drive  
Destin, Florida 32541

File Number: DLT05-3053  
Parcel Identification No.: 24-1S-31-4302-000-000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 22nd day of December, 2005 between Russell D. Aldrich, a married man as to his separate non-homestead property, as to his entire 35% interest, whose post office address is: 638 W. Sunset Boulevard, Fort Walton Beach, FL 32547, grantor\*, and Destin Developers, LLC, a Florida limited liability company, whose post office address is P.O. Box 576, Destin, Florida 32540, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

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

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen S. Greybill  
Witness Name Karen S. Greybill  
Cheryl A. Robb  
Witness Name Cheryl A. Robb

Russell D. Aldrich  
Russell D. Aldrich

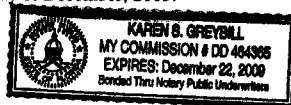
Rec. 10.50  
Doc. 854.70  
865.20

STATE OF Florida  
COUNTY OF Okaloosa

I, Karen S. Greybill, a Notary Public of the County and State first above written, do hereby certify that Russell D. Aldrich, a married man as to his separate non-homestead property personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of December, 2005.

Karen S. Greybill  
Notary Public  
My Commission Expires:



(SEAL)

EXHIBIT "A"

A PORTION OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 24; THENCE NORTH  $88^{\circ}18'42''$  WEST, ALONG THE SOUTH LINE OF SAID SECTION 326.78 FEET; THENCE NORTH  $1^{\circ}42'40''$  EAST, 665.56 FEET; THENCE SOUTH  $88^{\circ}18'28''$  EAST, 327.72 FEET TO THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION; THENCE SOUTH  $1^{\circ}47'30''$  WEST ALONG THE EAST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 665.54 FEET TO THE POINT OF BEGINNING.

**THIS INSTRUMENT WAS PREPARED BY AND  
UPON RECORDING SHOULD BE RETURNED TO:**

Matthews & Hawkins, P.A.  
4475 Legendary Drive  
Destin, Florida 32541  
(850) 837-3662

---

**MORTGAGE AND SECURITY AGREEMENT**

**THIS MORTGAGE AND SECURITY AGREEMENT** (this "Mortgage"), dated the 11th day of March, 2009, between **Destin Developers, LLC**, a Florida limited liability company, (hereinafter called the "Mortgagor"), whose address is P.O. Box 576, Destin, Florida 32540, and **Mrs. Ranjit Kaur**, (hereinafter called the "Mortgagee"), whose address is 11 Broadway, Oadby, Leicester, England LE2 2HD.

**WITNESSETH:**

**WHEREAS**, Mortgagor is liable to the Mortgagee in the principal sum of Nine Hundred Thirty Six Thousand Nine Hundred Nineteen and 17/100 Dollars (\$936,919.17), for money loaned pursuant to that certain renewal Promissory Note payable by the Mortgagor to Mortgagee in said principal amount (the "Note").

**WHEREAS**, Mortgagee has required the execution of this Mortgage as security for the Loan Obligations (as hereafter defined).

**NOW, THEREFORE**, the undersigned, to secure the prompt payment of Loan Obligations, with the interest thereon, and any extensions or renewals of same, and further to secure the performance of the covenants, conditions, and agreements hereinafter set forth, have bargained and sold and do hereby grant, bargain, sell, alien, mortgage and convey unto the Mortgagee, its successors and assigns, the following (which together with any additional such property hereafter acquired by Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same may be from time to time constituted is hereinafter collectively referred to as the "Mortgaged Property") to-wit:

(a) All estate, right, title, and interest of Mortgagor in and to those tract(s) or parcel(s) of land particularly described in **Exhibit A** attached hereto and made a part hereof (the "Real Estate");

(b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Real Estate, and all fixtures, machinery, equipment, furniture, furnishings, and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and located in, on, or used solely or intended to be used solely in connection with or with the operation of said property, buildings, structures, or other improvements, including all extensions, additions, improvements, betterment, renewals and replacements to any of the foregoing; and

(c) All building materials, equipment, fixtures, fittings, and personal property of every kind or character now owned or hereafter acquired by Mortgagor for the purpose of being used in connection with the improvements located or to be located on the real estate described herein, whether such materials, equipment, fixtures, fittings, and personal property are actually located on or adjacent to said real estate or not, and whether in storage or otherwise, wheresoever the same may be located, including, but without limitation, all lumber and lumber products, bricks, building stones, and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, furniture, and in general all building materials and equipment of every kind and character used or useful in connection with said improvements; and

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage, through its duly-authorized officer, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**Mortgagor:**  
Destin Developers, LLC, a Florida limited  
liability company  
By: J.K.P. International Management  
Its: Manager

Felicia Henderson  
Name: Felicia Henderson

Jay K. Patel  
By: Jay K. Patel, President

K. Busby  
Name: Kristie A. Busby

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 11th day of March, 2009, by Jay K. Patel, President of J. K. P. International Management, Inc., in its capacity as Manager of Destin Developers, LLC. Such person did not take an oath and:

(notary must check applicable box)

X is/are personally known to me.

\_\_\_\_\_ produced a current driver's license as identification.

\_\_\_\_\_ produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

NOTARY PUBLIC-STATE OF FLORIDA  
Felicia Henderson  
Commission #DD732873  
Expires: NOV. 07, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

Felicia Henderson  
Signature of Notary  
Felicia Henderson

Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_

**EXHIBIT A**

A portion of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Beginning at an iron pipe at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 24; thence North  $88^{\circ} 18' 42''$  West, along the South line of said Section 326.78 feet; thence North  $1^{\circ} 42' 40''$  East, 665.56 feet; thence South  $88^{\circ} 18' 28''$  East, 327.72 feet to the Northeast corner of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section; thence South  $1^{\circ} 47' 30''$  West along the East line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 665.54 feet to the Point of Beginning.

Parcel Identification Number: 241S314302000000

**AND**

Lots 9 and 10, Block 5 of a subdivision of Section 10, Township 1 South, Range 30 West, Escambia County, Florida as per plat recorded in Deed Book 89, Page 396 of the Public Records of said County.

**LESS**

Begin at the Northeast corner of Lot 10, Block 5 of subdivision of Section 10, Township 1 South, Range 30 West, Escambia County, Florida; thence run South along East line 200 feet; thence run West 216 feet; thence run North and parallel to East line 200 feet; thence run East 216 feet to Point of Beginning, lying and being in said Lot 10, Block 5, Subdivision of Section 10, Township 1 South, Range 30 West, as per plat recorded in Deed Book 89, Page 369, of the Public Records of said County.

**LESS**

Commence at the Northeast corner of Lot 10, Block 5 of a subdivision of Section 10, Township 1 South, Range 30 West; thence go North 89 degrees 53 minutes 39 seconds West along the North line of said Lot 10 a distance of 216 feet to the Point of Beginning; thence continue North 89 degrees 53 minutes 39 seconds West a distance of 25 feet; thence South 01 degrees 26 minutes 58 seconds West a distance of 200 feet; thence South 89 degrees 53 minutes 39 seconds East a distance of 25 feet; thence North 01 degrees 26 minutes 58 seconds East a distance of 200 feet to the Point of Beginning, being a portion of a subdivision of Section 10, Township 1 South, Range 30 West, as per plat recorded in Deed Book 89, Page 396, of the Public Records of Escambia County, Florida.

**LESS AND EXCEPT ANY PORTION OF CAPTIONED PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY OF DETROIT BLVD. AND BOWMAN AVENUE.**

Parcel Identification Number: 101S301101090005

Prepared By & Return to:  
Matthews Jones & Hawkins, LLP  
4475 Legendary Drive  
Destin, Florida 32541

DOCUMENTARY STAMPS ARE BEING PAID ON THE ADDITIONAL ADVANCE IN THE AMOUNT OF \$380.45  
AS THIS DOCUMENT MODIFIES THE MORTGAGE REFERENCED HEREIN.

#### MORTGAGE MODIFICATION AND SPREADER AGREEMENT

**THIS MORTGAGE MODIFICATION AND SPREADER AGREEMENT ("Agreement")**  
is entered into this 11th day of October, 2011, by and between **Destin Developers, L.L.C.**, a Florida  
limited liability company, whose address is P.O. Box 576, Destin, Florida 32540, hereinafter referred to  
as "Mortgagee"; **Mrs. Ranjit Kaur**, whose address is 11 Broadway, Oadby, Leicester, England LE2  
2HD, hereinafter referred to as "Mortgagor"

#### RECITALS

**WHEREAS**, Mortgagee granted Mortgagor an original loan in the original principal amount of  
\$936,919.17 ("Loan") as evidenced by that certain promissory note dated March 11, 2009 ("Note"), and  
secured by that certain Mortgage and Security Agreement recorded at O.R. Book 6436, Page 604 et seq.,  
Escambia County, Florida Public Records ("Mortgage") (Note and Mortgage collectively referred to as  
"Note/Mortgage"); and

**WHEREAS**, Note/Mortgage and Mortgage Modifications are secured by the parcel located in  
Escambia County, Florida ("Encumbered Property") as shown in attached "Exhibit A"; and

**WHEREAS**, Mortgagee and Mortgagor have agreed to coordinate the liens of the Mortgage, and  
to modify the terms thereof, and of the Note secured thereby in the manner hereafter appearing; and

**WHEREAS**, Mortgagor shall execute that certain note in the total amount of \$1,045,534.39  
("Additional Advance Note") representing an additional advance in the amount of \$108,615.22; whereas  
documentary stamp taxes in the amount of \$380.15 and intangible taxes in the amount of \$217.33 shall be  
paid simultaneously herewith; and

**WHEREAS**, Destin Developers, L.L.C. has agreed to encumber that certain property described  
in "Exhibit B" (the "Additional Encumbered Property") as additional collateral for the Loan; and

**NOW THEREFORE**, for mutual and valuable consideration, the receipt of which is hereby  
acknowledged, the parties hereto mutually covenant and agree as follows:

1. The foregoing Recitals are true, correct and incorporated herein by reference.
2. Mortgagee and Mortgagor agree that the outstanding unpaid principal sums currently  
owed Mortgagee pursuant to Note/Mortgage as of September 1, 2011 are as follows:

|               |                |
|---------------|----------------|
| Note/Mortgage | \$1,045,534.39 |
|---------------|----------------|

3. The Real Property, as defined in Mortgage and any and all modifications thereof, shall in  
all respects be subject to the lien, charge, and encumbrances, and nothing herein contained or done shall  
affect the lien, charge, or encumbrance of Mortgage, as previously modified and as modified hereby, or its  
priority over any other liens, charges, encumbrances, or conveyances.

4. Mortgagor warrants that it has full power and authority to execute this Agreement, that  
there are no other liens or claims against the Encumbered Property or the Additional Encumbered Property.  
Mortgagor further warrants and acknowledges that this Agreement is binding upon the Mortgagor, its  
successors and assigns; that Mortgagee has heretofore fully performed its obligations under Note/Mortgage;  
that the Mortgagor has no claims or offsets against the Mortgagee; and there are no other matters  
whatsoever which would impair the enforceability of this Agreement, Note/Mortgage by Mortgagee.

5. It is the intent of the parties hereto that this instrument shall not constitute a novation and  
shall in no way adversely affect or impair the lien priority of the Mortgage, and that all sums advanced in  
connection herewith shall have the same priority as the sums originally loaned under the Mortgage. The  
parties hereto shall be bound by all the terms and conditions hereof until all indebtedness owing from  
Mortgagor to Mortgagee shall have been paid.

Initials:  
Mortgagor R.K.  
Mortgagee AM

6. Except as modified herein, the terms and conditions of the Mortgage, shall remain unchanged. Mortgagor hereby affirms and re-adopts all covenants and warranties in favor of Mortgagee as set forth in the Mortgage.

IN WITNESS WHEREOF, the parties have hereto set their hand effective first written above.

WITNESSES:

MORTGAGEE:  
DESTIN DEVELOPERS, L.L.C.  
By: AMPS Development, LLC  
Its: Manager

Jelicia Henderson  
Print: Jelicia Henderson

Chirag Mahyavanshi  
Chirag Mahyavanshi, its Manager

Scott M Work  
Print: Scott M Work

STATE OF Florida  
COUNTY OF Okaloosa

The foregoing Agreement was acknowledged before me this 16th day of October, 2011 by Chirag Mahyavanshi, as Manager of AMPS Development, LLC, as Manager of Destin Developers, L.L.C. Such person did not take an oath and is personally known to me or who has produced Florida Drivers License identification.

{Notary Seal must be affixed}

JSP  
Signature of Notary





WITNESSES:

MORTGAGOR:  
Mrs. Ranjit Kaur

Print: Amandeep Sangha

Ranjit Kaur

Print: SANJAY P. GOGIA

STATE OF LEICESTER, ENGLAND  
COUNTY OF Leicestershire U.K.

The foregoing Agreement was acknowledged before me this 4<sup>th</sup> day of October, 2011, by Mrs. Ranjit Kaur. Such person did not take an oath and is personally known to me or who has produced her UK Passport identification.

San  
Signature of Notary

**SANJAY PREM GOGIA  
NOTARY PUBLIC  
LEICESTER BUSINESS CENTRE  
111 ROSS WALK  
LEICESTER LE4 5HH  
TEL: 07960 283 653**

**EXHIBIT A**  
**Encumbered Property**

A portion of the South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 1 South, Range 31 West, Escambia County, Florida, described as follows: Beginning at an iron pipe at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 24; thence North  $88^{\circ} 18' 42''$  West, along the South line of said Section 326.78 feet; thence North  $1^{\circ} 42' 40''$  East, 665.56 feet; thence South  $88^{\circ} 18' 28''$  East, 327.72 feet to the Northeast corner of the South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section; thence South  $1^{\circ} 47' 30''$  West along the East line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 665.54 feet to the Point of Beginning.

Parcel Identification Number: 241S314302000000

AND

Lots 9 and 10, Block 5 of a subdivision of Section 10, Township 1 South, Range 30 West, Escambia County, Florida as per plat recorded in Deed Book 89, Page 396 of the Public Records of said County.

LESS

Begin at the Northeast corner of Lot 10, Block 5 of subdivision of Section 10, Township 1 South, Range 30 West, Escambia County, Florida; thence run South along East line 200 feet; thence run West 216 feet; thence run North and parallel to East line 200 feet; thence run East 216 feet to Point of Beginning, lying and being in said Lot 10, Block 5, Subdivision of Section 10, Township 1 South, Range 30 West, as per plat recorded in Deed Book 89, Page 369, of the Public Records of said County.

LESS

Commence at the Northeast corner of Lot 10, Block 5 of a subdivision of Section 10, Township 1 South, Range 30 West; thence go North 89 degrees 53 minutes 39 seconds West along the North line of said Lot 10 a distance of 216 feet to the Point of Beginning; thence continue North 89 degrees 53 minutes 39 seconds West a distance of 25 feet; thence South 01 degrees 26 minutes 58 seconds West a distance of 200 feet; thence South 89 degrees 53 minutes 39 seconds East a distance of 25 feet; thence North 01 degrees 26 minutes 58 seconds East a distance of 200 feet to the Point of Beginning, being a portion of a subdivision of Section 10, Township 1 South, Range 30 West, as per plat recorded in Deed Book 89, Page 396, of the Public Records of Escambia County, Florida.

LESS AND EXCEPT ANY PORTION OF CAPTIONED PROPERTY LYING WITHIN THE ROAD  
RIGHT OF WAY OF DETROIT BLVD. AND BOWMAN AVENUE.

Parcel Identification Number: 101S301101090005

Initials:  
Mortgagor *R.K.*  
Mortgagee *am*

**EXHIBIT B**  
**Additional Encumbered Property**

**PARCEL 1**

Lot 12, Block 4, according to the subdivision of Section 10, Township 1 South, Range 30 West, platted by National Land Sales Co. as recorded in Deed Book 89 at Page 369, of the public records of Escambia County, Florida, LESS AND EXCEPT the portion thereof deeded to Escambia County, Florida, Board of County Commissioners for road right-of-way purposes by deed recorded in Official Records Book 558 at Page 210, of the public records of Escambia County, Florida.

**PARCEL 2**

Lot 13, in Block 4, of National Land Sales Company's Subdivision of a Portion of Section 10, Township 1 South, Range 30 West, Escambia County, Florida, according to the Plat thereof, as recorded in Plat Book 89, at Page(s) 369, of the Public Records of Escambia County, Florida.

Initials:  
Mortgagor *[Signature]*  
Mortgagee *[Signature]*

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR OKALOOSA COUN

00017645477  
FJPL

BEACH COMMUNITY BANK,

Plaintiff,

2009 CA 000654 S  
V. JACKSON, DEPUTY CLERK  
06/10/2009 Ref# 15

vs.

CASE NO.: 09-CA-654

JKP INTERNATIONAL MANAGEMENT  
INC., a Florida corporation, and DESTIN  
DEVELOPERS, L.L.C., a Florida limited  
liability company, and JAY PATEL,  
individually,

Defendants.

Instr # 2571108 BK: 2892 PG:4943, Page 1 of 7  
Recorded 06/16/2009 at 02:12 PM,

RECEIVED  
DON W. HOWARD  
2009 JUN 10 AM 11 02  
CLERK OF CIRCUIT COURT  
OKALOOSA COUNTY FL  
SEALHAB, FL

DEPUTY CLERK BHILL  
DON W. HOWARD, CLERK OF COURTS, OKALOOSA COUNTY, FL

**JUDGMENT**

**THIS CAUSE** having come on for consideration based on a Workout Agreement entered  
into between the parties and the Court being fully advised in the premises, it is hereby

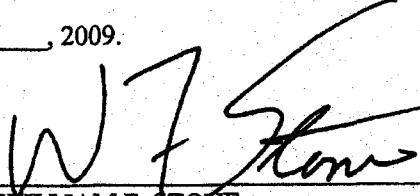
**ORDERED AND ADJUDGED** that:

1. This Court has jurisdiction of the parties in this cause and the subject matter  
hereof and has jurisdiction to render this Judgment.
2. Plaintiff, Beach Community Bank, whose address is 17 S.E. Eglin Parkway, Fort  
Walton Beach, Florida 32548, recover from Defendants, JKP International Management, Inc.  
and Jay Patel, individually, the sum of One Hundred Ninety-Seven Thousand Five Hundred  
Fifty-Eight and 20/100 Dollars (\$197,558.20). By agreement of the parties, this Judgment shall bear  
interest at a rate of 6.50 % annually.
3. This Judgment is subject to the terms and conditions of the Workout Agreement  
attached as Exhibit "A". In the event of a default of the Workout Agreement, Plaintiff shall be

entitled to recovery under this terms of this Judgment and the Workout Agreement.

**DONE AND ORDERED** in Chambers at the Okaloosa County Courthouse Annex, Shalimar,

Florida on this 9 day of JUNE, 2009.

  
WILLIAM F. STONE  
Circuit Court Judge

SBT Samuel B. Taylor, Esq.

CLa C. LeDon Anchors, Esq.

**CLERK'S CERTIFICATE OF MAILING**

**I HEREBY CERTIFY** that a true copy of the foregoing has been furnished to the following

addressees this 16 day of June, 2009:

C. LeDon Anchors, Esq., Anchors Smith Grimsley, a Professional Limited Company, 909 Mar Walt Drive, Suite 1014, Fort Walton Beach, Florida 32547; and

Samuel B. Taylor, Esq., Samuel B. Taylor, P.A., P.O. Box 1474, Destin, Florida 32540-1474.

DON W. HOWARD  
Clerk of Circuit Court

By:   
Deputy Clerk





EXECUTIVE ADMINISTRATION  
ACCOUNTING DIVISION  
APPEALS DIVISION  
ARCHIVES AND RECORDS  
CENTURY DIVISION  
CLERK TO THE BOARD  
COUNTY CIVIL  
COUNTY CRIMINAL  
COURT DIVISION  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW

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

• AUDITOR • ACCOUNTANT • EX-OFFICIO CLERK TO THE BOARD • CUSTODIAN OF COUNTY FUNDS •

FINANCE  
JURY ASSEMBLY  
GUARDIANSHIP  
HUMAN RESOURCES  
JUVENILE DIVISION  
MARRIAGE  
MENTAL HEALTH  
MANAGEMENT INFORMATION SYSTEMS  
OFFICIAL RECORDS  
ONE STOP  
OPERATIONAL SERVICES  
PROBATE DIVISION  
TRAFFIC DIVISION  
TREASURY

December 27, 2012

TC12 LLC  
P O BOX 3385  
TAMPA FL 33601

Re: Tax Account 09-1241-000 , Tax Cert 2010 TD 05998

To Whom it May Concern,

Enclosed please find our check #9000017007 in the amount of \$413.03. The property on this account was redeemed from sale on December 21, 2012, therefore we are refunding your app fees of \$401.00, along with interest of \$12.03.

If you have any questions, or need any additional information, please feel free to contact me. Have a great day!

Sincerely,

Hon Ernie Lee Magaha  
Clerk of the Circuit Court

Enclosure

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

Bank of America  
PENSACOLA, FLORIDA  
VOID AFTER 6 MONTHS

63-27  
631

9000016999

PAY \*FIFTY THOUSAND TWO HUNDRED FIFTY SIX AND 74/100  
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT  
12/26/2012 50,256.74

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016999⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000016999

| Date       | Case Number    | Description              | Amount    |
|------------|----------------|--------------------------|-----------|
| 12/26/2012 | 2010 TD 005998 | PAYMENT TAX DEEDS 13-472 | 7,841.52  |
| 12/26/2012 | 2010 TD 003950 | PAYMENT TAX DEEDS        | 13,455.32 |
| 12/26/2012 | 2009 TD 005580 | PAYMENT TAX DEEDS        | 5,292.80  |
| 12/26/2012 | 2010 TD 010889 | PAYMENT TAX DEEDS        | 2,925.03  |
| 12/26/2012 | 2010 TD 006930 | PAYMENT TAX DEEDS        | 2,649.86  |
| 12/26/2012 | 2010 TD 007626 | PAYMENT TAX DEEDS        | 18,092.21 |

9000016999

Check: 9000016999 12/26/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 50,256.74



EXECUTIVE ADMINISTRATION  
ACCOUNTING DIVISION  
APPEALS DIVISION  
ARCHIVES AND RECORDS  
CENTURY DIVISION  
CLERK TO THE BOARD  
COUNTY CIVIL  
COUNTY CRIMINAL  
COURT DIVISION  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW

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

• AUDITOR • ACCOUNTANT • EX-OFFICIO CLERK TO THE BOARD • CUSTODIAN OF COUNTY FUNDS •

FINANCE  
JURY ASSEMBLY  
GUARDIANSHIP  
HUMAN RESOURCES  
JUVENILE DIVISION  
MARRIAGE  
MENTAL HEALTH  
MANAGEMENT INFORMATION SYSTEMS  
OFFICIAL RECORDS  
ONE STOP  
OPERATIONAL SERVICES  
PROBATE DIVISION  
TRAFFIC DIVISION  
TREASURY

December 27, 2012

Jay Patel  
P O Box 576  
Destin FL 32540

Re: Tax Account 09-1241-000 / Destin Developers LLC

Dear Mr. Patel,

Enclosed please find our check # 9000017000 in the amount of \$1,181.85. The property on this account was redeemed from sale on December 21, 2012, therefore the interest for January-July is being refunded to you. These fees also represent a refund of unused sheriff/ fees.

If you have any questions, or need any additional information, please feel free to contact me. Have a great day!

Sincerely,

Hon Ernie Lee Magaha  
Clerk of the Circuit Court

Enclosure



|   |  |   |  |   |   |
|---|--|---|--|---|---|
| <input checked="" type="checkbox"/> Search Property | <input checked="" type="checkbox"/> Property Sheet | <input checked="" type="checkbox"/> Lien Holder's | <input checked="" type="checkbox"/> Redeem | <input checked="" type="checkbox"/> Forms | <input checked="" type="checkbox"/> Courtview |
| Redeemed From Sale                                  |  |   |  |   |   |



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

**Tax Deed - Redemption Calculator**

**Account: 091241000 Certificate Number: 005998 of 2010**

Redemption ☐ Yes ☒ No Application Date 10/17/2012 Interest Rate 18%

|                         | Final Redemption Payment ESTIMATED  | Redemption Overpayment ACTUAL     |
|-------------------------|-------------------------------------|-----------------------------------|
|                         | Auction Date <u>07/01/2013</u>      | Redemption Date <u>12/21/2012</u> |
| Months                  | 9                                   | 2                                 |
| Tax Collector           | <u>\$7,607.06</u>                   | <u>\$7,607.06</u>                 |
| Tax Collector Interest  | \$1,026.95                          | \$228.21                          |
| Tax Collector Fee       | <u>\$6.25</u>                       | <u>\$6.25</u>                     |
| Total Tax Collector     | \$8,640.26                          | \$7,841.52                        |
| 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       | \$54.14                             | \$12.03                           |
| Total Clerk             | \$455.14                            | \$413.03                          |
| Postage                 | <u>\$60.00</u>                      | <u>\$60.00</u>                    |
| Researcher Copies       | <u>\$40.00</u>                      | <u>\$40.00</u>                    |
| Total Redemption Amount | \$9,195.40                          | \$8,354.55                        |
|                         | Repayment Overpayment Refund Amount | \$840.85 $+120+221=1,181.85$      |

Notes ☐ ACTUAL SHERIFF \$40.00/ COM FEE \$  
☐ 12/11/2012 j patel(owner) called for redemption quote..mva  
☐ 12-19-2012 owner called for quotes. mkj

**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 | 1481495 | Receipt Date       | 12/21/2012 |

|             |                                |
|-------------|--------------------------------|
| Case Number | 2010 TD 005998                 |
| Description | TC12 LLC BUYTHISTAXLIEN.COM VS |

Action TAX DEED REDEMPTION

Judge

Received From JAY PATEL

On Behalf Of TC12 LLC BUYTHISTAXLIEN.COM

|                |          |
|----------------|----------|
| Total Received | 9,195.40 |
| Net Received   | 9,195.40 |
| Change         | 0.00     |

|                  |          |                       |
|------------------|----------|-----------------------|
| Receipt Payments | Amount   | Reference Description |
| Check            | 9,195.40 | 5006599337            |

|                      |          |
|----------------------|----------|
| Receipt Applications | Amount   |
| Holding              | 9,095.40 |
| Service Charge       | 100.00   |

Deputy Clerk: mavila Transaction Date 12/21/2012 11:05:58

Comments



REGIONS

CASHIER'S CHECK

12/19/2012

61-1/620

5006599337

Destin Developers LLC / Account # 09-1241-000

Purchased For

NINE THOUSAND ONE HUNDRED NINETY FIVE DOLLARS AND 40 CENTS

PAY TO THE ORDER OF: ESCAMBIA COUNTY  
CLERK OF COURT

\$9,195.40



Security  
Features  
Detail on  
back

*Angela M. Norf*

Regions Bank

Authorized Signature

Branch FL00041

CC041100

⑈ 5006599337⑈ ⑆ 06200019⑆ 0000742651⑈

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



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 091241000 Certificate Number: 005998 of 2010**

**Payor: JAY PATEL PO BOX 576 DESTIN, FL 32540      Date 12/21/2012**

|                       |            |                       |            |
|-----------------------|------------|-----------------------|------------|
| Clerk's Check #       | 5006599337 | Clerk's Total         | \$455.14   |
| Tax Collector Check # | 1          | Tax Collector's Total | \$8,640.26 |
|                       |            | Postage               | \$60.00    |
|                       |            | Researcher Copies     | \$40.00    |
|                       |            | Total Received        | \$9,195.40 |

**ERNIE LEE MAGAHA**  
Clerk of the Circuit Court

Received By:  
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502**  
**(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

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



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2010 TD 005998**  
**Redeemed Date 12/21/2012**  
**Name JAY PATEL PO BOX 576 DESTIN, FL 32540**

|                             |            |
|-----------------------------|------------|
| Clerk's Total = TAXDEED     | \$455.14   |
| Due Tax Collector = TAXDEED | \$8,640.26 |
| Postage = TD2               | \$60.00    |
| ResearcherCopies = TD6      | \$40.00    |

**Apply Docket Codes**

• For Office Use Only

| Date       | Docket  | Desc  | Amount Owed | Amount Due | Payee Name |
|------------|---------|---|-------------|------------|------------|
| 06/01/2010 | TD1     | TAX DEED APPLICATION Receipt: 1468485 Date: 11/02/2012  | 60.00       | 0.00       |            |
| 06/01/2010 | TAXDEED | TAX DEED CERTIFICATES Receipt: 1468485 Date: 11/02/2012 | 341.00      | 0.00       |            |
| 11/21/2012 | TD83    | TAX COLLECTOR CERTIFICATION                             | 0.00        | 0.00       |            |
| 12/21/2012 | TAXDEED | TAXDEED Clerk's Total                                   | 455.14      | 455.14     |            |
| 12/21/2012 | TAXDEED | TAXDEED Due Tax Collector                               | 8,640.26    | 8,640.26   |            |
| 12/21/2012 | TD2     | POSTAGE TAX DEEDS                                       | 60.00       | 60.00      |            |
| 12/21/2012 | TD6     | TITLE RESEARCHER COPY CHARGES                           | 40.00       | 40.00      |            |

**FINANCIAL SUMMARY**

| Rcd | Docket Application | Owed              | Paid            | Dismissed     | Due               |
|-----|--------------------|-------------------|-----------------|---------------|-------------------|
| 1   | Service Charge     | \$160.00          | \$60.00         | \$0.00        | \$100.00          |
| 2   | Holding            | \$9,436.40        | \$341.00        | \$0.00        | \$9,095.40        |
|     | <b>TOTAL</b>       | <b>\$9,596.40</b> | <b>\$401.00</b> | <b>\$0.00</b> | <b>\$9,195.40</b> |

# Message Confirmation Report

DEC-11-2012 01:26 PM TUE

13-472

Fax Number : 8505955247  
Name : OFFICIAL RECORDS

Name/Number : 718504241643  
Page : 3  
Start Time : DEC-11-2012 01:24PM TUE  
Elapsed Time : 01'34"  
Mode : STD G3  
Results : [O.K.]

**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

## FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: 850-424-1643

To: J. Patel

Of: Destini Developers

From: Maryline Arila

Client/Matter: TAX ACCT # 09-1241-000

Date: \_\_\_\_\_

DOCUMENTS

NUMBER OF PAGES\*

3

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* NUMBER OF PAGES, INCLUDING COVER.

**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

## FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: 850-424-1643

To: J. Patel

Of: Destin Developers

From: Maryline Arila

Client/Matter: TAX ACCT # 09-1241-000

Date: \_\_\_\_\_

DOCUMENTS

NUMBER OF PAGES\*

3

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* NUMBER OF PAGES, INCLUDING COVER:

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Oct 17, 2012 / 120945**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 5998** , 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: 09-1241-000**

**Certificate Holder:**  
TC 12, LLC BUYTHISTAXLIEN.COM  
TC 12 LLC  
TAMPA, FLORIDA 33601

**Property Owner:**  
DESTIN DEVELOPERS LLC  
PO BOX 576  
DESTIN , FLORIDA 32540

**Legal Description:** 24-1S3-143  
BEG AT SE COR OF SW1/4 OF SE1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 01  
DEG 42 MIN 40 SEC E 665 56/100 FT S 88 DEG 18 MIN ...  
**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      |
|------------|--------------------|--------------|------------|---------|----------|------------|
| 2012       | 5550.0000          | 06/01/12     | \$3,261.12 | \$0.00  | \$163.06 | \$3,424.18 |
| 2010       | 5998               | 06/01/10     | \$3,267.04 | \$0.00  | \$690.84 | \$3,957.88 |

**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 |
|------------|--------------------|--------------|----------|---------|----------|-------|
|------------|--------------------|--------------|----------|---------|----------|-------|

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
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

|            |
|------------|
| \$7,382.06 |
| \$0.00     |
|            |
| \$150.00   |
| \$75.00    |
| \$7,607.06 |
|            |
|            |
|            |
|            |
|            |
| \$7,607.06 |
|            |
|            |
|            |
| \$6.25     |
|            |

\*Done this 17th day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Deirda Makuron*

Date of Sale: July 1, 2013

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






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

**Tax Deed - Redemption Calculator**

**Account: 091241000 Certificate Number: 005998 of 2010**

Redemption  Application Date  Interest Rate

|                         |  |   |
|-------------------------|--|---|
|                         | Final Redemption Payment ESTIMATED                   | Redemption Overpayment ACTUAL   |
|                         | Auction Date <input type="text" value="07/01/2013"/> | Redemption Date <input type="text" value="07/01/2013"/>  |
| Months                  | <input type="text" value="9"/>                       | <input type="text" value="9"/>  |
| Tax Collector           | <input type="text" value="\$7,607.06"/>              | <input type="text" value="\$0.00"/>   |
| Tax Collector Interest  | <input type="text" value="\$1,026.95"/>              | <input type="text" value="\$0.00"/>   |
| Tax Collector Fee       | <input type="text" value="\$6.25"/>                  | <input type="text" value="\$0.00"/>   |
| Total Tax Collector     | <input type="text" value="\$8,640.26"/>              | <input type="text" value="\$0.00"/>   |
| Clerk Fee               | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>   |
| Sheriff Fee             | <input type="text" value="\$120.00"/>                | <input type="text" value="\$0.00"/>   |
| Legal Advertisement     | <input type="text" value="\$221.00"/>                | <input type="text" value="\$0.00"/>   |
| App. Fee Interest       | <input type="text" value="\$54.14"/>                 | <input type="text" value="\$0.00"/>   |
| Total Clerk             | <input type="text" value="\$455.14"/>                | <input type="text" value="\$0.00"/>   |
| Postage                 | <input type="text" value="\$60.00"/>                 | <input type="text" value="\$0.00"/>   |
| Researcher Copies       | <input type="text" value="\$40.00"/>                 | <input type="text" value="\$0.00"/>   |
| Total Redemption Amount | <input type="text" value="\$9,195.40"/>              | <input type="text" value="\$0.00"/>   |
|                         | Repayment Overpayment Refund Amount                  | <input type="text" value="\$9,195.40"/>   |

ACTUAL SHERIFF \$40.00/ COM FEE \$

Notes

**Submit**

**Reset**

**Print Preview**

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

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

---

Case: 2010 TD 005998



00035955460

Dkt: TD83 Pg#:

---

4

**Original Documents Follow**



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)

[Back](#)

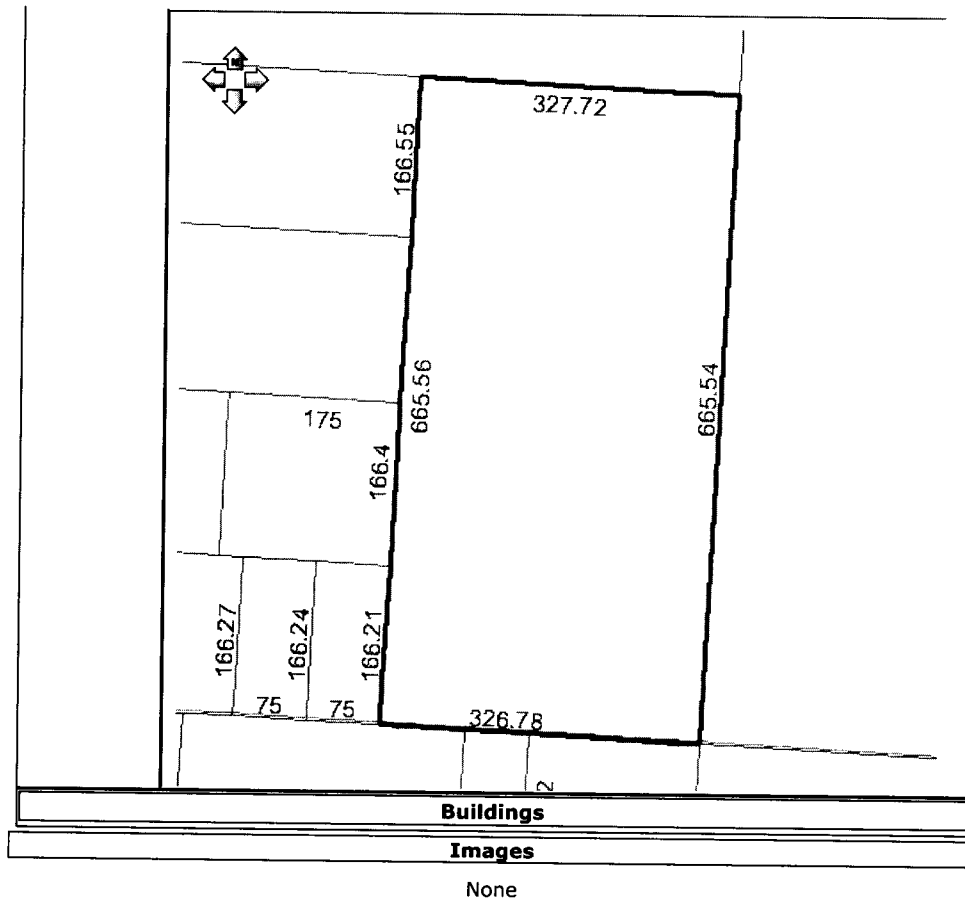
[←](#) **Navigate Mode** [Account](#)  
[Reference](#) [→](#)

[Printer Friendly Version](#)

|  |  |
|--|--|
| <b>General Information</b><br><b>Reference:</b> 241S314302000000<br><b>Account:</b> 091241000<br><b>Owners:</b> DESTIN DEVELOPERS LLC<br><b>Mail:</b> PO BOX 576<br>DESTIN, FL 32540<br><b>Situs:</b> 7000 PINE FOREST RD (OFF) BLK 32526<br><b>Use Code:</b> VACANT COMMERCIAL <input type="checkbox"/><br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Janet Holley,<br>Escambia County Tax Collector | <b>2012 Certified Roll Assessment</b><br><b>Improvements:</b> \$0<br><b>Land:</b> \$190,000<br><b>Total:</b> \$190,000<br><b>Save Our Homes:</b> \$0<br><br><a href="#">Disclaimer</a><br><br><a href="#">Amendment 1 Calculations</a> |
|--|--|

| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/2005</td> <td>5807</td> <td>1505</td> <td>\$122,100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/2005</td> <td>5642</td> <td>922</td> <td>\$250,000</td> <td>CJ</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1975</td> <td>930</td> <td>746</td> <td>\$100</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha,<br>Escambia County Clerk of the Court | Sale Date | Book | Page      | Value | Type                          | Official Records (New Window) | 12/2005 | 5807 | 1505 | \$122,100 | WD | <a href="#">View Instr</a> | 05/2005 | 5642 | 922 | \$250,000 | CJ | <a href="#">View Instr</a> | 01/1975 | 930 | 746 | \$100 | WD | <a href="#">View Instr</a> | <b>2012 Certified Roll Exemptions</b><br>None<br><br><b>Legal Description</b> <input type="checkbox"/><br>BEG AT SE COR OF SW1/4 OF<br>SE1/4 OF SEC N 88 DEG 18<br>MIN 42 SEC W ALG S LI OF SEC<br>326 78/100 FT N 01 DEG...<br><br><b>Extra Features</b><br>None |
|---|-----------|------|-----------|-------|-------------------------------|-------------------------------|---------|------|------|-----------|----|----------------------------|---------|------|-----|-----------|----|----------------------------|---------|-----|-----|-------|----|----------------------------|---|
| Sale Date   | Book      | Page | Value     | Type  | Official Records (New Window) |                               |         |      |      |           |    |                            |         |      |     |           |    |                            |         |     |     |       |    |                            |   |
| 12/2005   | 5807      | 1505 | \$122,100 | WD    | <a href="#">View Instr</a>    |                               |         |      |      |           |    |                            |         |      |     |           |    |                            |         |     |     |       |    |                            |   |
| 05/2005   | 5642      | 922  | \$250,000 | CJ    | <a href="#">View Instr</a>    |                               |         |      |      |           |    |                            |         |      |     |           |    |                            |         |     |     |       |    |                            |   |
| 01/1975   | 930       | 746  | \$100     | WD    | <a href="#">View Instr</a>    |                               |         |      |      |           |    |                            |         |      |     |           |    |                            |         |     |     |       |    |                            |   |

|   |  |
|---|--|
| <b>Parcel Information</b><br><b>Section Map Id:</b><br>24-1S-31<br><br><b>Approx. Acreage:</b><br>4.9500<br><br><b>Zoned:</b> <input type="checkbox"/><br>C-1 | <a href="#">Restore Map</a> <a href="#">Get Map Image</a> <a href="#">Launch Interactive Map</a> |
|---|--|



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: 11/02/2012 (rc.4435)

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

|                |                                       |                    |                   |
|----------------|---------------------------------------|--------------------|-------------------|
| Receipt Type   | <b>Case</b>                           | Outstanding Amount | <b>0.00</b>       |
| Receipt Number | <b>1468485</b>                        | Receipt Date       | <b>11/02/2012</b> |
| Case Number    | <b>2010 TD 005998</b>                 |                    |                   |
| Description    | <b>TC12 LLC BUYTHISTAXLIEN.COM VS</b> |                    |                   |
| Action         | <b>TAX DEED APPLICATION</b>           |                    |                   |
| Judge          |                                       |                    |                   |
| Received From  | <b>TC12 LLC BUYTHISTAXLIEN.COM</b>    |                    |                   |
| On Behalf Of   | <b>TC12 LLC BUYTHISTAXLIEN.COM</b>    |                    |                   |

|                |               |
|----------------|---------------|
| Total Received | <b>401.00</b> |
| Net Received   | <b>401.00</b> |
| Change         | <b>0.00</b>   |

|                         |               |                              |
|-------------------------|---------------|------------------------------|
| <b>Receipt Payments</b> | <b>Amount</b> | <b>Reference Description</b> |
| <b>Check</b>            | <b>401.00</b> | <b>3057</b>                  |

|                             |               |
|-----------------------------|---------------|
| <b>Receipt Applications</b> | <b>Amount</b> |
| <b>Holding</b>              | <b>341.00</b> |
| <b>Service Charge</b>       | <b>60.00</b>  |

Deputy Clerk:           mkj                      Transaction Date    11/02/2012   14:15:44

Comments