

**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

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Case: 2010 TD 008610



00049328012

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8610** , 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: 11-0556-128**

**Certificate Holder:**

WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUS  
PO BOX 741307  
ATLANTA, GEORGIA 30384-1307

**Property Owner:**

JONES CHRISTOPHER D TRUSTEE PO BOX 250  
201 W MARKET ST  
BOONESVILLE , MISSISSIPPI 38829

**Legal Description:** 21-1N3-020

LT 18 BLK C FOREST CREEK PHASE III PB 15 P 69 OR 4151 P 1852

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	8610	06/01/10	\$1,692.72	\$0.00	\$84.64	\$1,777.36

**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
2011	8388.0000	06/01/11	\$2,647.67	\$6.25	\$132.38	\$2,786.30

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 (2011)
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

\$4,563.66
\$0.00
\$2,358.14
\$150.00
\$75.00
\$7,146.80
\$7,146.80
\$6.25

\*Done this 26th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

**Date of Sale:**

\* 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,

**WELLS FARGO BANK OBO TAX LIENS  
SECURITIZATION TRUS  
PO BOX 741307  
ATLANTA, Georgia, 30384-1307**

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>
8610	11-0556-128	06/01/2010	21-1N3-020 LT 18 BLK C FOREST CREEK PHASE III PB 15 P 69 OR 4151 P 1852

**2011 TAX ROLL**

JONES CHRISTOPHER D TRUSTEE PO BOX  
250  
201 W MARKET ST  
BOONESVILLE , Mississippi 38829

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.

wfremic10 (Shane Leach)

Applicant's Signature

04/26/2012

Date

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



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

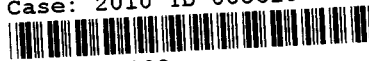
OFFICIAL RECORDS  
COUNTY TREASURY  
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## IMAGING COVER PAGE

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necessary to avoid obscuring any information on  
the original documents

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Case: 2010 TD 008610



00091887099

Dkt: TD82 Pg#:

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10

**Original Documents Follow**

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 9597

July 20, 2012

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 07-20-1992, through 07-20-2012, and said search reveals the following:

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

The Rosemary Carr Irrevocable Trust dated 09-13-2007 by Christopher D. Jones, Trustee

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: 

July 20, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9597

July 20, 2012

**Lot 18, Block C, Forest Creek Phase III, as per plat thereof, recorded in Plat Book 15, Page 69, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9597

July 20, 2012

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

1. That certain mortgage executed by The Rosemary Carr Irrevocable Trust dated 09-13-2007 by Christopher D. Jones, Trustee in favor of Bancorpsouth Bank dated 09/28/2009 and recorded 04/14/2010 in Official Records Book 6580, page 635 of the public records of Escambia County, Florida, in the original amount of \$187,876.75.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$139,545.00. Tax ID 11-0556-128.

**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: 1-7-2013

TAX ACCOUNT NO.: 11-0556-128

CERTIFICATE NO.: 2010-8610

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.

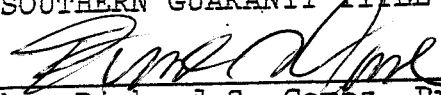
Christopher D. Jones, Trustee of  
The Rosemary Carr Irrevocable Trust  
dated 9-13-07  
P.O. Box 250  
201 W. Market St.  
Boonesville, MS 38829

Banccorpsouth Bank  
P.O. Box 4360  
Tupelo, MS 38803-4360

Unknown Tenants  
909 Broken Arrow Lane  
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,  
this 24th day of July, 2012.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC  
358 WEST NINE MILE ROAD SUITE D  
PENSACOLA, FLORIDA 32534  
Property Appraisers Parcel Identification (Folio) Number: 211N30-2001-018-003

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30<sup>th</sup> day of September, 2009 by Michael S Walden, whose post office address is 677 Hanley Downs Drive, Cantonment, FL 32533 herein called the grantor, to The Rosemary Carr Irrevocable Trust dated September, 13, 2007 by Christopher D. Jones, Trustee whose post office address is 201 W. Market Streets, PO Box 250, Booneville, MS 38829, hereinafter called the Grantee:  
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 18, Block C, Forest Creek Phase III, a subdivision of a portion of Section 21, Township 1 North, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 15, Page(s) 69, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

This property is not the homestead of the Grantor

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in the presence of:

Ashley Mansel

Witness #1 Signature

Ashley Mansel

Witness #1 Printed Name

Laura Cantwright

Witness #2 Signature

Laura Cantwright

Witness #2 Printed Name

Michael S. Walden

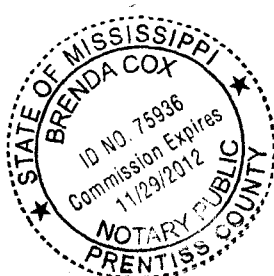
Michael S Walden

STATE OF MS  
COUNTY OF Prentiss

The foregoing instrument was acknowledged before me this 30 day of September, 2009 by Michael S Walden, who is personally known to me or has produced drivers license as identification.

SEAL

My Commission Expires:



Brenda Cox

Notary Public

Brenda Cox

Printed Notary Name

This document was prepared by JOHNNY PARKER 607000633420  
PO BOX 4360 TUPELO, MS 38803-4360 PO box 240, Booneville, MS 38829  
State of Florida's Documentary Stamp Tax required by law in  
the amount of \$ 0.00 has been paid to the Clerk of  
the Circuit Court (or the County Comptroller, if applicable) for  
the County of ESCAMBIA, State of Florida.

- ☐ IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ \_\_\_\_\_, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.
- ☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

State of Florida

Space Above This Line For Recording Data

## REAL ESTATE MORTGAGE

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage is 9/28/2009. The parties and their addresses are:  
MORTGAGOR:

ROSEMARY DAWN CARR IRREVOCABLE TRUST  
PO BOX 250  
BOONEVILLE PRENTISS COUNTY MS 388290250

- ☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgages.  
LENDER:

BANCORPSOUTH BANK  
PO BOX 4360  
TUPELO, MS 38803-4360

2. **MORTGAGE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

See Exhibit A annexed hereto and made a part hereof as if copied herein verbatim.

The property is located in ESCAMBIA at \_\_\_\_\_  
(County)  
909 BROKEN ARROW LANE, CANTONMENT, Florida 32533  
(Address) (City) (Zip Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.

QFS v 3.5.1 9/28/2009 A009W43748

FLORIDA - AGRICULTURAL/COMMERCIAL REAL ESTATE SECURITY INSTRUMENT (NOT FOR FNMA, FHLMC, FHA OR VA USE, AND NOT FOR CONSUMER PURPOSES)

(page 1 of 8)

© 1993, 2001 Wolters Kluwer Financial Services - Bankers Systems™ Form AGCO-RESI-FL 8/11/2006



**3. SECURED DEBT DEFINED.** The term "Secured Debt" includes, but is not limited to, the following:

- A. The initial indebtedness secured by this Mortgage is the debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.):*

A promissory note dated 9/28/2009 in the principal amount of \$187,876.75  
Given by ROSEMARY DAWN CARR IRREVOCABLE TRUST

- B. All future advances made within 20 years from the date of this Mortgage from Lender to Mortgagor or other future obligations of Mortgagor to Lender pursuant to Section 4 of this Mortgage under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt.
- C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Mortgage, plus interest at the highest rate in effect, from time to time, as provided in the Evidence of Debt.
- E. Mortgagor's performance under the terms of any instrument evidencing a debt by Mortgagor to Lender and any Mortgage securing, guarantying, or otherwise relating to the debt.

If more than one person signs this Mortgage as Mortgagor, each Mortgagor agrees that this Mortgage will secure all future advances and future obligations described above that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. This Mortgage will not secure any other debt if Lender fails, with respect to such other debt, to make any required disclosure about this Mortgage or if Lender fails to give any required notice of the right of rescission.

- 4. MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES.** The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed \$ 375,753.50. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing. This mortgage is unlimited in amount secured.
- 5. PAYMENTS.** Mortgagor agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.
- 6. WARRANTY OF TITLE.** Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.
- 7. CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagor may have against parties who supply labor or materials to improve or maintain the Property.
- 8. PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property and that may have priority over this Mortgage, Mortgagor agrees:
- To make all payments when due and to perform or comply with all covenants.
  - To promptly deliver to Lender any notices that Mortgagor receives from the holder.
  - Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.
- 9. DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of any lien, encumbrance, transfer, or sale, or contract for any of these on the Property. However, if the Property includes Mortgagor's residence, this section shall be subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term "Property" also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
- 10. TRANSFER OF AN INTEREST IN THE MORTGAGOR.** If Mortgagor is an entity other than a natural person (such as a corporation or other organization), Lender may demand immediate payment if (1) a beneficial interest in Mortgagor is sold

(page 2 of 8)

the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

**30. OTHER TERMS.** If checked, the following are applicable to this Mortgage:

- ☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
- ☐ **Separate Assignment.** The Mortgagor has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Security Instrument's "Assignment of Leases and Rents" section.
- ☐ **Additional Terms.**

☐ IF CHECKED, THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS APPROXIMATELY \$ \_\_\_\_\_, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

☐ IF CHECKED, THIS BALLOON MORTGAGE SECURES A VARIABLE RATE OBLIGATION AND THE BALANCE DUE ASSUMES THAT THE INITIAL RATE OF INTEREST APPLIES FOR THE ENTIRE TERM OF THE MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY DEPENDING ON CHANGES IN THE RATE OF INTEREST.

**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

Entity Name: ROSEMARY DAWN CARR IRREVOCABLE TRUST

Entity Name: \_\_\_\_\_

(Signature) Christopher D Jones Trustee

(Date) 9/28/09

(Signature) \_\_\_\_\_

(Date) \_\_\_\_\_

(Signature) \_\_\_\_\_

(Date) \_\_\_\_\_

(Signature) \_\_\_\_\_

(Date) \_\_\_\_\_

(Witness) \_\_\_\_\_

(Witness) \_\_\_\_\_

"EXHIBIT A"

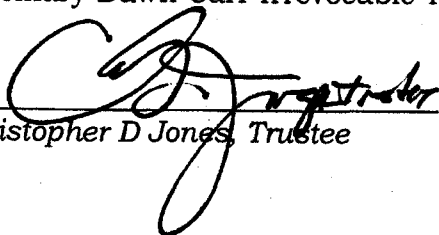
**Property Location: 909 BROKEN ARROW LANE CANTONMENT  
FL 32533**

**INDEXING INSTRUCTIONS: S21-T1N-R30W Escambia County FL**

Lot 18, Block C, Forest Creek Phase III, a subdivision of a portion of Section 21, Township 1 North, Range 30 West, Escambia County, Florida; as recorded in Plat Book 15, Page 69 of the Public Records of said County.

*"Annexed to and incorporated in that certain Land Deed of Trust dated September 28, 2009, in the amount of ~~\$187,996.25~~ <sup>\$187,876.25</sup> executed by "Rosemary Dawn Carr Irrevocable Trust."*

Rosemary Dawn Carr Irrevocable Trust by:

  
\_\_\_\_\_  
Christopher D Jones, Trustee

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER  
P.O. BOX 333  
PENSACOLA, FL 32501-0333  
(850) 595-4140  
REGISTRY ACCOUNT

Bank of America  
PENSACOLA, FLORIDA

9000016852

63-27  
631

VOID AFTER 6 MONTHS

PAY

\*FORTY TWO THOUSAND SEVEN HUNDRED FOUR AND 62/100

JANET HOLLEY TAX COLLECTOR

TO THE JANET HOLLEY TAX COLLECTOR  
ORDER 218 PATAFOX PLACE  
OF PENSACOLA, FL 32502

DATE

11/26/2012

AMOUNT

42,704.62

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



⑈9000016852⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000016852

Date	Case Number	Description	Amount
11/26/2012	2010 TD 012278	PAYMENT TAX DEEDS	2,245.27
11/26/2012	2010 TD 000356	PAYMENT TAX DEEDS	4,148.93
11/26/2012	2010 TD 008610	PAYMENT TAX DEEDS	7,903.46
11/26/2012	2010 TD 003668	PAYMENT TAX DEEDS	1,738.31
11/26/2012	2009 TD 010274	PAYMENT TAX DEEDS	1,115.98
11/26/2012	2010 TD 010584	PAYMENT TAX DEEDS	706.50
11/26/2012	2010 TD000174	PAYMENT TAX DEEDS	10,081.50
11/26/2012	2005 TD 003931	PAYMENT TAX DEEDS	6.94
11/26/2012	2009 TD 009760	PAYMENT TAX DEEDS	2,000.00
11/26/2012	2010 TD 001111	PAYMENT TAX DEEDS	2,000.00

9000016852

Check: 9000016852 11/26/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 42,704.62

*Janet M.*  
11-27-12

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

9000016865

PAY \*ONE THOUSAND FOUR HUNDRED SEVENTY NINE AND 61/100

WELLS FARGO BANK OBO TAX LIENS  
SECURITIZATION TRUST

TO THE  
ORDER OF WELLS FARGO BANK OBO TAX LIENS SECURITIZATI  
P O BOX 741307  
ATLANTA, GA 30384

DATE AMOUNT

11/26/2012

1,479.61

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



⑈9000016865⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000016865

Date	Case Number	Description	Amount
11/26/2012	2010 TD 012276	PAYMENT TAX DEEDS	443.11
11/26/2012	2010 TD 010584	PAYMENT TAX DEEDS	593.32
11/26/2012	2010 TD 008610	PAYMENT TAX DEEDS	443.11

9000016865

Check: 9000016865 11/26/2012 WELLS FARGO BANK OBO TAX LIENS Check Amount: 1,479.61  
SECURITIZATION TRUST

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, FL 32504  
VOID AFTER 6 MONTHS

63-27  
631

9000016853

PAY

\*FIVE HUNDRED EIGHTY FIVE AND 44/100

JONES & JONES CPA

TO THE JONES & JONES CPA  
ORDER ATTN: BEVERLY LIGON  
OF P O BOX 250  
BOONEVILLE, MS 38829

DATE

AMOUNT

11/26/2012

585.44

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



⑈9000016853⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA  
CLERK OF THE COURT & COMPTROLLER

9000016853

Date	Case Number	Description
11/26/2012	2010 TD 008610	PAYMENT TAX DEEDS

Amount
585.44

Check: 9000016853 11/26/2012 JONES & JONES CPA

Check Amount:

585.44

9000016853



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



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

**Tax Deed - Redemption Calculator**

**Account: 110556128 Certificate Number: 008610 of 2010**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/07/2013"/>	Redemption Date <input type="text" value="11/26/2012"/> <input checked="" type="checkbox"/>
Months	9	7
Tax Collector	<input type="text" value="\$7,146.80"/>	<input type="text" value="\$7,146.80"/>
Tax Collector Interest	<input type="text" value="\$964.82"/>	<input type="text" value="\$750.41"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$8,117.87"/>	<input type="text" value="\$7,903.46"/>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$54.14"/>	<input type="text" value="\$42.11"/>
Total Clerk	<input type="text" value="\$455.14"/>	<input type="text" value="\$443.11"/>
Postage	<input type="text" value="\$18.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	<input type="text" value="\$8,596.01"/>	<input type="text" value="\$8,351.57"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$244.44 + 120 + 221 = 585.44"/>

Notes ☐ ACTUAL SHERIFF \$40.00 COM FEE \$18.50  
☐ 11/02/2012 BEVERLY LIGON CALLED FOR REDEMPTION QUOTE..MVA  
☐ 11/16/2012 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	1474506	Receipt Date	11/26/2012

Case Number 2010 TD 008610

Description WELLS FARGO BNAK OBO TAX LIENS VS

Action TAX DEED REDEMPTION

Judge

Received From JONES & JONES CPA

On Behalf Of WELLS FARGO BNAK OBO TAX LIENS

Total Received	8,596.01
Net Received	8,596.01
Change	0.00

Receipt Payments	Amount	Reference Description
Check	8,596.01	1865289

Receipt Applications	Amount
Holding	8,591.01
Service Charge	5.00

Deputy Clerk: mavila Transaction Date 11/26/2012 14:09:39

Comments

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



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

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

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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 110556128 Certificate Number: 008610 of 2010**

**Payor: JONES & JONES CPA ATTN: BEVERLY LIGON PO BOX 250 BOONEVILLE, MS 38829**  
**Date 11/26/2012**

Clerk's Check #	1865289	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$8,117.87
		Postage	\$18.00
		Researcher Copies	\$5.00
		Total Received	\$8,596.01

**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 008610  
 Redeemed Date 11/26/2012**

**Name JONES & JONES CPA ATTN: BEVERLY LIGON PO BOX 250 BOONEVILLE, MS 38829**

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$8,117.87
<input type="checkbox"/> Postage = TD2	\$18.00
ResearcherCopies = TD6	\$5.00

**Apply Docket Codes**

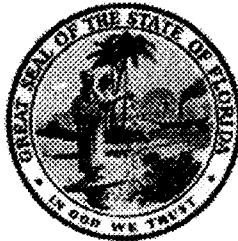
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1415894 Date: 05/24/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1415894 Date: 05/24/2012	341.00	0.00	
06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/15/2012	TD82	O & E REPORT	0.00	0.00	
11/26/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	
11/26/2012	TAXDEED	TAXDEED Due Tax Collector	8,117.87	8,117.87	
11/26/2012	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$65.00	\$60.00	\$0.00	\$5.00
2	Holding	\$8,914.01	\$341.00	\$0.00	\$8,573.01
	<b>TOTAL</b>	<b>\$8,979.01</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$8,578.01</b>

**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 008610  
 Redeemed Date 11/26/2012**

**Name JONES & JONES CPA ATTN: BEVERLY LIGON PO BOX 250 BOONEVILLE, MS 38829**

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$8,117.87
<input type="checkbox"/> Postage = TD2	\$18.00
ResearcherCopies = TD6	\$5.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1415894 Date: 05/24/2012	60.00	0.00	
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06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
10/15/2012	TD82	O & E REPORT	0.00	0.00	
11/26/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	
11/26/2012	TAXDEED	TAXDEED Due Tax Collector	8,117.87	8,117.87	
11/26/2012	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$65.00	\$60.00	\$0.00	\$5.00
2	Holding	\$8,914.01	\$341.00	\$0.00	\$8,573.01
	<b>TOTAL</b>	<b>\$8,979.01</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$8,578.01</b>

**JONES & JONES**  
CERTIFIED PUBLIC ACCOUNTANTS  
OF BOONEVILLE PA

Kermit V Jones Jr., C.P.A.

Christopher D. Jones, C.P.A.

Jeremy D Jones, CPA

David W. Jones, C.P.A.

Date: November 21, 2012  
To: Maryline  
Clerk of Courts  
From: Beverly Ligon  
Re: Property Taxes Acct #11-0556-128  
Jones Christopher D Trustee  
909 Broken Arrow Ln  
Lt 18 BLK C  
Forest Creek Phase III  
PB 15 P 69

Maryline:

As per our conversation today, the total taxes due on the above property for 2009 – 2012 are \$8,596.01.

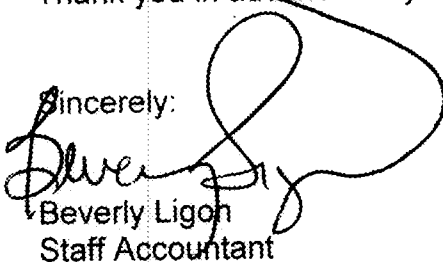
Please see the enclosed cashier's check for the \$8,596.01 made payable to the Clerk of Courts.

I ask that you release the tax deed application on this property and send back (in the enclosed envelope) the documentation as such.

If you have any questions concerning this transaction, please don't hesitate to contact me at the below phone # or e-mail @ [Beverly@jonesandjonescpa.com](mailto:Beverly@jonesandjonescpa.com).

Thank you in advance for your help in this matter.

Sincerely:



Beverly Ligon  
Staff Accountant

Enclosed:  
Cashier's Check  
Return Envelope

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1415894	Receipt Date	05/24/2012

Case Number	2010 TD 008610
Description	WELLS FARGO BNAK OBO TAX LIENS VS

Action TAX DEED APPLICATION

Judge

Received From WELLS FARGO BNAK OBO TAX LIENS

On Behalf Of WELLS FARGO BNAK OBO TAX LIENS

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#938279

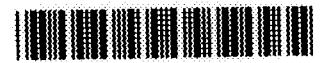
Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/24/2012 15:14:25

Comments



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



**Print Date:**  
5/24/2012 3:13:47 PM

Transaction #: 938279  
Receipt #: 201231743  
Cashier Date: 5/24/2012 3:13:47 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/24/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

#### 1 Payments



CLERK

\$401.00

#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items



(MISC FEE) MISCELLANEOUS FEES  
TAX CERT#08610 OF 2010

TAXCR	341	\$341.00
TAXCT	1	\$60.00





# 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>		<b>2011 Certified Roll Assessment</b>	
<b>Reference:</b>	211N302001018003	<b>Improvements:</b>	\$115,795
<b>Account:</b>	110556128	<b>Land:</b>	\$23,750
<b>Owners:</b>	JONES CHRISTOPHER D TRUSTEE	<b>Total:</b>	\$139,545
<b>Mail:</b>	PO BOX 250 201 W MARKET ST BOONESVILLE, MS 38829	<b>Save Our Homes:</b>	\$0
<b>Situs:</b>	909 BROKEN ARROW LN 32533	<a href="#">Disclaimer</a>	
<b>Use Code:</b>	SINGLE FAMILY RESID <input checked="" type="checkbox"/>	<b>Amendment 1 Calculations</b>	
<b>Taxing Authority:</b>	COUNTY MSTU		
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
<b>Sales Data</b>		<b>2011 Certified Roll Exemptions</b>	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>
			<b>Type</b>
			<b>Official Records (New Window)</b>
09/30/2009	6518	1073	\$184,000 WD
09/28/2009	6536	1928	\$100 WD
09/28/2009	6513	832	\$170,000 WD
07/1997	4151	1852	\$115,700 WD
03/1997	4107	699	\$65,000 WD
<a href="#">View Instr</a>			
<a href="#">View Instr</a>			
<a href="#">View Instr</a>			
<a href="#">View Instr</a>			
<a href="#">View Instr</a>			
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
<b>Legal Description</b>		<b>Extra Features</b>	
LT 18 BLK C FOREST CREEK PHASE III PB 15 P 69 OR 6518 P 1073		FRAME BUILDING WOOD DECK	

### Parcel Information

[Realtors Map](#)

[Get Map Image](#) [Launch Interactive Map](#)

**Section Map Id:**  
21-1N-30-2

**Approx. Acreage:**  
0.2300

**Zoned:** ☒  
V-3

### Buildings

Building 1 - Address: 909 BROKEN ARROW LN, Year Built: 1997, Effective Year: 1997

#### Structural Elements

**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-BRICK-FACE**  
**NO. PLUMBING FIXTURES-7.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-HIP-HI PITCH**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-CARPET**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

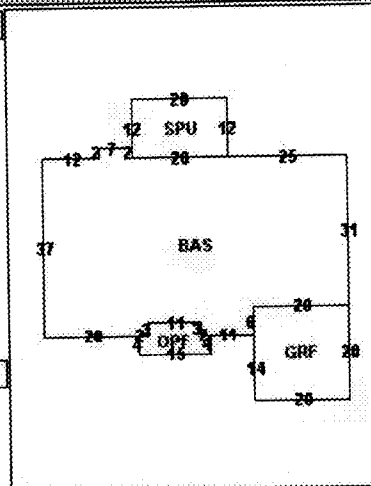
Areas - 2962 Total SF

**BASE AREA - 2229**

**GARAGE FIN - 400**

**OPEN PORCH FIN - 93**

**SCRN PORCH UNF - 240**



### 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.