ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

IMAGING COVER PAGE

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

Case: 2010 TD 011387
00026045915
Dkt: TD83 Pg#:

3

Original Documents Follow

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Apr 25, 2012 / 120311

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 11387** , 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:** 14-1369-000

Certificate Holder:
WELLS FARGO BANK OBO TAX LIEN SECURITIZATION TRUST
PO BOX 741307
ATLANTA, GEORGIA 30384-1307

Property Owner:
WELLS HELEN E
1901 E LEE ST
PENSACOLA , FLORIDA 32503

Legal Description: 00-0S0-090
LTS 1 2 BLK 166 NEW CITY TRACT DB 152 P 166 CA 40

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	11387	06/01/10	$609.91	$0.00	$30.50	$640.41

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	10946.0000	06/01/11	$626.09	$6.25	$31.30	$663.64

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$1,304.05
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)	$582.47
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$2,111.52
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	$2,111.52
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.	$27,609.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 25th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: January 7, 2013

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

DR-512
R.05/88

Application Number: 120311

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 LIEN SECURITIZATION TRUST 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:

Certificate No.	Parcel ID Number	Date	Legal Description
11387	14-1369-000	06/01/2010	00-0S0-090 LTS 1 2 BLK 166 NEW CITY TRACT DB 152 P 166 CA 40

2011 TAX ROLL
WELLS HELEN E
1901 E LEE ST
PENSACOLA , Florida 32503

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) — 04/25/2012

Applicant's Signature — Date

12.042

Southern Guaranty Title Company

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

OWNERSHIP AND ENCUMBRANCE REPORT

July 6, 2012

File No.: 9462

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 07-05-1992, through 07-05-2012, and said search reveals the following:

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

   Helen E. Wells AKA Helen S. Wells

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 6, 2012

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

July 6, 2012

File No.: 9462

Lot 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

July 6, 2012

File No.: 9462

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

1. Mortgage executed by Helen E. Wells AKA Helen S. Wells to Stephen F. Ritz, dated 06/23/1998 and recorded in Official Record Book 4288 on page 1583 of the public records of Escambia County, Florida. given to secure the original principal sum of $75,000.00 Assignment to Stephen F. and Louise B. Ritz as Trustees of the Ritz Living Trust dated 02-03-2011 recorded in O.R. Book 6804, page 974.

2. Judgment filed by First Select Corp. recorded in O.R. Book 6183, page 325.

3. Taxes for the year 2009-2011 delinquent. The assessed value is $52,219.00. Tax ID 14-1369-000.

PLEASE NOTE THE FOLLOWING:

A. Taxes and assessments due now or in subsequent years.
B. Subject to Easements, Restrictions and Covenants of record.
C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2012

TAX ACCOUNT NO.: 14-1369-000

CERTIFICATE NO.: 2010-11387

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 2011 tax year.

Helen E. Wells aka
Helen S. Wells
1901 E. Lee St.
Pensacola, FL 32503

Stephen F. and Louise B. Ritz as
Trustees of the Ritz Living Trust
dated 2-3-11
3773 DeLoach St.
Pensacola, FL 32514

First Select Corp.
P.O. Box 9104
Pleasanton, CA 94566

William H. Wells, Jr.
A-I-F for Helen S. Wells
1901 E. Lee St.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 13th 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.

DB 152
p 166

NDEXED

State of Florida
Escambia County

No. 10197 (.50¢ Govt. Stamps) (.50¢ State Stamps)

Filed for Record 12th day of Jan. A. D. 1939 at 11:00 A. M.

WARRANTY DEED

Know all Men by these Presents, That We, William H. Wells and Helen Elizabeth Wells, his wife

for and in consideration of One Dollar ($1.00) and other good and valuable considerations ~~DOLLARS~~

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Helen Elizabeth Wells, her heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the ____ County of Escambia State of Florida to-wit:

Lots 1 & 2 - Blk 166 - New City Tract.

OR BK 4288 PG1583
Escambia County, Florida
INSTRUMENT 98-507949

MTG DOC STAMPS PD @ ESC CO $ 262.50
07/31/98 ERNIE LEE MAGAHA, CLERK
By:

INTANGIBLE TAX PD @ ESC CO $ 150.00
07/31/98 ERNIE LEE MAGAHA, CLERK
By:

Return to: (enclose self-addressed stamped envelope)
Name: Margaret Barrett
Address: Gulf Coast Building Contractors, Inc.
1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

This Instrument Prepared by:
Margaret Barrett
Address: Gulf Coast Building Contractors, Inc.
1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Number(s):
00-0S-00-9025-001-166

MORTGAGE DEED

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street
Pensacola, FL 32503

and Stephen F. Ritz
1010 N. 12th Avenue, Pensacola, FL 32501
called the Mortgagee,

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Seventy Five Thousand and no/100 Dollars ($75,000.00) ---------- Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia, State of Florida to-wit:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than $ 75,000.00 , and windstorm insurance in the amount of $ 75,000.00 , approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

ITEM 7377 (9202) Great Lakes Business Forms, Inc. ■ To Order Call: 1-800-530-9393 ☐ FAX 616-791-1131

of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.
IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Us:

Margaret Barrett

Harrison Weeks

Helen S. Wells
Helen S. Wells

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23th day of June, 1998
by Helen S. Wells

who is/are personally known to me or ~~who has/have produced~~

as identification and who did take an oath.

My Commission expires:

(Seal)

Michael F. Ritz

Notary Public
Serial Number:

MICHAEL F. RITZ
Notary Public-State of FL
Comm. Exp.: Mar. 27, 2002
Comm. No: CC 704819

OR BK 4288 PG1585
Escambia County, Florida
INSTRUMENT 98-507949
RCD Jul 31, 1998 04:33 pm
Escambia County, Florida
Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-507949

PROMISSORY NOTE

$ 75,000.00 Pensacola, Florida JUNE 23, 1998

FOR VALUE RECEIVED, the undersigned, Helen S. Wells, the Maker, hereby promise to pay to the order of Stephen F. Ritz, the sum of Seventy Five Thousand and no/00 Dollars ($75,000.00) plus interest at the rate of ten (10%) per cent, per annum, principal and interest due September 30, 1998.

All principal and interest shall be payable in lawful money of the United States of America at 1010 N. 12th Avenue, Pensacola, FL 32501.

The privilege is reserved by Maker to prepay at any time and from time to time without premium, penalty, fee or notice the entire indebtedness or any part thereof.

It is hereby agreed that if default be made in the payment of any payment of principal and interest or any part thereof, then at the option of the holder of this note the principal remaining unpaid with accrued interest shall at once become due and collectable without notice, time being of the essence of this contract, and said principal sum shall bear interest at the rate of ten percent (10%) per annum from such time until paid.

This contract is to be construed in all respects and enforced according to the laws of the State of Florida.

All persons, now or hereafter, becoming parties hereto, as makers, endorsers, guarantors or otherwise, hereby waive demand and protest, and notice of demand, non payment and protest and waive all objections to any extension or renewal of this note, in whole or in part, made at or after maturity, and in case this note is placed with an attorney for collection, agree to pay all attorney fees, charges, costs and all collection costs.

HELEN S. WELLS

Helen S. Wells

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 23th day of June, 1998, by Helen S. Wells, who did take an oath and who is personally known to me.

Michael F. Ritz
Notary Public State of Florida

MICHAEL F. RITZ
Notary Public-State of FL
Comm. Exp: Mar. 27, 2002
Comm. No: CC 764819

Recorded in Public Records 06/12/2012 at 02:31 PM OR Book 6869 Page 849, Instrument #2012045840, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $35.50 MTG Stamps $262.50 Int. Tax $150.00

MORTGAGE MODIFICATION

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS AGREEMENT, made and entered into effective the 1st day of June, 2012, by and between STEPHEN F. RITZ, as Trustees of the RITZ LIVING TRUST dated February 3, 2011, First Party, and HELEN S. WELLS, Second Party,

WITNESSETH:

WHEREAS, First Party, by assignment effective February 3, 2011, which assignment is recorded in Official Records Book 6804, Page 974, is the owner and holder of a certain mortgage note executed and delivered by Second Party dated June 23, 1998, in the original amount of $75,000.00, to Stephen F. Ritz, secured by mortgage of the same date, which is recorded in Official Records Book 4288, Pages 1583-1585, Public Records of Escambia County, Florida, encumbering the property described as follows:

> Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

WHEREAS, the aforesaid note and mortgage, as heretofore modified and renewed, and the parties are willing to modify and extend same as herein provided; and

WHEREAS, Second Party is still the owner of the mortgaged premises;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and mutual benefits to the parties, including the lending of additional money and extension of said obligations, and other good and valuable consideration, receipt of which is hereby acknowledged, it is mutually agreed by and between the parties hereto as follows:

1. That the principal and accrued interest of the aforesaid mortgage note is $150,000.00, as of June 1, 2012, and interest thereon shall commence to accrue as of June 1, 2012.

2. That the interest rate in said original note is changed to 5.0%, fixed rate, the monthly payments of principal and interest on said original note are changed to $1,186.19 per month beginning July 1, 2012 and continuing at that rate until fully paid. The entire balance on the aforesaid note will be paid in full over a period of 180 months commencing July 1, 2012.

3. That all terms, covenants and conditions in original note and mortgage, which are not inconsistent with this Agreement are hereby ratified and declared to be in full force and effect.

4. Second Party does hereby warrant and represent to First Party that the lien of said mortgage, and as modified by this Agreement, is a valid first lien upon the property described therein and that there is no second mortgage or other subsequent lien, right, or claim of lien, outstanding against the property described in the said mortgage.

5. That it is not intended that this Agreement constitute the creation of a new debt, nor the extinguishment of the debt evidenced by said note and mortgage, nor does it in anywise

affect or impair the lien of said mortgage, which lien is a valid and existing first lien on the property described in said mortgage.

6. That this Agreement shall be binding upon and inure to the benefits of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto as of the day and year first above written.

RITZ LIVING TRUST

Signed, sealed and delivered in the presence of:

By _____
STEPHEN F. RITZ, Trustee

Joy Lasseter

Polly Creekmore

HELEN S. WELLS, by WILLIAM H. WELLS, JR., her Attorney-in-fact

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8th day of June, 2012, by Stephen F. Ritz, as Trustee of RITZ LIVING TRUST, on behalf of the trust, who is personally known to me or has produced _____ as identification.

Printed Name:
Notary Public, State of
My Commission Expires:

(Notary Seal)

Tonya Oakes
Notary Public, State of FL
Commission Expires 10/08/12
Commission # DD829430

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of June, 2012, by William H. Wells, Jr. as Attorney-in-fact for Helen S. Wells, who is personally known to me or who has produced _____ as identification.

Name:
Printed Name of Notary
Notary Public, State of
My Commission Expires:

(Notary Seal)

Tonya Oakes
Notary Public, State of FL
Commission Expires 10/08/12
Commission # DD829430

PROMISSORY NOTE MODIFICATION AGREEMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS PROMISSORY NOTE MODIFICATION AGREEMENT, made and entered into effective June 1, 2012, by and between STEPHEN F. RITZ, as Trustee of the RITZ LIVING TRUST dated February 3, 2011, First Party, and HELEN S. WELLS, Second Party,

WITNESSETH:

WHEREAS, First Party, by assignment effective February 3, 2011, which assignment is recorded in Official Records Book 6804, Page 974, is the owner and holder of a certain mortgage note executed and delivered by Second Party dated June 23, 1998, in the original amount of $75,000.00, to Stephen F. Ritz, a copy of which is attached hereto a Exhibit "A" and incorporated herein by reference (the "Promissory Note")

WHEREAS, the Promissory Note has been secured by mortgage of the same date, which is recorded in Official Records Book 4288, Pages 1583-1585, Public Records of Escambia County, Florida, encumbering the property described as follows:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

WHEREAS, as additional sums have been loaned to Second Party and the maturity date for the Promissory Note has been extended and therefore no default exists thereon;

WHEREAS, the First Party and Second Party desire to modify the Promissory Note; and

WHEREAS, Second Party is still the owner of the mortgaged premises;

NOW, THEREFORE, in consideration of mutual covenants and agreements herein contained and the mutual benefits to the parties, including the lending of additional money and extension of said obligations, and other good and valuable consideration, receipt of which is hereby acknowledged, it is mutually agreed by and between the parties hereto as follows:

1. That the principal and accrued interest owed on the aforesaid Promissory Note is $150,000.00, as of June 1, 2012, and interest thereon shall commence as of June 1, 2012.

2. That the interest rate in said original Promissory Note is to changed 5.0%, fixed rate, the monthly payments of principal and interest on said original Promissory Note are changed to $1,186.19 per month beginning July 1, 2012, and continuing at that rate until fully paid. The entire balance on the aforesaid note will be paid in full over a period of 180 months commencing July 1, 2012.

3. That all terms, covenants and conditions in original Promissory Note, which are not inconsistent with this Agreement, are hereby ratified and declared to be in full force and effect.

4. That it is not intended that this Agreement constitute

the creation of a new debt, nor the extinguishment of the debt evidenced by said original Promissory Note, nor does it in anywise affect or impair the lien of said mortgage, which lien is a valid and existing first lien on the property described in said mortgage.

5. That this Agreement shall be binding upon and inure to the benefits of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto as of the day and year first above written.

RITZ LIVING TRUST

By _____
STEPHEN F. RITZ, Trustee

HELEN S WELLS William H Wells Jr.
HELEN S. WELLS, by WILLIAM H. WELLS, JR., her Attorney-in-fact

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 8th day of June, 2012, by Stephen F. Ritz, as Trustee of RITZ LIVING TRUST, on behalf of the trust, who is personally known to me or has produced _____ as identification.

Tonya Oakes
Printed Name:
Notary Public, State of
My Commission Expires:

(Notary Seal)

Tonya Oakes
Notary Public, State of FL
Commission Expires 10/08/12
Commission # DD820430

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of June, 2012, by William H. Wells, Jr. as Attorney-in-fact for Helen S. Wells, who is personally known to me or who has produced _____ as identification.

Tonya Oakes
Name:
Printed Name of Notary
Notary Public, State of
My Commission Expires:

(Notary Seal)

Tonya Oakes
Notary Public, State of FL
Commission Expires 10/08/12
Commission # DD820430

Recorded in Public Records 01/04/2012 at 10:56 AM OR Book 6804 Page 974, Instrument #2012000356, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $35.50

Assignment and Mortgage

This Agreement made by and between STEPHEN F. Ritz and LOUISE B. RITZ ("Trustors") and STEPHEN F. RITZ and LOUISE B. RITZ, Trustees, of the RITZ LIVING TRUST, dated February 3, 2011 ("Trustees") is effective February 3, 2011.

WHEREAS, Trustors established a revocable trust ("Trust") for estate planning purposes on February 3, 2011;

WHEREAS, Trustors hereby transfer to STEPHEN F. RITZ and LOUISE B. RITZ, Trustees, of the RITZ LIVING TRUST, dated February 3, 2011 ("Trustees") dated February 3, 2011, all of STEPHEN F. RITZ and LOUISE B. RITZ's individual right title and interest as CREDITORS pursuant to that certain MORTGAGE DEED whereby:

HELEN S. WELLS

On June 23, 1998 agreed to pay to STEPHEN F. RITZ, as creditor, A copy of said MORTGAGE DEED is attached hereto as EXHIBIT "A" and incorporated by reference, as if set forth, in full, in its entirety.

WHEREAS, Trustors intend that all interest in said referenced MORTGAGE present owned by STEPHEN F. RITZ shall be owned by Trustees.

IN WITNESS WHEREOF, the parties have executed this Assignment of Mortgage on this February 3, 2011.

Trustors and Trustees:

STEPHEN F. RITZ

Louise B. Ritz
LOUISE B. RITZ

STATE OF FLORIDA)
SS
COUNTY OF ESCAMBIA)

THE FOREGOING INSTRUMENT was acknowledged before me on ~~February 3, 2011~~ December 30, 2011 by STEPHEN F. RITZ and LOUISE B. RITZ, who have provide a FL Driver's license as identification, who signed this instrument by their free and voluntary act.

Victoria Burkett
Notary Public, State of Florida

(Not

VICTORIA BURKETT
Notary Public - State of Florida
My Comm. Expires May 26, 2015
Commission # EE 97530

EXHIBIT "A" TO MORTGAGE

Copy of Original Mortgage

Executed by Helen S. Wells on June 23, 1998, in favor of STEPHEN F. RITZ, as Creditor

Return to: (enclose self-addressed stamped envelope)
Name: Margaret Barrett
Gulf Coast Building Contractors, Inc.
Address: 1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

This Instrument Prepared by:
Margaret Barrett
Address: Gulf Coast Building Contractors, Inc.
1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Number(s):
00-0S-00-9025-003-166

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MORTGAGE DEED

OR BK 4288 PG1580
Escambia County, Florida
INSTRUMENT 98-507948
MTG DOC STAMPS PD @ ESC CO $ 87.50
07/31/98 ERNIE LEE MAGAHA, CLERK
By:
INTANGIBLE TAX PD @ ESC CO $ 50.00
07/31/98 ERNIE LEE MAGAHA, CLERK
By:

SPACE ABOVE THIS LINE FOR RECORDING DATA

Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street
Pensacola, FL 32503

and Stephen F. Ritz
1010 N. 12th Avenue, Pensacola, FL 32501
called the Mortgagee,

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Twenty Five Thousand and no/100 Dollars ($25,000.00)---------- Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia, State of Florida to-wit:

Lot 3, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than $ 25,000.00 , and windstorm insurance in the amount of $ 25,000.00 , approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

FORM 7371 (9/90) Great Lakes Business Forms, Inc. To Order Call: 1-800-530-9393 FAX 616-791-1131

Return to: (enclose self-addressed stamped envelope)
Name: Margaret Barrett
Gulf Coast Building Contractors, Inc.
Address: 1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

This Instrument Prepared by:
Margaret Barrett
Address: Gulf Coast Building Contractors, Inc.
1010 N. 12th Avenue, Suite 201
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Number(s):
00-0S-00-9025-001-166

SPACE ABOVE THIS LINE FOR PROCESSING DATA

MORTGAGE DEED

OR BK 4288 PG1583
Escambia County, Florida
INSTRUMENT 98-507949
MTG DOC STAMPS PD @ ESC CO $ 262.50
07/31/98 ERNIE LEE MAGAHA, CLERK
By:
INTANGIBLE TAX PD @ ESC CO $ 150.00
07/31/98 ERNIE LEE MAGAHA, CLERK
By:

SPACE ABOVE THIS LINE FOR RECORDING DATA

Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 23th day of June, 1998

BETWEEN Helen S. Wells

called the Mortgagor, whose post office address is: 1901 E. Lee Street
Pensacola, FL 32503

and Stephen F. Ritz
1010 N. 12th Avenue, Pensacola, FL 32501
called the Mortgagee,

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Seventy Five Thousand and no/100 Dollars ($75,000.00) ---------- Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia, State of Florida to-wit:

Lots 1 and 2, Block 166, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.

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

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than $ 75,000.00 , and windstorm insurance in the amount of $ 75,000.00 , approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

ITEM 7277 (9208) Great Lakes Business Forms, Inc. To Order Call: 1-800-530-9393 FAX 616-791-1131

Recorded in Public Records 06/12/2012 at 02:31 PM OR Book 6869 Page 844, Instrument #2012045838, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

AFFIDAVIT OF ATTORNEY-IN-FACT

State of FLORIDA

County of Escambia

Before me, the undersigned authority, personally appeared, William H. Wells, Jr., (agent) ("Affiant"), who swore or affirmed that:

1. Affiant is the agent named in the Power of Attorney executed by Helen S. Wells on March 12, 2010, a true and accurate copy being attached hereto. The Principal, Helen S. Wells, was of sound mind and of legal age at the time the Power of Attorney was executed.
2. This Power of Attorney is currently exercisable by Affiant. The principal, Helen S. Wells, is domiciled in Pensacola, Escambia County, Florida.
3. To the best of the Affiant's knowledge after diligent search and inquiry:
   a. The Principal is not deceased;
   b. Affiant's authority has not been suspended by initiation of proceedings to determine incapacity or to appoint a guardian or guardian advocate; and
   c. There has been no revocation, partial or complete termination of the Power of Attorney or of Affiant's authority.
4. Affiant is acting within the scope of authority granted in the Power of Attorney by signing the Modification of Promissory Notes and Modification of Mortgage for the Principal's property located at 1901 East Lee Street, Pensacola, Florida 32503 to wit: Lots 1,2 and 3, Block 166, New City Tract, City of Pensacola, Escambia, Florida, according to the map of said City copyrighted by Thomas C. Watson in the year 1906.
5. Affiant is aware that the lender and mortgage holder is relying upon this Affidavit to issue the modifications to the Notes and Mortgages as described above.
6. Affiant agrees not to exercise any powers granted by the Power of Attorney if Affiant attains knowledge that it has been revoked, partially or completely terminated or suspended, or is no longer valid because of death or adjudication of incapacity of the Principal.
7. Affiant certifies that Affiant has read this affidavit and completely understands its contents.

William H. Wells Jr.
WILLIAM H. WELLS, JR.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Sworn to (or affirmed) and subscribed before me this 8th day of June, 2012, by William H. Wells, Jr., who is personally known to me or who has produced FL W20-928-26-245-0 as identification.

Tonya Oakes

Name:

Printed Name of Notary

Notary Public, State of

My Commission Expires:

Tonya Oakes
Notary Public, State of FL
Commission Expires 10/8/12
Commission # DD929430

(Notary Seal)

Recorded in Public Records 07/17/2007 at 03:15 PM OR Book 6183 Page 325, Instrument #2007067700, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

OR BK 4570 PG1260
Escambia County, Florida
INSTRUMENT 2000-743702

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 00-0660-CC-12

FIRST SELECT CORPORATION

Plaintiff,

vs.

HELEN E WELLS,

Defendant(s).
_____/

ERNIE LEE MAGAHA
CLERK
ESCAMBIA COUNTY, FLA.

2000 JUN 14 A 8:58

FILED AND RECORDED
CIVIL DIVISION

RCD Jun 16, 2000 09:03 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-743702

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come on to be heard before the Court and the Court being advised in the premises, it is

ORDERED and ADJUDGED, that Plaintiff, FIRST SELECT CORPORATION shall recover from the Defendant(s), HELEN E WELLS, the sum of $5933.18 on principal, $346.24 for interest, with costs in the sum of $115.50 making a total of $6394.92 that shall bear interest at the rate of 10% per year for which let execution issue.

ORDERED, in ESCAMBIA County, Florida, this 13 day of June, 2000.

COUNTY COURT JUDGE

Plaintiff's Address:
FIRST SELECT CORPORATION , POST OFFICE BOX 9104 , PLEASANTON, CA 94566.
Account No: [redacted]

Copies furnished to:
Flynn LaVrar, Esquire, Zakheim & Associates, P.A., 5310 Northwest 33rd Avenue, Suite 100, Fort Lauderdale, Florida 33309

HELEN E WELLS, 1901 E LEE ST , PENSACOLA FL 32503-6135

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 9900015344.00

CLERK OF CIRCUIT COURT · ESCAMBIA COUNTY, FLORIDA

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY FLORIDA
BY _____ DC
DATE 7/16/2007

9000015993

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

Bank of America
PENSACOLA, FLORIDA

63-27
631

VOID AFTER 6 MONTHS

PAY *FORTY FIVE THOUSAND FOUR HUNDRED EIGHTY THREE AND 34/100

JANET HOLLEY TAX COLLECTOR

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

DATE	AMOUNT
06/19/2012	45,483.34

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000015993⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015993

Date	Case Number	Description	Amount
06/19/2012	2010 TD 003602	PAYMENT TAX DEEDS	1,437.51
06/19/2012	2010 TD 007689	PAYMENT TAX DEEDS	2,179.33
06/19/2012	2010 TD 011576	PAYMENT TAX DEEDS	4,540.44
06/19/2012	2010 TD 010938	PAYMENT TAX DEEDS	33,363.70
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	2,181.12
06/19/2012	2010 TD 000229	PAYMENT TAX DEEDS	1,781.24

9000015993

Check: 9000015993 06/19/2012 JANET HOLLEY TAX COLLECTOR Check Amount: 45,483.34

6-19-12

UCS#674819

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

9000016005

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

Bank of America
PENSACOLA, FLORIDA

63-27
631

VOID AFTER 6 MONTHS

*FOUR HUNDRED THIRTEEN AND 03/100

PAY

WELLS FARGO BANK OBO TAX LIENS
SECURITIZATION TRUST

DATE	AMOUNT
06/19/2012	413.03

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

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

HEAT SENSITIVE

⑈9000016005⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016005

Date	Case Number	Description	Amount
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	413.03

9000016005

Check: 9000016005 06/19/2012 WELLS FARGO BANK OBO TAX LIENS SECURITIZATION TRUST Check Amount: 413.03

9000016002

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

Bank of America
PENSACOLA, FLORIDA

63-27
631

VOID AFTER 6 MONTHS

*SEVEN HUNDRED FOUR AND 82/100

PAY

RITZ LIVING TRUST

TO THE ORDER OF
RITZ LIVING TRUST
1010 N 12TH AVE
PENSACOLA, FL 32501

DATE	AMOUNT
06/19/2012	704.82

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016002⑈ ⑆063100277⑆ 898033991356⑈

9000016002

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

Date	Case Number	Description	Amount
06/19/2012	2010 TD 011387	PAYMENT TAX DEEDS	704.82

9000016002

Check: 9000016002 06/19/2012 RITZ LIVING TRUST

Check Amount: 704.82

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

Tax Deed - Redemption Calculator

Account: 141369000 Certificate Number: 011387 of 2010

Redemption: Yes | Application Date: 04/25/2012 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/07/2013	Redemption Date 06/15/2012
Months	9	2
Tax Collector	$2,111.52	$2,111.52
Tax Collector Interest	$285.06	$63.35
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,402.83	$2,181.12
Clerk Fee	$60.00	$60.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$221.00	$221.00
App. Fee Interest	$54.14	$12.03
Total Clerk	$455.14	$413.03
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,957.97	$2,594.15
	Repayment Overpayment Refund Amount	$363.82 + 120 + 221 = 703.82

Notes:
ACTUAL SHERIFF $80.00 COM FEE $

05/31/2012 gulf Coast building called for quote and wanted to

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 **1423530**
Receipt Date **06/15/2012**

Case Number **2010 TD 011387**
Description **WELLS FARGO BANK OBO TAX LIENS VS**

Action **TAX DEED REDEMPTION**
Judge
Received From **RITZ LIVING TRUST**
On Behalf Of **WELLS FARGO BANK OBO TAX LIENS**

Total Received	2,957.97
Net Received	2,957.97
Change	0.00

Receipt Payments	**Amount**	**Reference Description**
Check	2,957.97	6609200156

Receipt Applications	**Amount**
Holding	2,957.97

Deputy Clerk: nlk
Transaction Date 06/15/2012 15:42:45

Comments

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0066092 / Office AU # | 11-24 / 1210(8)

CASHIER'S CHECK

6609200156

Operator I.D.: fl002677 fl001452

June 15, 2012

PAY TO THE ORDER OF ***CLERK OF THE COURT***
RE:RITZ LIVING TRUST

Two thousand nine hundred fifty-seven dollars and 97 cents **$2,957.97**

WELLS FARGO BANK, N.A.
21 E GARDEN ST
PENSACOLA, FL 32501
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US $ 2,957.97

Richard Levy
CONTROLLER

Security Features Included. Details on Back.

⑈6609200156⑈ ⑆121000248⑆4861 513240⑈

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: 141369000 Certificate Number: 011387 of 2010

Payor: RITZ LIVING TRUST 1010 N 12TH AVE. PENSACOLA, FL 32501 **Date** 06/15/2012

Clerk's Check #	6609200156
Tax Collector Check #	1

Clerk's Total	$455.14
Tax Collector's Total	$2,402.83
Postage	$60.00
Researcher Copies	$40.00
Total Received	$2,957.97

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By:
Deputy Clerk

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 011387
Redeemed Date 06/15/2012
Name RITZ LIVING TRUST 1010 N 12TH AVE. PENSACOLA, FL 32501

Clerk's Total = TAXDEED	$455.14
Due Tax Collector = TAXDEED	$2,402.83
☐ 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: 1415963 Date: 05/24/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1415963 Date: 05/24/2012	341.00	0.00	
06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/15/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	
06/15/2012	TAXDEED	TAXDEED Due Tax Collector	2,402.83	2,402.83	

FINANCIAL SUMMARY

Rcd	Docket	Application	Owed	Paid	Dismissed	Due
1	Service Charge		$60.00	$60.00	$0.00	$0.00
2	Holding		$3,198.97	$341.00	$0.00	$2,857.97
		TOTAL	**$3,258.97**	**$401.00**	**$0.00**	**$2,857.97**

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

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

Receipt Number **1415963**
Receipt Date **05/24/2012**

Case Number **2010 TD 011387**
Description **WELLS FARGO BANK OBO TAX LIENS VS**

Action **TAX DEED APPLICATION**
Judge

Received From **WELLS FARGO BANK OBO TAX LIENS**
On Behalf Of **WELLS FARGO BANK OBO TAX LIENS**

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#938314

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/24/2012 15:52:11

Comments

Print Date:
5/24/2012 3:51:33 PM

Transaction #: **938314**
Receipt #: **201231791**
Cashier Date: **5/24/2012 3:51:33 PM** (MAVILA)

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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 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

(MISCFEE) MISCELLANEOUS FEES
TAX CERT#11387 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

General Information

Reference: 000S009025001166
Account: 141369000
Owners: WELLS HELEN E
Mail: 1901 E LEE ST
PENSACOLA, FL 32503
Situs: 1901 E LEE ST 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: Open Tax Inquiry Window

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

2011 Certified Roll Assessment

Improvements:	$64,716
Land:	$73,150
Total:	$137,866
Save Our Homes:	$55,219

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
None					

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

2011 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 1 2 BLK 166 NEW CITY TRACT
DB 152 P 166 CA 40

Extra Features

None

Parcel Information

Restore Map | Get Map Image | Launch Interactive Map

Section Map Id:
CA040

Approx. Acreage:
0.2500

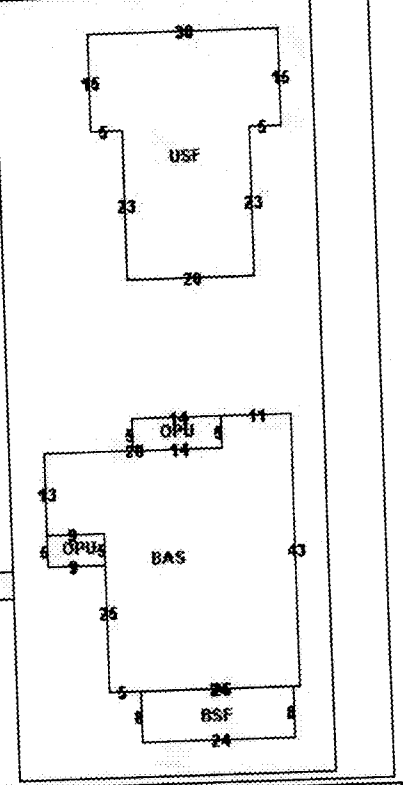
Zoned:
R-1AAA

Buildings

Building 1 - Address:1901 E LEE ST, Year Built: 1923, Effective Year: 1923

Structural Elements

FOUNDATION-*WOOD/SUB FLOOR*
EXTERIOR WALL-*SIDING-LAP.AAVG*
NO. PLUMBING FIXTURES-*6.00*
DWELLING UNITS-*1.00*
ROOF FRAMING-*HIP-HI PITCH*
ROOF COVER-*METAL/MODULAR*
INTERIOR WALL-*DRYWALL-PLASTER*
FLOOR COVER-*HARDWOOD/PARQET*
NO. STORIES-*2.00*
FLOOR COVER-*CARPET*
DECOR/MILLWORK-*ABOVE AVERAGE*
HEAT/AIR-*UNIT HEATERS*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 2529 Total SF

BASE AREA - *1312*
BASE SEMI FIN - *192*
OPEN PORCH UNF - *115*
UPPER STORY FIN - *910*

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.