

17.303

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700221

Date of Tax Deed Application

Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 3022**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-5872-000**

Cert Holder:

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254

Property Owner:

BALDRIDGE RONALD J
6101 BRADSHAW ST
PENSACOLA, FL 32526

LT 47 BLK J 1ST ADDN TO OAKCREST PB 3 P 44 OR 5186 P 425

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/3022	05-5872-000	06/01/2015	521.92	26.10	548.02

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

548.02

0.00

0.00

200.00

175.00

923.02

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

05-5872-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700221

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-5872-000	2015/3022	06-01-2015	LT 47 BLK J 1ST ADDN TO OAKCREST PB 3 P 44 OR 5186 P 425

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

[Navigate Mode](#)
☒ [Account](#)
☐ [Reference](#)

[Printer Friendly Version](#)

General Information

Reference: 152S306200470010
Account: 055872000
Owners: BALDRIDGE RONALD J
Mail: 6101 BRADSHAW ST
 PENSACOLA, FL 32526
Situs: 603 NEW YORK DR 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$4,500	\$17,021	\$21,521	\$21,521
2015	\$4,500	\$19,236	\$23,736	\$23,736
2014	\$4,500	\$18,221	\$22,721	\$22,721

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/19/2014	7230	1742	\$10,000	WD	View Instr
08/01/2014	7208	126	\$2,100	CT	View Instr
07/2003	5186	425	\$48,000	WD	View Instr
10/2001	4800	790	\$7,500	WD	View Instr
11/2000	4631	1805	\$100	CT	View Instr
10/1979	1379	249	\$10,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2016 Certified Roll Exemptions

None

Legal Description

LT 47 BLK J 1ST ADDN TO OAKCREST PB 3 P 44 OR 7230 P 1742

Extra Features

None

Parcel Information

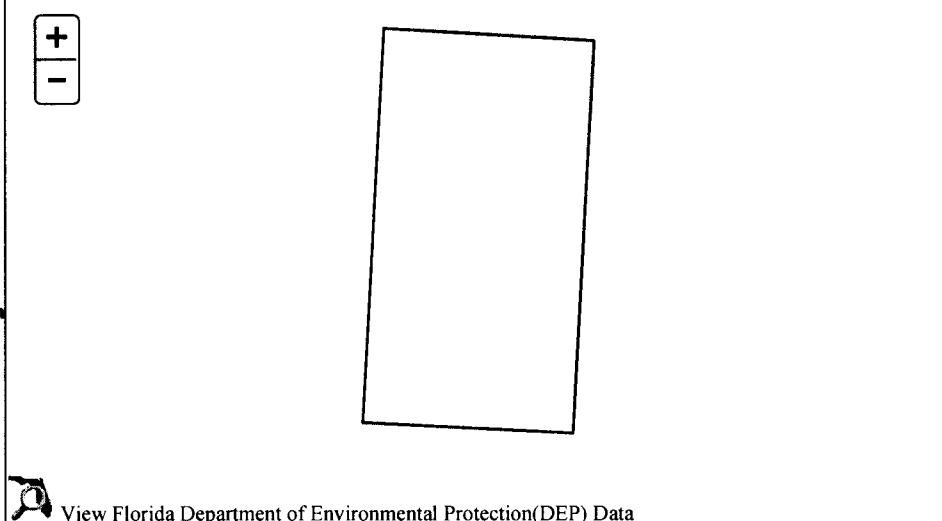
[Launch Interactive Map](#)

Section Map Id:
 15-2S-30-2

Approx. Acreage:
 0.1452

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 603 NEW YORK DR, Year Built: 1954, Effective Year: 1954

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-CONCRETE BLOCK

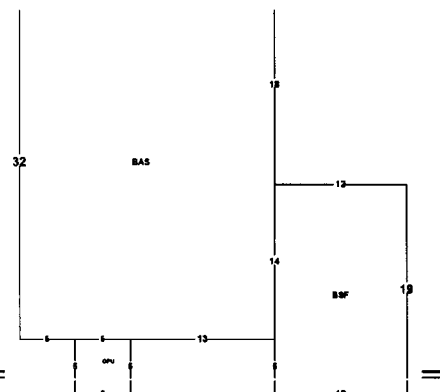
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 989 Total SF

BASE AREA - 736

BASE SEMI FIN - 228

OPEN PORCH UNF - 25



Images



4/15/03

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:05/08/2017 (tc.2118)

17-363

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.: 13591

May 8, 2017

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

Ronald J. Baldrige

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

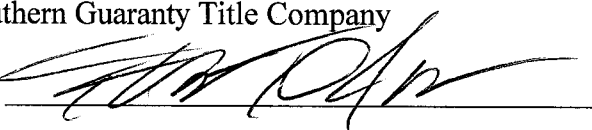
4. Taxes:

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: 

May 8, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13591

May 8, 2017

**Lot 47, Block J, First Addition to Oakcrest, as per plat thereof, recorded in Plat Book 3, Page 44, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13591

May 8, 2017

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

1. Mortgage executed by Ronald J. Baldrige to Centennial Bank, dated 07/19/2016 and recorded in Official Record Book 7560 on page 406 of the public records of Escambia County, Florida. given to secure the original principal sum of \$4,300.00. Assignment of Rents and Leases recorded in O.R. Book 7560, page 416.
NOTE: Mortgage encumbers several parcels.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$21,521.00. Tax ID 05-5872-000.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-7-2017

TAX ACCOUNT NO.: 05-5872-000

CERTIFICATE NO.: 2015-3022

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.

Ronald J. Baldridge
6101 Bradshaw St.
Pensacola, FL 32526

Unknown Tenants
603 New York Dr.
Pensacola, FL 32505

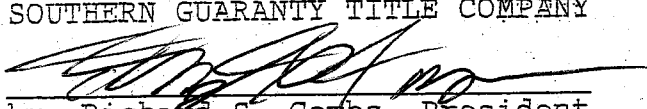
Centennial Bank
2200 Airport Blvd.
Pensacola, FL 32504
and

P.O. Box 906

Conway, AR 72033

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 2017.

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:

Douglas C. Zahm c/o
Consumer Title & Escrow Services, Inc.
4585 140th Avenue N., Ste 1006
Clearwater, FL 33762

File No. 14-1036

Property Appraiser's Parcel I.D. (folio) Number(s)
152S30-6200-470-010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 19th day of September, 2014, by
Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of
the United States of America, and having its principal place of business at P.O. Box 650043, Dallas,
TX 75265-0043, hereinafter called the grantor and Ronald J Baldrige, a single man whose post
office address is 6101 Bradshaw St, Pensacola, FL 32526, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this
instrument and the heirs, legal representative and assigns of individuals, and the successors
and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable
consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, all the certain land situated in Escambia
County, Florida, viz:

Lot 47, Block J, FIRST ADDITION TO OAKCREST, according to the Plat thereof, as recorded in Plat
Book 3, Page 44, of the Public Records of Escambia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise 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
claiming by, through or under the said grantor.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than
\$12,000.00 for a period of 3 months from the recording of this deed. Grantee shall also be prohibited
from encumbering subject property with a security interest in the principal amount of greater than
\$12,000.00 for a period of 3 months from the recording of this deed. These restrictions shall run with
the land and are not personal to grantee. This restriction shall terminate immediately upon
conveyance at any foreclosure sale to a mortgage or deed of trust.

*** By Virtue of the Power of Attorney recorded
in this county in Doc# 2014019101;
OR Book 7114, Page 41 as reference
for recording this Deed.**

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Crystal Woods
(Witness Signature)

Crystal Woods
(Print Name of Witness)
[Signature]
(Witness Signature)

Heather Raisler
(Print Name of Witness)

Fannie Mae A/K/A Federal National Mortgage Association by Douglas C. Zahm, P.A. as Attorney-In-Fact

BY: [Signature]
John Tagaras

Address:

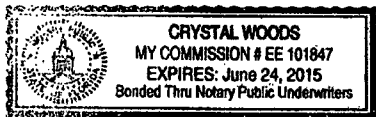
P.O. Box 650043

Dallas, TX 75265-0043

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 19th day of September, 2014 by John Tagaras as authorized signatory on behalf of Douglas C. Zahm, P.A., Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, who is (X) personally known to me or () has produced _____ as identification.

Crystal Woods
Notary Public



2110800

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **NEW YORK**

Legal Address of Property: **603 New York Drive, Pensacola, Florida 32505**

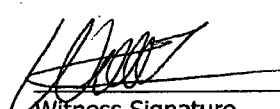
The County (XX) has accepted (_____) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503**

Signed, sealed and delivered in our presence:


Witness Signature


Print Name: Kim Hinerman


Witness Signature

Print Name: William W. Richardson II

~~Fannie Mae AKA Federal National Mortgage
Association~~

~~By: Douglas C. Zahm, P.A., as Attorney-
In-Fact~~


Ronald J. Baldridge

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

RECORDATION REQUESTED BY:

CENTENNIAL BANK
Airport Branch-Pensacola
2200 Airport Blvd
Pensacola, FL 32504

WHEN RECORDED MAIL TO:

Centennial Bank
PO Box 906
Conway, AR 72033

SEND TAX NOTICES TO:

CENTENNIAL BANK
Airport Branch-Pensacola
2200 Airport Blvd
Pensacola, FL 32504

This Mortgage prepared by:

Name: Kaley Willis, Loan Doc Prep Specialist
Company: CENTENNIAL BANK
Address: PO Box 906, Conway, AR 72033

**MORTGAGE
FUTURE ADVANCES**

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$168,600.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated July 19, 2016, is made and executed between Ronald J Baldridge, a single person, whose address is 6101 Bradshaw St, Pensacola, FL 32526 (referred to below as "Grantor") and CENTENNIAL BANK, whose address is 2200 Airport Blvd, Pensacola, FL 32504 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 6015 Chicago Avenue and 4655 Kingston Drive, Pensacola, FL 32526; 1415 North 48th Avenue, Pensacola, FL 32506; 5406 Fairview Drive; 4517 Have Way; 112 New Mexico Drive; 603 New York Drive; 106 St Regis Drive, Pensacola, FL 32505.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. This Mortgage secures, in addition to the amounts specified in the Note, future advances, made within twenty (20) years of the date of this Mortgage, in an unlimited amount, together with all interest thereon, which future advances Lender is obligated to make so long as Grantor complies with all the terms and conditions of the Note or other loan agreement.

MORTGAGE (Continued)

Loan No: 2757551817

Page 2

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$84,300.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

Subsequent Liens. Grantor shall not allow any subsequent liens or mortgages on all or any portion of the Property without the prior written consent of Lender.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any

**MORTGAGE
(Continued)**

Loan No: 2757551817

Page 8

without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision, together with all interest thereon and all amounts that may be indirectly secured by the Cross-Collateralization provision of this Mortgage.

Lender. The word "Lender" means CENTENNIAL BANK, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated July 19, 2016, in the original principal amount of \$84,300.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Note is July 19, 2021. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

X


Ronald J. Baldrige

WITNESSES:

X

X


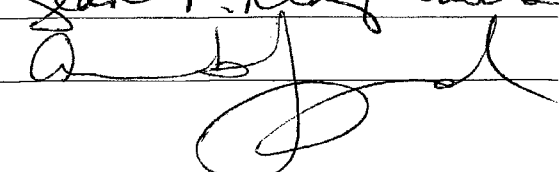



EXHIBIT A

✓ PARCEL 1

LOT 47, BLOCK J, FIRST ADDITION TO OAKCREST, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 2

LOT 3, BLOCK 3, FIRST ADDITION TO LIVE OAK TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 32, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 3

LOTS 26 AND 27, BLOCK 26, PENSACOLA HEIGHTS, BEING A PORTION OF SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE
PLAT RECORDING IN PLAT BOOK 1, PAGE 1 OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 4

LOT 3, BLOCK 2, UNIT 2 OF CRESCENT LAKE, BEING A PORTION OF SECTION 44 AND 46, TOWNSHIP 1 SOUTH, RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 1 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 5

LOT 9, BLOCK 16, MONTCLAIR UNIT NO. 2, BEING A PORTION OF SECTION 10 AND 12, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE
PLAT RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 6

LOT 32, BLOCK J, OF A RESUBDIVESION OF LOTS 27 THRU 32, BLOCK J, OF THE 1ST ADDITION TO OAKCREST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, AT PAGE 68 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 30 WEST, OF SAID COUNTY.

PARCEL 7

LOT 13, BLOCK F, AVONDALE SUBDIVISION PART "A", A SUBDIVISION OF A PORTION OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 32, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 8

LOT 15, BLOCK 4, FIRST ADDITION TO PEN HAVEN, BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 3 AT PAGE 14 OF THE PUBLIC RECORDS OF SAID COUNTY.

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



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

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

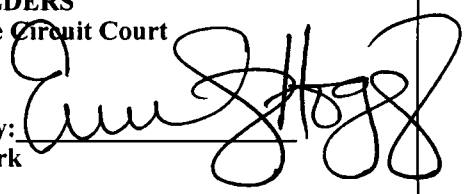
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 055872000 Certificate Number: 003022 of 2015

Payor: RONALD J BALDRIDGE 6101 BRADSHAW ST PENSACOLA, FL 32526 Date
06/15/2017

Clerk's Check #	1	Clerk's Total	\$477.00 1100.46
Tax Collector Check #	1	Tax Collector's Total	\$984.65
		Postage	\$21.04
		Researcher Copies	\$7.00
		Total Received	\$1,489.69 \$ 1100.46

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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 # 2015 TD 003022

Redeemed Date 06/15/2017

Name RONALD J BALDRIDGE 6101 BRADSHAW ST PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$984.65
Postage = TD2	\$21.04
ResearcherCopies = TD6	\$7.00

1100.46

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

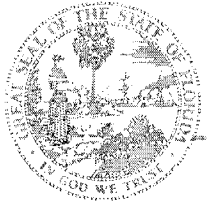
Tax Deed - Redemption Calculator

Account: 055872000 Certificate Number: 003022 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/07/2017"/>	Redemption Date <input type="text" value="06/15/2017"/>
Months	4	2
Tax Collector	<input type="text" value="\$923.02"/>	<input type="text" value="\$923.02"/>
Tax Collector Interest	\$55.38	\$27.69
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$984.65	<u>\$956.96</u> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	<u>\$463.50</u> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$1,489.69	\$1,427.46
	Repayment Overpayment Refund Amount	\$62.23

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 20, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 007718	\$450.00	\$13.50	\$463.50
2015 TD 003609	\$450.00	\$13.50	\$463.50
2015 TD 003022	\$450.00	\$13.50	\$463.50
2015 TD 003412	\$450.00	\$13.50	\$463.50

TOTAL \$1,854.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division