

17-635

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700501

Date of Tax Deed Application
Jun 22, 2017

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2015 / 4379**, 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: **08-0470-000**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129SALT LAKE CITY, UT
84108

Property Owner:
HERRING TRACY M
2706 GRAINGER AVE
PENSACOLA, FL 32507

LT 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG
COMMON LI BETWEEN LTS 19 & 20 115 FT 90 DEG LEFT Full legal
attached.

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
2015/4379	08-0470-000	06/01/2015	267.47	82.19	349.66

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
2017/3915	08-0470-000	06/01/2017	1,059.42	6.25	52.97	1,118.64
2016/4001	08-0470-000	06/01/2016	269.27	6.25	52.51	328.03
2015/10072	08-0470-000	06/01/2015	908.97	6.25	340.86	1,256.08

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)

3,052.41

0.00

0.00

200.00

175.00

3,427.41

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 22nd day of June, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: December 4, 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.**
08-0470-000 2015

**LT 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG COMMON LI BETWEEN LTS 19 & 20 115 FT 90 DEG LEFT SELY 3 4/10
FT NELY TO POB PART OF LT 19 BLK 19 2ND ADDN TO AERO VISTA PB 2 P 22 OR 6620 P 1288 SEC 50/51 T 2S R 30 CA 200**

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700501

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,

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
08-0470-000	2015/4379	06-01-2015	LT 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG COMMON LI BETWEEN LTS 19 & 20 115 FT 90 DEG LEFT SELY 3 4/10 FT NELY TO POB PART OF LT 19 BLK 19 2ND ADDN TO AERO VISTA PB 2 P 22 OR 6620 P 1288 SEC 50/51 T 2S R 30 CA 200

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
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

06-22-2017
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

 Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 502S305010020019
Account: 080470000
Owners: HERRING TRACY M
Mail: 2706 GRAINGER AVE
 PENSACOLA, FL 32507
Situs: 111 MILTON RD 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): WARRINGTON/WARRINGTON/PENSACOLA
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	\$8,000	\$48,753	\$56,753	\$54,907
2015	\$8,000	\$280	\$8,280	\$8,280
2014	\$9,500	\$280	\$9,780	\$9,780

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

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/19/2010	6620	1288	\$100	CJ	View Instr
11/12/2008	6399	562	\$100	QC	View Instr
02/11/2008	6285	1856	\$100	OT	View Instr
02/11/2008	6285	1855	\$100	OT	View Instr
10/2005	5758	1892	\$35,000	WD	View Instr
06/2005	5758	1891	\$17,500	WD	View Instr
05/1993	3699	956	\$44,000	WD	View Instr
09/1990	2918	551	\$49,000	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 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG COMMON LI BETWEEN LTS 19 & 20 115 FT 90 DEG LEFT SELY 3 4/10 FT...

Extra Features

FRAME BUILDING
 PATIO

Parcel Information

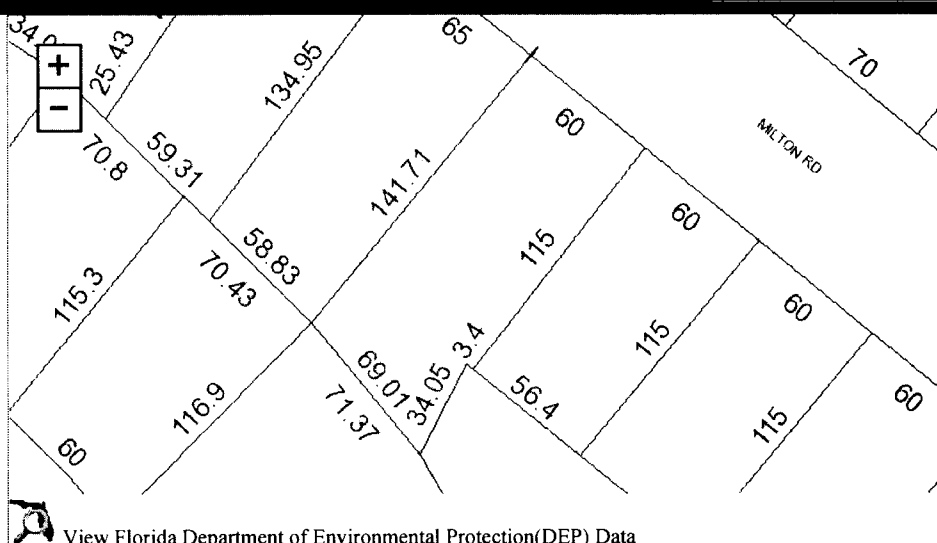
[Launch Interactive Map](#)

Section Map
 Id: CA200

Approx. Acreage:
 0.2124

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

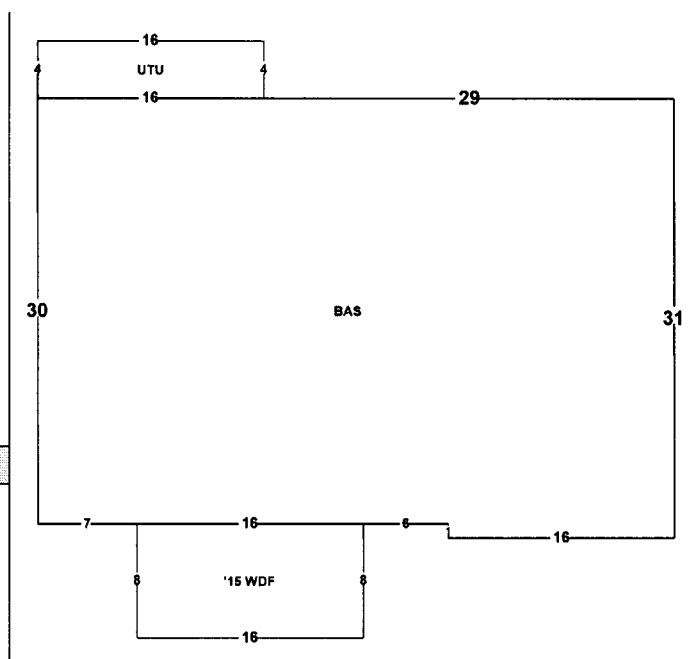
Address: 111 MILTON RD, Year Built: 1951, Effective Year: 1965

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1558 Total SF**
BASE AREA - 1366
UTILITY UNF - 64
WOOD DECK FIN - 128



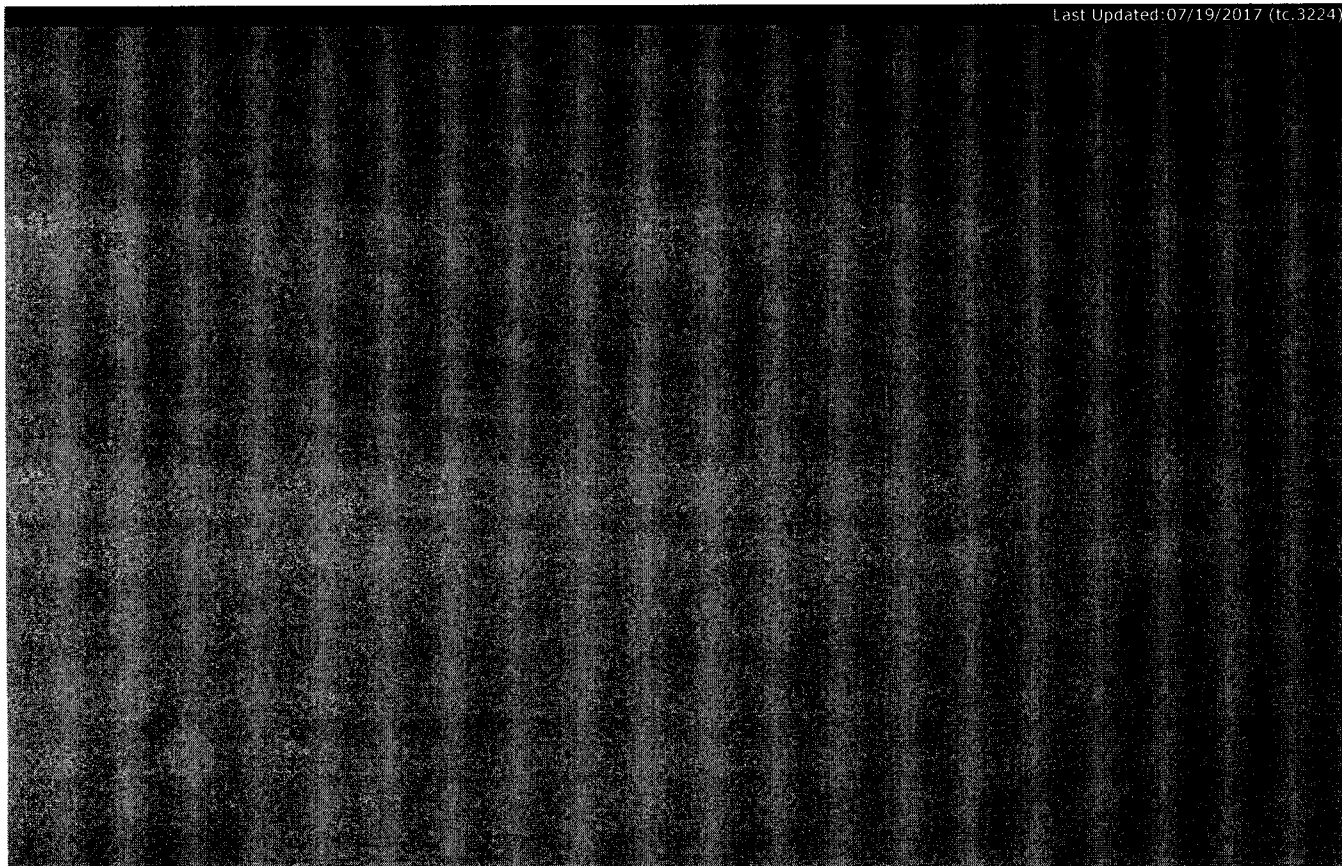
Images



1/19/16

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:07/19/2017 (tc.3224)



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

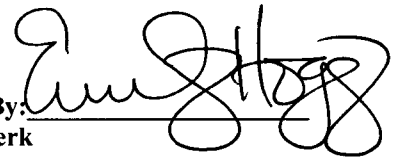
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 080470000 Certificate Number: 004379 of 2015**

**Payor: TRACY MICHAEL HERRING 2706 GRAINGER AVE PENSACOLA, FL 32507 Date
09/06/2017**

Clerk's Check #	1	Clerk's Total	\$499.50
Tax Collector Check #	1	Tax Collector's Total	\$3,742.13
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,332.63

\$3738.14

**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
 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 # 2015 TD 004379
Redeemed Date 09/06/2017

Name TRACY MICHAEL HERRING 2706 GRAINGER AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$490.50	
Due Tax Collector = TAXDEED	\$3,742.13	\$ 3738.14
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• 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: 080470000 Certificate Number: 004379 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/04/2017	Redemption Date 09/06/2017 
Months	6	3
Tax Collector	\$3,427.41	\$3,427.41
Tax Collector Interest	\$308.47	\$154.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,742.13	\$3,587.89 <i>cc</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$20.25
Total Clerk	\$490.50	\$470.25 <i>CH</i>
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$4,332.63	\$4,058.14
	Repayment Overpayment Refund Amount	\$274.49



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 12, 2017

BRISINGER FUND 1 LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

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.

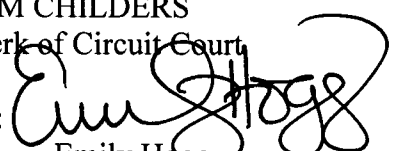
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 004379	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-635

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13918

September 7, 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 09-07-1997, through 09-07-2017, and said search reveals the following:

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

Tracy Michael Herring

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: 

September 7, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13918

September 7, 2017

502S305010020019 - Full Legal Description

LT 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG COMMON LI BETWEEN LTS 19 & 20 115 FT
90 DEG LEFT SELY 3 4/10 FT NELY TO POB PART OF LT 19 BLK 19 2ND ADDN TO AERO VISTA PB 2 P 22 OR
6620 P 1288 SEC 50/51 T 2S R 30 CA 200

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13918

September 7, 2017

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

1. That certain mortgage executed by Christina M. Coker and David C. Coker in favor of Tracy V. Herring and Brenda G. Herring, husband and wife (both deceased) dated 12/28/2001 and recorded 12/31/2001 in Official Records Book 4828, page 163 of the public records of Escambia County, Florida, in the original amount of \$46,000.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$58,302.00. Tax ID 08-0470-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-4-2017

TAX ACCOUNT NO.: 08-0470-000

CERTIFICATE NO.: 2015-4379

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.

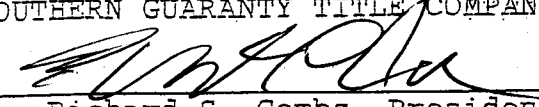
Tracy Michael Herring
2706 Grainger Ave.
Pensacola, FL 32507

Unknown Tenants
111 Milton Rd.
Pensacola, FL 32507

Estate of Tracy V. Herring
and Brenda G. Herring
c/o Andrea Dunn
322 E. Romana St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 11th day of September, 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:
Tracy Michael Herring, Executor for
The Estates of B.G. Herring & T.V. Herring
2706 Grainger Avenue, Pensacola, FL 32507
FOLIO/PARCEL ID #: 502S305010020019

(Space Above This Line for Recording Data)

WARRANTY DEED

This Warranty Deed made this 19th day of July, 2010,
Between: Tracy Michael Herring, Executor for The Estate of Brenda Gail Herring and The Estate of Tracy Victor Herring and The Estate of Brenda Gail Herring and The Estate of Tracy Victor Herring
Whose address is 2706 Grainger Avenue, Pensacola, Florida 32507
hereinafter called the Grantors, and

Tracy Michael Herring, A Single Man
Whose address is: 2706 Grainger Avenue, Pensacola, FL 32507.
hereinafter called the Grantee:

(Whenever used herein the term "grantor and "grantee" include all the parties to this instrument and any of the heirs, any legal representatives and any assigns of individuals, as well as the successors and the assigns of any corporations.)

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100 Dollars (\$10.00) and other good and valuable considerations, to It in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, their heirs and assigns forever, all of that certain land, situate, and lying in the County of **Escambia**, and State of Florida to wit:

-SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION-

PROPERTY ADDRESS: 111 Milton Road, Pensacola, FL. 32507
PARCEL IDENTIFICATION NUMBER: 502S305010020019

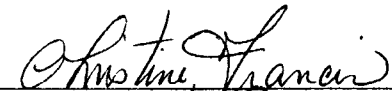
SUBJECT TO all covenants, restrictions, easements, reservations of record, and taxes for current year and subsequent years, which are not yet due and payable. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

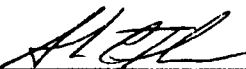
And the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, free of encumbrances, and will defend 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, 2010**,

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

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

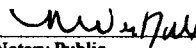
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

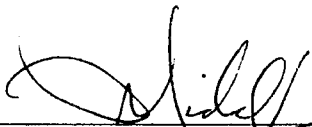

1st Witness
Print Name: Christine Francis

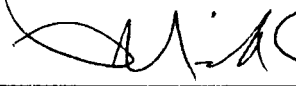

2nd Witness
Print Name: Shannon C. Thomas

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 19 day of July, 2010, by
Tracy Michael Herring who is personally known to me () or who has
produced a current drivers license as identification


Notary Public
Commission No. _____
My Commission Expires: 4/14/11


Tracy Michael Herring, Executor & Personal Representative
for The Estate of Tracy Victor Herring


Tracy Michael Herring, Executor & Personal Representative
for The Estate of Brenda Gail Herring



(SEAL)

EXHIBIT "A"

FOLIO/PARCEL ID #: 502S305010020019

LEGAL DESCRIPTION -

**LT 20 AND BEG AT NORTHERNMOST COR OF LT 19 SWLY ALG COMMON LI
BETWEEN LTS 19 & 20 115 FT 90 DEG LEFT SELY 3 4/10 FT NELY TO POB
PART OF LT 19 BLK 19 2ND ADDN TO AERO VISTA PB 2 P22 SEC 50/51 T 2S R
30 OR 3699 P 956 CA 200 OR 5758 P 1891/1892**

1050
161.00
92.00

OR BK 4828 PG 0163
Escambia County, Florida
INSTRUMENT 2001-916551
MTG DOC STATES PD & ESC CD \$ 161.00
12/31/01 ERNIE LEE WISMA, CLERK
By: [Signature]
INTANGIBLE TAX PD & ESC CD \$ 92.00
12/31/01 ERNIE LEE WISMA, CLERK
By: [Signature]

State of Florida

ESCAMBIA

County

MORTGAGE DEED

50-2S-30-5010-020-019

Know all Men by these Presents, That Tracy V. Herring and Brenda G. Herring,
Husband and Wife

for and in consideration of the sum of One thousand dollars (\$1,000.00)
and no/100 DOLLARS, to us in hand paid by

the receipt whereof is hereby acknowledged, have granted bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said Christina M. Coker & David C. Coker heirs, and assigns, forever, the following described real estate, situate, lying and being in the Daughter and Father County of Escambia, State of Florida, to-wit: 111 Milton Road, Pensacola, FL 32507
A portion of Lot 19, Block 19, second addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia County, Florida, according to a plat recorded in Plat Book 2 at Pages 22A and B of the public records of said county, described as follows: Begin at the Northernmost corner of Lot 19, thence go Southwesterly along the common line between lots 19 and 20 of the said block 19, a distance of 115.00 feet; thence deflecting 90 degrees to the left, go Southeasterly a distance of 3.4 feet, thence go Northeasterly to the Point of Beginning.
AND: Lot 20, Block 19, Second addition to Aero Vista, a subdivision of a portion of Sections 50 and 51, Township 2 South, Range 30 West, Escambia county, Florida according to plat recorded in Plat Book 2 at page 22 A and B, of the public records of said County.
Subject to Contract for Deed to Riley G. McCrory in the original amount of \$46,000 recorded in OR Bdok 2887, Page 697.
NO OTHER MORTGAGES OR LOANS CAN BE PLACED ON THIS PROPERTY UNTIL THIS MORTGAGE DEED IS PAID IN FULL.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all exemption and right of homestead.

And we the said mortgagors, for me and my heirs, do covenant with the said mortgagee heirs and assigns, that they are well seized of said property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said mortgagors shall and will warrant, and by these presents forever defend, the said premises unto the said mortgagee heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is, a mortgage to secure the payment of One promissory note of date December 28, 2001

for the sum of \$46,000.00 Forty-six thousand dollars and no/100 Dollars made by the said payable to the order of the said Tracy V. Herring and Brenda G. Herring, H&W the said mortgagee .

after date, with interest from January 1, 2002 until paid, at the rate of Ten per cent per annum, the said interest payable monthly at 2706 Grainger Ave. Pensacola, FL32507

This instrument was prepared by:

Tracy V. Herring
2706 Grainger Ave. ✓
Pensacola, FL 32507
Address

The mortgagor S covenant that they will keep perfect and unimpaired the security hereby given; that the Y will keep the improvements upon said mortgaged property insured for a sum not less than \$47,000.00 Forty-seven thousand dollars and no/100 dollars, in an insurance company, or insurance companies, to be approved by the mortgagee S, loss, if any, payable to the mortgagee S as their interest may appear, until such note be fully paid; that the Y will pay all taxes, assessments and charges which may or might become liens superior to that hereby created and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagees may procure and maintain such insurance, and pay such taxes, assessments and charges; and the lien hereby created shall extend to all such sums expended, with interest at the rate of TEN per cent, per annum.

The mortgagor agree S that the indebtedness covered by this mortgage shall become immediately due and payable, and this mortgage shall become immediately forecloseable, for all sums secured hereby, if the said indebtedness, or any part thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note or if the mortgagor shall omit the doing of anything herein required to be done for the protection of the mortgagee S, and all costs and expenses, including attorney's fee incurred in collecting this mortgage debt, shall be a part of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to foreclose the same rightfully begun, he will pay all cost and expenses of the said suit, including an attorney's fee, to the attorney of the complainant foreclosing, which costs and fees shall be included in the lien of this mortgage and in the sum decreed upon foreclosure.

IN WITNESS WHEREOF WE have hereunto set hand s and seal
this 28th day of December 2001 A.D. 19 .

Signed, sealed and delivered in the presence of

Barbara Ann Morgan
Barbara Ann Morgan
Ray C. Grader
Darryl Gooden

Christina Coker SEAL
Christina M. Coker
David C. Coker SEAL
SEAL
SEAL

RCD Dec 31, 2001 11:23 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2001-916551

State of Florida

ESCAMBIA County

Before the subscriber personally appeared Christina M. Coker, Daughter and David C. Coker
Father and and
his wife, known to me, and known to me to be the individuals S described by said name S in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein set forth. Given under my hand and official seal, this 28th day of December, 2001 A.D. 19 .

Lavaughn Bradley

Notary Public.

My Commission expires

