20-400

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900611

Date of Tax Deed Application
Aug 26, 2019

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 4862**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **09-3653-000**

Cert Holder:
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:
MENDOZA RUBEN &
MENDOZA IRENE
6817 CEDAR RIDGE DR
PENSACOLA, FL 32526
N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTI (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
2017/4862	09-3653-000	06/01/2017	808.63	40.43	849.06

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
2019/4695	09-3653-000	06/01/2019	818.26	6.25	40.91	865.42

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	1,714.48
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,089.48

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, if applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 26th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

By Jennifer N. Cassidy

Date of Sale: August 3, 2020

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-3653-000 2017

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900611

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,
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
09-3653-000	2017/4862	06-01-2017	N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

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, property information 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

08-26-2019
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	112S315305000000
Account:	093653000
Owners:	MENDOZA RUBEN & MENDOZA IRENE
Mail:	6817 CEDAR RIDGE DR PENSACOLA, FL 32526
Situs:	607 N 72ND AVE 32506
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
2019	$10,688	$33,980	$44,668	$44,668
2018	$10,688	$31,615	$42,303	$42,303
2017	$10,688	$28,955	$39,643	$39,643

Disclaimer

Tax Estimator

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/19/2013	7117	1562	$15,000	WD	View Instr
12/17/2013	7117	1560	$15,000	WD	View Instr
08/1989	2744	831	$23,000	WD	View Instr
05/1985	2067	104	$22,900	WD	View Instr
05/1977	1103	112	$100	WD	View Instr

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

2019 Certified Roll Exemptions

None

Legal Description

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89...

Extra Features

CARPORT
FRAME BUILDING

Parcel Information

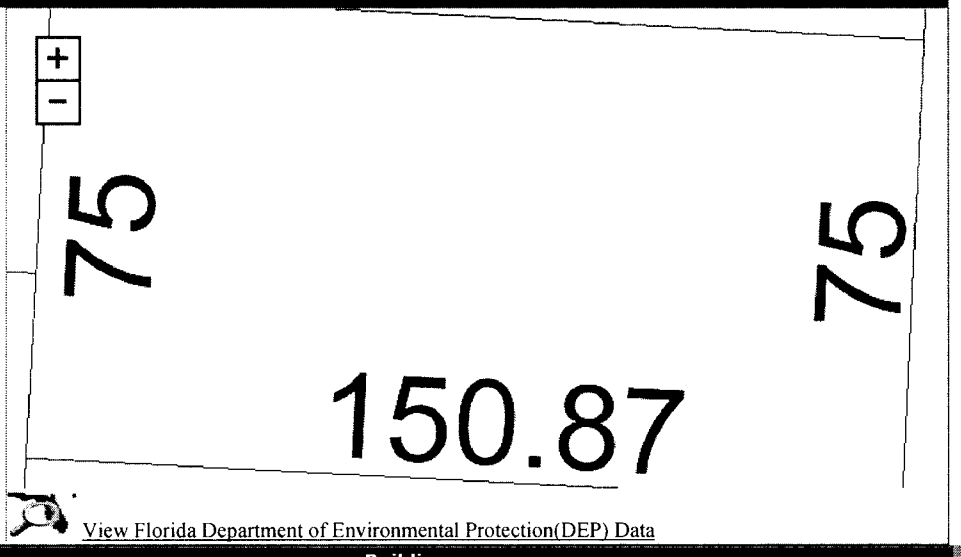
Launch Interactive Map

Section Map Id: 11-2S-31-2

Approx. Acreage: 0.2500

Zoned: MDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

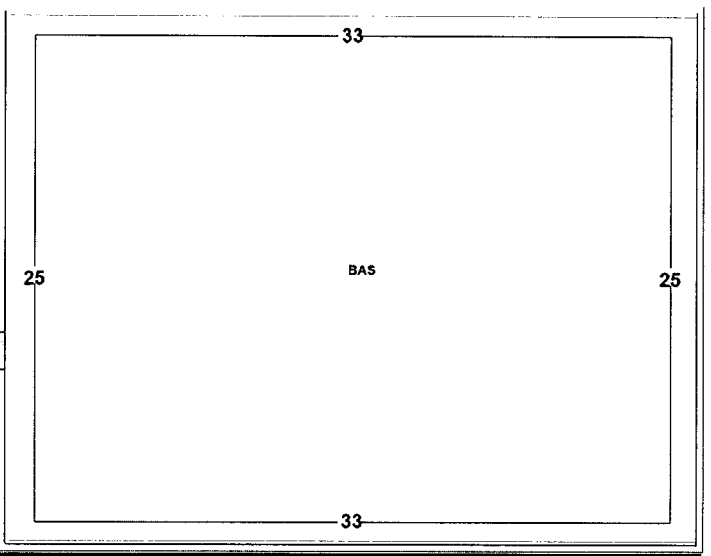
Address:607 N 72ND AVE, Year Built: 1955, Effective Year: 1955

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*STUCCO OV BLOCK*
FLOOR COVER-*CONCRETE-FINISH*

FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*HIP*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 825 Total SF
BASE AREA - *825*

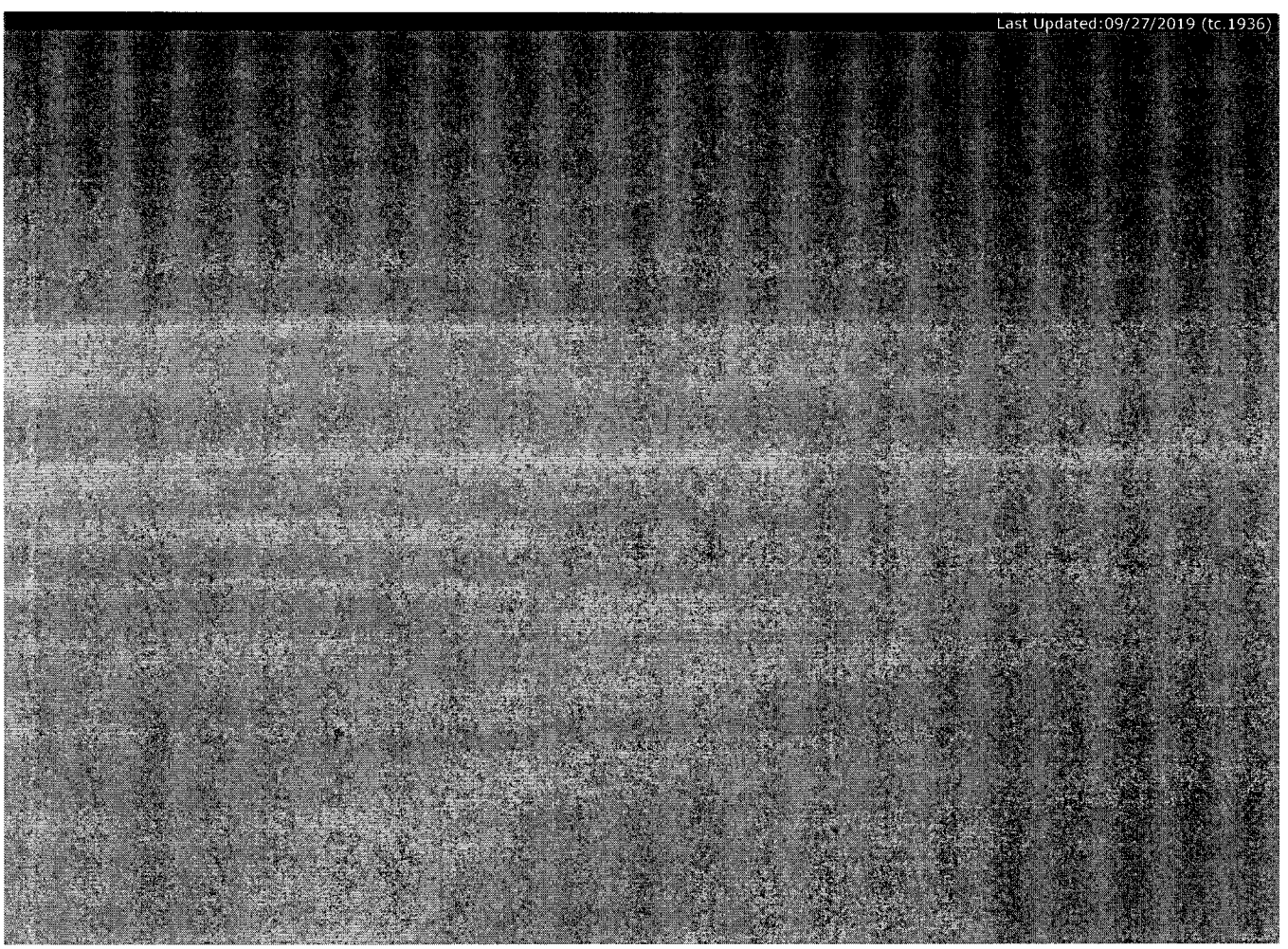


Images



8/20/19

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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019087110 10/2/2019 4:51 PM
OFF REC BK: 8175 PG: 1428 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 04862**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093653000 (20-400)

The assessment of the said property under the said certificate issued was in the name of

RUBEN MENDOZA and IRENE MENDOZA

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **3rd day of August 2020.**

Dated this 30th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 093653000 Certificate Number: 004862 of 2017

Payor: MARY SALVADOR 607 N. 72ND AVE. PENSACOLA FL 32506 **Date** 11/22/2019

Clerk's Check #	1
Tax Collector Check #	1

Clerk's Total	$551.06
Tax Collector's Total	$2,471.84
Postage	$60.00
Researcher Copies	$0.00
Recording	$10.00
Prep Fee	$7.00
Total Received	~~$3,099.90~~ $2374.78

PAM CHILDERS
Clerk of the Circuit Court

Received By: HMahoney
Deputy Clerk

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 # 2017 TD 004862
Redeemed Date 11/22/2019
Name MARY SALVADOR 607 N. 72ND AVE. PENSACOLA FL 32506

Clerk's Total = TAXDEED	$551.06
Due Tax Collector = TAXDEED	$2,471.84
Postage = TD2	$60.00
ResearcherCopies = TD6	$0.00
Release TDA Notice (Recording) = RECORD2	$10.00
Release TDA Notice (Prep Fee) = TD4	$7.00

• **For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093653000 Certificate Number: 004862 of 2017

Redemption Yes | Application Date 08/26/2019 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/03/2020	Redemption Date 11/22/2019
Months	12	3
Tax Collector	$2,089.48	$2,089.48
Tax Collector Interest	$376.11	$94.03
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,471.84	$2,189.76 TC
Record TDA Notice	$17.00	$17.00
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$84.06	$21.02
Total Clerk	$551.06	$488.02 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$3,139.90	$2,694.78
	Repayment Overpayment Refund Amount	$445.12
Book/Page	8175	1428

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019102929 11/22/2019 1:20 PM
OFF REC BK: 8204 PG: 181 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8175, Page 1428, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04862, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **093653000 (20-400)**

DESCRIPTION OF PROPERTY:

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: RUBEN MENDOZA and IRENE MENDOZA

Dated this 22nd day of November 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed

20-400

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

PROPERTY INFORMATION REPORT

File No.: 15932 May 5, 2020

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 05-05-2000, through 05-05-2020, and said search reveals the following:

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

   Ruben Mendoza and Irene Mendoza, husband and wife

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____ May 5, 2020

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 15932 May 5, 2020

112S315305000000 - Full Legal Description

N 75 FT OF S 189 FT OF FOLLOWING BEG AT SW COR OF LT 5 ELY ALG S LI OF LT 262 15/100 FT NLY DEFLECTING 89 DEG 29 MIN LEFT 25 FT FOR POB CONT NLY 370 FT ELY 149 54/100 FT TO WLY R/W LI OF 72ND ST S ALG W LI OF 72ND ST 370 FT WLY DEFLECTING RT 89 DEG 54 MIN 151 70/100 FT TO POB OR 7117 P 1560/1562

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 15932 May 5, 2020

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

1. That certain mortgage executed by Ruben Mendoza and Irene Mendoza, husband and wife in favor of Jorge Monsalud and Castmira Monsalud, and Jose Majan and Sotera M. Majan dated 12/17/2013 and recorded 12/23/2013 in Official Records Book 7117, page 1564 of the public records of Escambia County, Florida, in the original amount of $30,000.00.

2. All Taxes Paid. The assessed value is $44,668.00. Tax ID 09-3653-000.

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: August 3, 2020

TAX ACCOUNT NO.: 09-3653-000

CERTIFICATE NO.: 2017-4862

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.

Ruben Mendoza
Irene Mendoza
6817 Cedar Lake Dr.
Pensacola, FL 32526
and
607 N. 72nd Ave.
Pensacola, FL 32506

Jorge and Castmira Monsalud
Jose and Sotera Majan
2865 Pickett Downs Dr.
Chuluota, FL 32766

Certified and delivered to Escambia County Tax Collector,
this 5th day of May, 2020.

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.

Recorded in Public Records 12/23/2013 at 04:07 PM OR Book 7117 Page 1560, Instrument #2013097246, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $105.00

WDI2SOOT-13-082803

Sales Price: $15,000.00
Rec
Doc 105.00

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 112S31-5305-000-000

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated 12-17-13 by **Jose Majan and Sotera M. Majan, husband and wife** , whose post office address is **6817 Cedar Ridge Drive Pensacola, Fl 32526** hereinafter called the GRANTOR, to **Irene Mendoza and Ruben Mendoza, wife and husband** whose post office address is **6817 Cedar Lake Drivee Pensacola, Florida 32526** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

Legal description is attached and made a part hereof on Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness Print Name: Jose Majan Karen McClammy — Jose Majan

2. Witness Print Name: Barbara Mosley — Sotera M. Majan
Sotera M. Majan

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 12-17-13 by **Jose Majan and Sotera M. Majan, husband and wife,** who is either personally known to me or who produced a driver's license as identification.

(SEAL)

KAREN MCCLAMMY
MY COMMISSION # EE174000
EXPIRES: March 31, 2017
Bonded Thru Notary Public Underwriters

Notary Public
Print Name:
My Commission Expires:

File Number: 13-082803

EXHIBIT "A"

The North 75 feet of the South 189 feet of the following described property: Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence Easterly along the South line of said Government Lot 5, for a distance of 262.15 feet; thence Northerly deflecting at an angle of 89 degrees 29 minutes to the left for a distance of 25 feet to the point of beginning; thence continue Northerly for a distance of 370 feet; thence Easterly 149.54 feet, more or less, to Westerly right of way line of 72nd Street, thence South along the West line of 72nd Street, 370 feet; thence Westerly deflecting to the right 89 degrees 54 minutes for a distance of 151.70 feet, more or less, to the point of beginning.

. Recorded in Public Records 12/23/2013 at 04:07 PM OR Book 7117 Page 1562, Instrument #2013097247, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $105.00

WDI2-Indv - 13-082803

Sales Price: $15,000..00
Rec
Doc 105.00

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 112S31-5305-000-000

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated 12-19-13, 2013 by **Jorge Monsalud and Castmira Monsalud, husband and wife,** whose post office address is **2865 Pickett Downs Drive Chuluota, FL 32766** hereinafter called the GRANTOR, to **Irene Mendoza and Ruben Mendoza, wife and husband** whose post office address is **6817 Cedar Lake Drive Pensacola, Florida 32526** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

Legal description is attached and made a part hereof on Exhibit "A".

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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 and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Print Name: Jennifer Miller

Jorge Monsalud

Witness Print Name: E. Franceschini

Castmira Monsalud

STATE OF **FLORIDA**
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this **December** 19 **2013** by **Jorge Monsalud and Castmira Monsalud, husband and wife** who is either personally known to me or who produced a driver's license as identification.

(SEAL)

Notary Public
Print Name:
My Commission Expires:

JENNIFER LYNN MILLER
Notary Public, State of Florida
Commission# EE 121409
My comm. expires Aug. 20, 2015

File Number: 13-082803

EXHIBIT "A"

The North 75 feet of the South 189 feet of the following described property: Commence at the Southwest corner of Government Lot 5, Section 11, Township 2 South, Range 31 West, Escambia County, Florida; thence Easterly along the South line of said Government Lot 5, for a distance of 262.15 feet; thence Northerly deflecting at an angle of 89 degrees 29 minutes to the left for a distance of 25 feet to the point of beginning; thence continue Northerly for a distance of 370 feet; thence Easterly 149.54 feet, more or less, to Westerly right of way line of 72nd Street, thence South along the West line of 72nd Street, 370 feet; thence Westerly deflecting to the right 89 degrees 54 minutes for a distance of 151.70 feet, more or less, to the point of beginning.

Recorded in Public Records 12/23/2013 at 04:07 PM OR Book 7117 Page 1564,
Instrument #2013097248, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording $35.50 MTG Stamps $105.00 Int. Tax $60.00

3

Rec:
Doc: 105.00
Int: 60.00 Mtg: $30,000.00

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
File Number: 13-082803
Parcel ID #: 112S31-5305-000-000

MORTGAGE DEED
(INDIVIDUAL)

This MORTGAGE DEED, executed on December 17, **2013** by **Irene Mendoza and Ruben Mendoza, wife and husband** , whose post office address is **6817 Cedar Lake Drive Pensacola, Florida 32526** , hereinafter called the MORTGAGOR, to **Jorge Monsalud and Castmira Monsalud, husband and wife and Jose Majan and Sotera M. Majan, husband and wife** , whose post office address is **2865 Pickett Downs Drive Chuluota, FL 32766** , hereinafter called the MORTGAGEE:
(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall 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.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia** County, Florida, viz:

Legal description is attached and made a part hereof on Exhibit "A"

There is no prepayment penalty.
The mortgagee will provide monthly payment update of the mortgage through the mortgagor's email address.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances **N/A**.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit B hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than Full Insurable Value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such

payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within **thirty** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Kellens W Clamm
Print Name:

Irene Mendoza

Witness Barbara Moseley
Print Name:

Ruben Mendoza

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this December 17, **2013** by **Irene Mendoza and Ruben Mendoza, wife and husband** , who is/are personally known to me or who has/have produced a driver's licenses as identification.

(SEAL)

Notary Public
Print Name:
My Commission Expires:

File Number: **13-082803**

MORTGAGE NOTE
(INDIVIDUAL)

December 17, 2013

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one) promises to pay to **Jorge Monsalud and Castmira Monsalud, husband and wife and Jose Majan and Sotera M. Majan, husband and wife** , hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified, the principal sum of **Thirty Thousand dollars & no cents** dollars **($30,000.00)** with interest from December 17, 2013 at the rate of **4.95** percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at **2865 Pickett Downs Drive Chuluota, FL 32766** or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in **359** consecutive monthly principal and interest installments in the amount of **$160.13** commencing **January 16, 2014** with the **360th** and final installment due 12/16/**43** in the amount of **$160.97** including principal and interest.

There is no prepayment penalty.

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable herein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

WHENEVER used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.

/s/_____
Irene Mendoza

/s/_____
Ruben Mendoza

Maker's address:
6817 Cedar Ridge Drive
Pensacola, Florida 32506

File Number: 13-082803

EXHIBIT "A"

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