

20-376

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900648

**Date of Tax Deed Application**  
Aug 29, 2019

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2017 / 7659**, 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: **12-3339-000**

**Cert Holder:**  
**TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**  
**PO BOX 54347**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**GOETTER MORGAN**  
**GOETTER GWEN**  
**5780 MORGAN HILL RD**  
**WALNUT HILL, FL 32568**  
BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE (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  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2017/7659               | 12-3339-000    | 06/01/2017 | 802.40                     | 40.12    | 842.52 |
| 2018/7806               | 12-3339-000    | 06/01/2018 | 585.71                     | 29.29    | 615.00 |

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  |
|-------------------------|----------------|------------|----------------------------|---------------------|----------|--------|
| 2019/7401               | 12-3339-000    | 06/01/2019 | 583.93                     | 6.25                | 29.20    | 619.38 |

**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. Property Information 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)

2,076.90  
0.00  
0.00  
200.00  
175.00  
2,451.90

**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
19. Total Amount to Redeem

29945.00  
12.50

Done this the 24th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

By

*Jennifer N. Cassidy*

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

12-3339-000 2017

BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE  
TWNShp COR OF THE W LI OF THE TWNSHP S 89 DEG 55 MIN 44 SEC E ALG S LI OF SEC 623 41/100 FT TO E R/W LI OF SR 97  
(ATMORE HWY 100 FT R/W) N 08 DEG 07 MIN 46 SEC E ALG E R/W LI 311 03/100 FT FOR POB CONT SAME COURSE 282 26/100 FT S  
89 DEG 24 MIN 58 SEC E ALG COMMON BOUNDARY AS DESC IN OR 5765 P 616 624 71/100 FT S 00 DEG 18 MIN 12 SEC W 273  
88/100 FT 89 DEG 55 MIN 44 SEC W 663 14/100 FT TO POB OR 7568 P 553

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900648

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154,

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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|-----------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12-3339-000    | 2017/7659       | 06-01-2017 | BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE TWNSHP COR OF THE W LI OF THE TWNSHP S 89 DEG 55 MIN 44 SEC E ALG S LI OF SEC 623 41/100 FT TO E R/W LI OF SR 97 (ATMORE HWY 100 FT R/W) N 08 DEG 07 MIN 46 SEC E ALG E R/W LI 311 03/100 FT FOR POB CONT SAME COURSE 282 26/100 FT S 89 DEG 24 MIN 58 SEC E ALG COMMON BOUNDARY AS DESC IN OR 5765 P 616 624 71/100 FT S 00 DEG 18 MIN 12 SEC W 273 88/100 FT 89 DEG 55 MIN 44 SEC W 663 14/100 FT TO POB OR 7568 P 553 |

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  
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER  
PO BOX 54347  
NEW ORLEANS, LA 70154

08-29-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

### General Information

**Reference:** 385N321301001001  
**Account:** 123339000  
**Owners:** GOETTER MORGAN  
 GOETTER GWEN  
**Mail:** 9980 HIGHWAY 97  
 CENTURY, FL 32535  
**Situs:** 9980 HIGHWAY 97 32535  
**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 | \$14,090 | \$45,800 | \$59,890 | \$55,622 |
| 2018 | \$14,090 | \$43,104 | \$57,194 | \$54,585 |
| 2017 | \$14,090 | \$39,373 | \$53,463 | \$53,463 |

**Disclaimer**

**Tax Estimator**

➤ **File for New Homestead Exemption Online**

### Sales Data

| Sale Date  | Book | Page | Value    | Type | Official Records (New Window) |
|------------|------|------|----------|------|-------------------------------|
| 08/02/2016 | 7568 | 553  | \$68,000 | WD   | <a href="#">View Instr</a>    |
| 02/26/2013 | 6996 | 40   | \$100    | WD   | <a href="#">View Instr</a>    |
| 06/18/2012 | 6873 | 514  | \$38,000 | WD   | <a href="#">View Instr</a>    |
| 12/12/2011 | 6797 | 528  | \$64,900 | CT   | <a href="#">View Instr</a>    |
| 01/2006    | 5819 | 1523 | \$71,900 | WD   | <a href="#">View Instr</a>    |
| 10/2005    | 5765 | 616  | \$100    | OT   | <a href="#">View Instr</a>    |
| 11/2001    | 4796 | 228  | \$31,000 | WD   | <a href="#">View Instr</a>    |
| 06/2000    | 4572 | 1601 | \$1,000  | CT   | <a href="#">View Instr</a>    |

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

### 2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION

### Legal Description

BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE...

### Extra Features

FRAME SHED

### Parcel Information

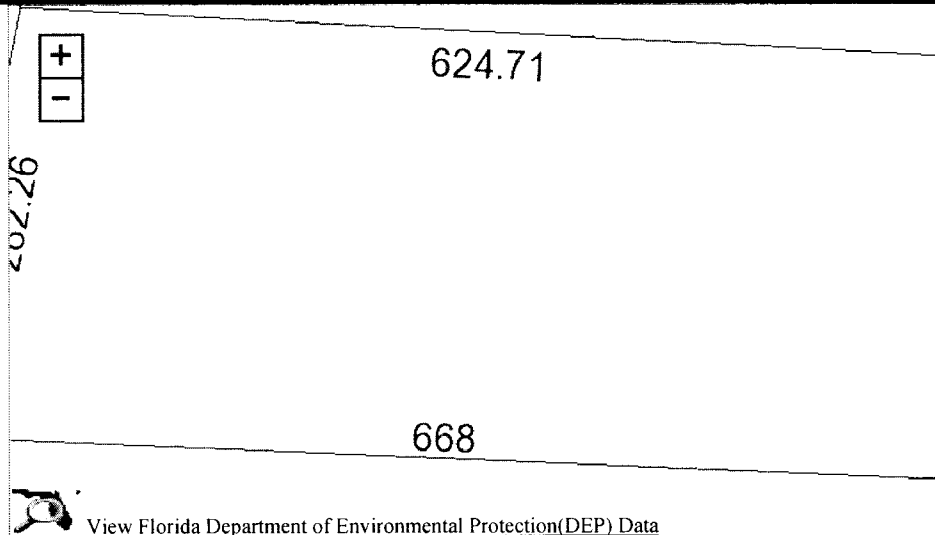
[Launch Interactive Map](#)

**Section Map Id:**  
 38-5N-32

**Approx. Acreage:**  
 4.1200

**Zoned:**   
 RR

**Evacuation & Flood Information**  
[Open Report](#)



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

### Buildings

Address: 9980 HIGHWAY 97, Year Built: 1960, Effective Year: 1980

### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-ALUMINUM SIDING**  
**FLOOR COVER-VINYL/CORK**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-PANEL-PLYWOOD**  
**INTERIOR WALL-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



 Areas - 1584 Total SF

**BASE AREA - 940**

**CARPORT FIN - 247**

**OPEN PORCH FIN - 105**

**UTILITY FIN - 84**

**WOOD DECK FIN - 208**

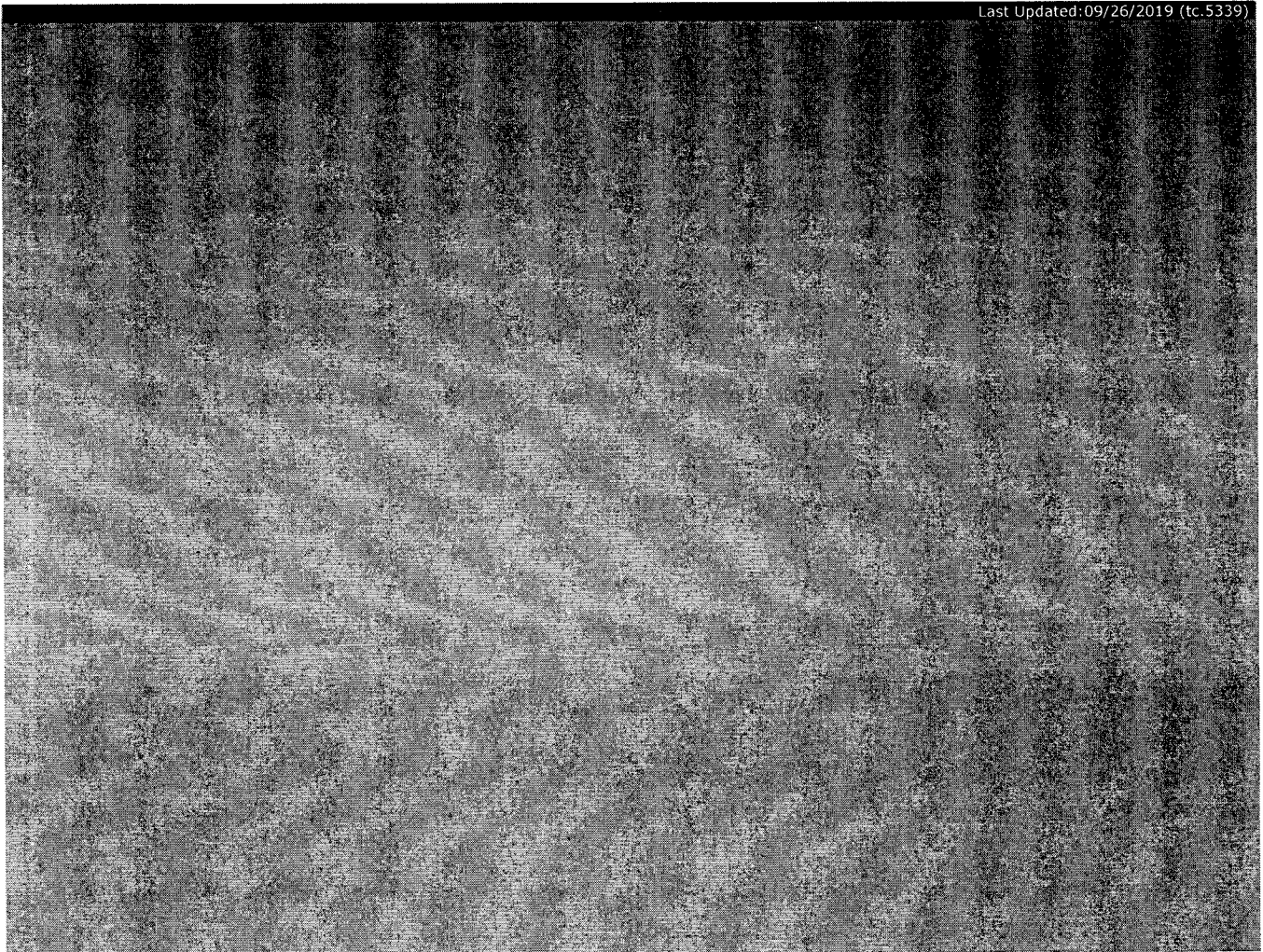
Images



12/5/16

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:09/26/2019 (tc.5339)



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 07659**, 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:

**BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE TOWNSHIP COR OF THE W LI OF THE TOWNSHIP S 89 DEG 55 MIN 44 SEC E ALG S LI OF SEC 623 41/100 FT TO E R/W LI OF SR 97 (ATMORE HWY 100 FT R/W) N 08 DEG 07 MIN 46 SEC E ALG E R/W LI 311 03/100 FT FOR POB CONT SAME COURSE 282 26/100 FT S 89 DEG 24 MIN 58 SEC E ALG COMMON BOUNDARY AS DESC IN OR 5765 P 616 624 71/100 FT S 00 DEG 18 MIN 12 SEC W 273 88/100 FT 89 DEG 55 MIN 44 SEC W 663 14/100 FT TO POB OR 7568 P 553**

**SECTION 38, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 123339000 (20-376)**

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

**MORGAN GOETTER and GWEN GOETTER**

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.



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: 123339000 Certificate Number: 007659 of 2017**

**Payor: MORGAN GOETTER 9980 HIGHWAY 97 CENTURY, FL 32535      Date 10/22/2019**

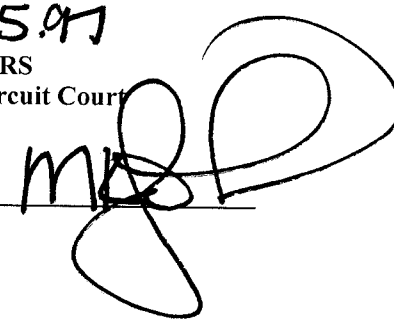
Clerk's Check #            16585  
 Tax Collector Check #    1

Clerk's Total                \$551.06  
 Tax Collector's Total      \$2,905.74  
 Postage                      \$60.00  
 Researcher Copies        \$0.00  
 Recording                   \$10.00  
 Prep Fee                    \$7.00  
 Total Received            ~~\$3,533.80~~

*Reduced*

*\$2,715.97*

**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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 MENTAL HEALTH  
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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 # 2017 TD 007659**

**Redeemed Date 10/22/2019**

**Name MORGAN GOETTER 9980 HIGHWAY 97 CENTURY, FL 32535**

|                                          |            |
|------------------------------------------|------------|
| Clerk's Total = TAXDEED                  | \$551.06   |
| Due Tax Collector = TAXDEED              | \$2,905.74 |
| 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

Morgan Goette  
9480 Hwy 97  
Century FL 32535

Attention Tax Deed  
221 Palafox Place  
Suite 110 Pensacola FL 32502



016585

REMITTER: MORGAN GOETTER

DATE: 10/16/19

ESCAMBIA COUNTY CLERK OF COURT  
EXACTLY \*\*2,715 AND 97/100 DOLLARS

\$ 2,715.97

CUSTOMER - FILE COPY

**CASHIER'S CHECK**

#123339000 MORGAN GOETTER

AUTHORIZED SIGNATURE  
**NOT NEGOTIABLE**

## 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 166, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07659, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 123339000 (20-376)

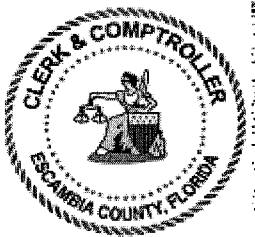
### DESCRIPTION OF PROPERTY:

BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE TOWNSHIP COR OF THE W LI OF THE TOWNSHIP S 89 DEG 55 MIN 44 SEC E ALG S LI OF SEC 623 41/100 FT TO E R/W LI OF SR 97 (ATMORE HWY 100 FT R/W) N 08 DEG 07 MIN 46 SEC E ALG E R/W LI 311 03/100 FT FOR POB CONT SAME COURSE 282 26/100 FT S 89 DEG 24 MIN 58 SEC E ALG COMMON BOUNDARY AS DESC IN OR 5765 P 616 624 71/100 FT S 00 DEG 18 MIN 12 SEC W 273 88/100 FT 89 DEG 55 MIN 44 SEC W 663 14/100 FT TO POB OR 7568 P 553

SECTION 38, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: MORGAN GOETTER and GWEN GOETTER

Dated this 22nd day of October 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-376

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15943

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:

Morgan Goetter and Gwen Goetter, 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.: 15943

May 5, 2020

**385N321301001001 - Full Legal Description**

BEG SW COR OF SEC 7 (ALSO KNOWN AS SW COR OF N 1/2 OF SEC 38) SAID POINT ALSO BEING THE SECOND MILE POST S OF THE TWNSHP COR OF THE W LI OF THE TWNSHP S 89 DEG 55 MIN 44 SEC E ALG S LI OF SEC 623 41/100 FT TO E R/W LI OF SR 97 (ATMORE HWY 100 FT R/W) N 08 DEG 07 MIN 46 SEC E ALG E R/W LI 311 03/100 FT FOR POB CONT SAME COURSE 282 26/100 FT S 89 DEG 24 MIN 58 SEC E ALG COMMON BOUNDARY AS DESC IN OR 5765 P 616 624 71/100 FT S 00 DEG 18 MIN 12 SEC W 273 88/100 FT 89 DEG 55 MIN 44 SEC W 663 14/100 FT TO POB OR 7568 P 553

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15943

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 Morgan Goetter and Gwen Goetter, husband and wife in favor of First National Bank & Trust dated 08/03/2016 and recorded 08/03/2016 in Official Records Book 7568, page 556. of the public records of Escambia County, Florida, in the original amount of \$59,860.23.
2. All Taxes Paid. The assessed value is \$59,890.00. Tax ID 12-3339-000.

**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.: 12-3339-000

CERTIFICATE NO.: 2017-7659

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 2019 tax year.

Morgan Goetter  
Gwen Goetter  
9980 Hwy. 97  
Century, FL 32535

First National Bank & Trust  
P.O. Box 27  
Atmore, AL 36504

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.

THIS INSTRUMENT PREPARED BY:  
Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501  
File # 16FL-5049

### WARRANTY DEED

TAX ID # 38-5N-32-1301-001-001

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That John L. Russell Properties, LLC, a Florida Limited Liability Company, Grantor\*, Address: 2210 Russell Road, McDavid, Florida 32568, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: Morgan Goetter and Gwen Goetter, husband and wife, Grantee\*, Address: 5780 Morgan Road, Walnut Hill, Florida 32568, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

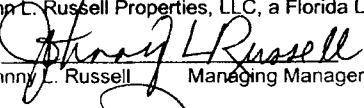
Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

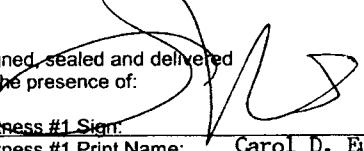
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 2nd day of August, 2016.

John L. Russell Properties, LLC, a Florida Limited Liability Company

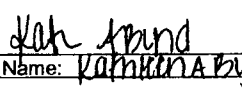
By: 

Johnny L. Russell Managing Manager

Signed, sealed and delivered  
in the presence of:

Witness #1 Sign: 

Witness #1 Print Name: Carol D. Eubanks

Witness #2 Sign: 

Witness #2 Print Name: KATHLEEN A BYRD

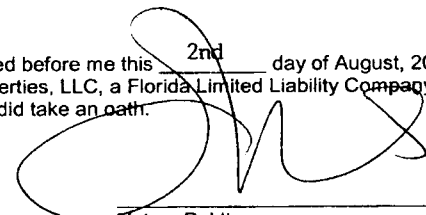
STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of August, 2016, by Johnny L. Russell, Managing Manager of John L. Russell Properties, LLC, a Florida Limited Liability Company, who have provided drivers' licenses as identification, and who did take an oath.

My Commission expires:

(Notary Seal)

**CAROL D. EUBANKS**  
Notary Public, State of Florida  
Commission No. FF 944229  
Commission Expires March 3, 2020

  
Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Commencing at a 4" concrete monument located at the Southwest corner of Section 7, Township 5 North, Range 32 West, Escambia County, Florida (said point also being the second mile post South of the Township corner of the West line of the Township); thence South 89 degrees 55'44" East along the South line of Section 7 for 623.41 feet to an iron rod and cap marked #3578 on the East right-of-way line of State Road #97 (Atmore Hwy - 100' R/W); thence North 08 degrees 07'46" East along said East right-of-way line 311.03 feet to a 1/2" iron rod and Point of Beginning; thence continue North 08 degrees 07'46" East along the same course for 282.26 feet to an iron rod and cap marked #3578; thence South 89 degrees 24'58" East along a common boundary as described in "Boundary Agreement" as recorded in Official Records Book 5765, Page 616, of the Public Records of said County for 624.71 feet to a 1" iron pipe; thence South 00 degrees 18'12" West along an existing old fence for 273.88 feet; thence North 89 degrees 55'44" West for 663.14 feet to the Point of Beginning. All lying and being in Section 38, Township 5 North, Range 32 West, Escambia County, Florida.

**Residential Sales  
Abutting Roadway  
Maintenance Disclosure**

**File No. 16FL-5049**

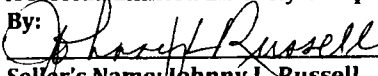
**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must 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 part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of 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: 9980 Highway 97  
Legal Address of Property: 9980 Highway 97, Century, FL 32535

The County ( ☒ ) has accepted ( ☐ ) has not accepted the abutting roadway for maintenance.

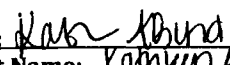
This form completed by: Partnership Title Company, LLC  
1015 North 12<sup>th</sup> Avenue  
Pensacola, FL 32501

As to Seller(s):  
John L. Russell Properties, LLC  
A Florida Limited Liability Company

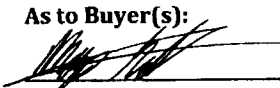
By:   
Seller's Name: Johnny L. Russell  
Managing Manager

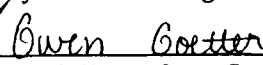
Seller's Name: \_\_\_\_\_

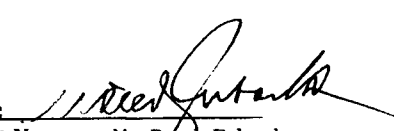
Witness #1 Sign:   
Witness #1 Print Name: Carol D. Eubanks

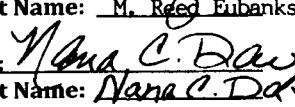
Witness #2 Sign:   
Witness #2 Print Name: Kaitlyn A. Byrd

As to Buyer(s):

  
Buyer's Name: Morgan Goetter

  
Buyer's Name: Gwen Goetter

Witness #1 Sign:   
Witness #1 Print Name: M. Reed Eubanks

Witness #2 Sign:   
Witness #2 Print Name: Nana C. Day

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

16FL-5049

Return to: Loan Servicing, First National Bank and Trust, P. O. Box 27, Atmore, AL 36504  
This document was prepared by: First National Bank & Trust, 111 South Main Street, Atmore, AL 36502  
State of Florida's Documentary Stamp Tax required by law in the amount of \$\_\_\_\_\_ has been paid  
to the Clerk of the Circuit Court (or the County Comptroller, if applicable) for the County of ESCAMBIA, State of  
Florida.

Space Above This Line For Recording Data

## **MORTGAGE**

(With Future Advance Clause)

**DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is August 3, 2016. The parties and their  
addresses are:

**MORTGAGOR:**

**MORGAN GOETTER**  
A MARRIED MAN  
5220 MORGAN RD  
WALNUT HILL, FL 32568-0000

**GWEN GOETTER**  
A MARRIED WOMAN  
5220 MORGAN ROAD  
WALNUT HILL, FL 32568-0000

(Husband and Wife)

**LENDER:**

**FIRST NATIONAL BANK & TRUST**  
Organized and existing under the laws of the United States of America  
P. O. Box 27  
Atmore, AL 36504

**1. DEFINITIONS.** For the purposes of this document, the following term has the following meaning.

**A. Loan.** "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all  
documents prepared or submitted for this transaction.

**2. CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey and mortgage to Lender, the following described property:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN. SUBJECT PROPERTY IS THE HOMESTEAD OF THE MORTGAGORS.

The property is located in ESCAMBIA County at 9980 HIGHWAY 97, CENTURY, Florida 32535.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

**3. SECURED DEBTS AND FUTURE ADVANCES.** The term "Secured Debts" includes and this Security Instrument will secure each of the following:

**A. Specific Debts.** The initial indebtedness secured by this Security Instrument is the following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 900101380, dated August 3, 2016, from Mortgagor to Lender, with a loan amount of \$59,860.23 and maturing on August 3, 2031.

**B. Future Advances.** All future advances made within 20 years from the date of this Security Instrument from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

**C. Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

**4. MAXIMUM OBLIGATION LIMIT; FUTURE ADVANCES.** The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$59,860.23. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

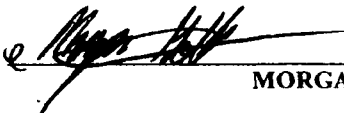
**5. LIMITATIONS ON CROSS-COLLATERALIZATION.** The cross-collateralization clause on any existing or future loan, but not including this Loan, is void and ineffective as to this Loan, including any extension or refinancing.

The Loan is not secured by a previously executed security instrument if a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Real Estate Settlement Procedures Act, (Regulation X), that are required for loans secured by the Property or if, as a result, the

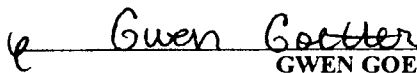
EXHIBIT "A"

Commencing at a 4" concrete monument located at the Southwest corner of Section 7, Township 5 North, Range 32 West, Escambia County, Florida (said point also being the second mile post South of the Township corner of the West line of the Township); thence South 89 degrees 55'44" East along the South line of Section 7 for 623.41 feet to an iron rod and cap marked #3578 on the East right-of-way line of State Road #97 (Atmore Hwy - 100' R/W); thence North 08 degrees 07'46" East along said East right-of-way line 311.03 feet to a 1/2" iron rod and Point of Beginning; thence continue North 08 degrees 07'46" East along the same course for 282.26 feet to an iron rod and cap marked #3578; thence South 89 degrees 24'58" East along a common boundary as described in "Boundary Agreement" as recorded in Official Records Book 5765, Page 616, of the Public Records of said County for 624.71 feet to a 1" iron pipe; thence South 00 degrees 18'12" West along an existing old fence for 273.88 feet; thence North 89 degrees 55'44" West for 663.14 feet to the Point of Beginning. All lying and being in Section 38, Township 5 North, Range 32 West, Escambia County, Florida.

SIGNED FOR IDENTIFICATION:

  
MORGAN GOETTER

 8-3-16  
DATE

  
GWEN GOETTER

 8-3-16  
DATE