20-291

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**
1900561

**Date of Tax Deed Application**
May 28, 2019

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2017 / 7917**, 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: **13-2382-100**

Cert Holder:
**BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**
**723 OVERBROOK DRIVE**
**FORT WALTON BEACH, FL 32547**

Property Owner:
**MAGNUM RONALD**
**6299 WINDWOOD DR**
**PENSACOLA, FL 32504**
S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151
BELMONT TRACT OR 5878 P 75 CA 82

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 |
|---|---|---|---|---|---|
| 2017/7917 | 13-2382-100 | 06/01/2017 | 198.47 | 52.59 | 251.06 |

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 |
|---|---|---|---|---|---|---|
| 2018/8078 | 13-2382-100 | 06/01/2018 | 196.19 | 6.25 | 18.15 | 220.59 |

| **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 | 471.65 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | 0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | 126.64 |
| 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) | 973.29 |
| **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 31st day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **1st June 2020**

By Shirley Rich, CFCA
**Senior Deputy Tax Collector**

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
13-2382-100 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900561

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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 |
|---|---|---|---|
| 13-2382-100 | 2017/7917 | 06-01-2017 | S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA 82 |

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
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

Applicant's signature

05-28-2019
Application Date

# Chris Jones
# Escambia County Property Appraiser



## General Information

| | |
|---|---|
| **Reference:** | 000S009010180151 |
| **Account:** | 132382100 |
| **Owners:** | MAGNUM RONALD |
| **Mail:** | 6299 WINDWOOD DR<br>PENSACOLA, FL 32504 |
| **Situs:** | 2615 N TARRAGONA ST 32503 |
| **Use Code:** | VACANT RESIDENTIAL |
| **Taxing Authority:** | PENSACOLA CITY LIMITS |
| **Tax Inquiry:** | Open Tax Inquiry Window |

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

## Assessments

| Year | Land | Imprv | Total | Cap Val |
|---|---|---|---|---|
| 2018 | $5,324 | $0 | $5,324 | $5,324 |
| 2017 | $8,447 | $0 | $8,447 | $8,447 |
| 2016 | $8,447 | $0 | $8,447 | $8,447 |

**Disclaimer**

**Tax Estimator**

**› File for New Homestead Exemption Online**

## Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|---|---|---|---|---|---|
| 03/2006 | 5878 | 795 | $25,000 | WD | View Instr |

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

## 2018 Certified Roll Exemptions

None

## Legal Description

S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151
BELMONT TRACT OR 5878 P 75 CA 82

## Extra Features

None

## Parcel Information

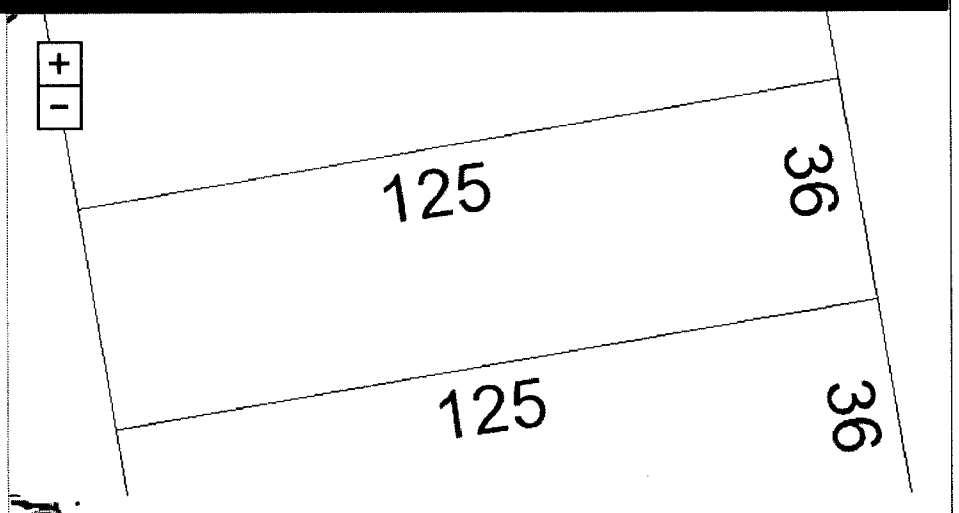
Launch Interactive Map

**Section Map Id:**
CA082

**Approx. Acreage:**
0.1027

**Zoned:**
R-1AA

**Evacuation & Flood Information**
Open Report




View Florida Department of Environmental Protection(DEP) Data

## Buildings

## Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019054652 6/21/2019 2:19 PM
OFF REC BK: 8117 PG: 83 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 07917**, 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:

**S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA 82**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132382100 (20-291)**

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

**RONALD MAGNUM**

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 June, which is the **1st day of June 2020.**

Dated this 20th day of June 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: 132382100 Certificate Number: 007917 of 2017

**Payor: RONALD MANGNUM 6299 WINDWOOD DR PENSACOLA, FL 32504** **Date** 12/04/2019

| | |
|---|---|
| Clerk's Check # | 1 |
| Tax Collector Check # | 1 |

| | |
|---|---|
| Clerk's Total | $658.07 1277.78 |
| Tax Collector's Total | $1,169.33 |
| Postage | $60.00 |
| Researcher Copies | $40.00 |
| Recording | $10.00 |
| Prep Fee | $7.00 |
| Total Received | ~~$1,844.40~~ |

$1294.78

**PAM CHILDERS**
**Clerk of the Circuit Court**

**Received By:**
**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 007917**
**Redeemed Date** 12/04/2019
**Name** RONALD MANGNUM 6299 WINDWOOD DR PENSACOLA, FL 32504

| | |
|---|---|
| Clerk's Total = TAXDEED | $558.07 # 1277.78 |
| Due Tax Collector = TAXDEED | $1169.33 |
| Postage = TD2 | $60.00 |
| ResearcherCopies = TD6 | $40.00 |
| 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: 132382100 Certificate Number: 007917 of 2017**

Redemption Yes | Application Date 05/28/2019 | Interest Rate 18%

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|---|---|---|
| | Auction Date 06/01/2020 | Redemption Date 12/04/2019 |
| Months | 13 | 7 |
| Tax Collector | $973.29 | $973.29 |
| Tax Collector Interest | $189.79 | $102.20 |
| Tax Collector Fee | $6.25 | $6.25 |
| Total Tax Collector | $1,169.33 | $1,081.74 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 | $91.07 | $49.04 |
| Total Clerk | $558.07 | $516.04 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 | $1,844.40 | $1,614.78 |
| | | |
| | Repayment Overpayment Refund Amount | $229.62 |
| Book/Page | 8117 | 83 |

Notes

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019105935 12/4/2019 2:04 PM
OFF REC BK: 8209 PG: 1561 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 8117, Page 83, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07917, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **132382100 (20-291)**

DESCRIPTION OF PROPERTY:

**S 24 FT OF LT 18 & N12 FT OF LT 19 BELMONT BLK 151 BELMONT TRACT OR 5878 P 75 CA 82**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: RONALD MAGNUM

Dated this 4th day of December 2019.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

20-291
Redeemed

**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.: 15820

March 11, 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 03-11-2000, through 03-11-2020, and said search reveals the following:

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

   Ronald Mangum

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: _____

March 11, 2020

**PROPERTY INFORMATION REPORT**
**LEGAL DESCRIPTION**

File No.: 15820

March 11, 2020

**South 24 feet of Lot 18 & North 12 feet of Lot 19 Belmont, Block 151 Belmont Tract OR 5878 P 75, CA 82, Escambia County, Florida.**

**PROPERTY INFORMATION REPORT**
**CONTINUATION PAGE**

File No.: 15820

March 11, 2020

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

1. That certain mortgage executed by Ronald Mangum in favor of Escambia County dated 12/20/1997 and recorded 08/22/2008 in Official Records Book 6368, page 124 of the public records of Escambia County, Florida, in the original amount of $80,000.00.

2. All Taxes Paid. The assessed value is $5,3214.00. Tax ID 13-2382-100.

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: June 1, 2020

TAX ACCOUNT NO.: 13-2382-100

CERTIFICATE NO.: 2017-7917

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, 221 Palafox Place, 4th Floor/c/o County Attorney, 190 Governmental Center, 32502 |
| ___ | X | Homestead for _____ tax year. |

Ronald Mangum
6299 Windwood Dr.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 11th day of March, 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.

6

Recorded in Public Records 04/06/2006 at 12:04 PM OR Book 5878 Page 795, Instrument #2006034891, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $175.00

Prepared by and return to:
**Charles L. Hoffman, Jr.**
**Attorney at Law**
**Shell, Fleming, Davis & Menge, P.A.**
**Post Office Box 1831**
**Pensacola, FL 32591-1831**
**850-434-2411**
**File Number: Z2-26817**

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **31st** day of **March, 2006** between **Norman E. Edler and Laura Edler, husband and wife** whose post office address is **801 W. Baars Street, Pensacola, FL 32501**, grantor, and **Ronald Mangum** whose post office address is **6299 Windwood Drive, Pensacola, FL 32504**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

**Lots 17 to 22, inclusive, Block 151, East King Tract, Belmont Numbering, according to map of said City copyrighted by Thomas C. Watson in the year 1906, lying and being in Escambia County, Florida.**

**Parcel Identification Number: 00-0S-00-9010-170-151**

**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** subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Charles L. Hoffman, Jr.

Norman E. Edler (Seal)

Witness Name: Monica S. Cone

Laura Edler (Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 31st day of March, 2006 by Norman E. Edler and Laura Edler, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: 2/28/09

Charles L. Hoffman, Jr
Notary Public-State of FL
Comm. Exp. Feb. 28, 2009
Comm. No. DD 372047



DoubleTime®

Recorded in Public Records 08/22/2008 at 10:21 AM OR Book 6368 Page 124, Instrument #2008063749, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $146.00

**THIS INSTRUMENT PREPARED BY AND AFTER RECORDING TO BE RETURNED TO:**

Randy Wilkerson
Neighborhood Enterprise Foundation
3420 Barrancas Avenue
P.O. Box 18178
Pensacola, FL 32523-8178

**ABOVE SPACE RESERVED FOR RECORDING PURPOSES ONLY**

*This mortgage is exempt from the payment of intangible tax pursuant to Section 199.183, Florida Statutes.*

# MORTGAGE AND SECURITY AGREEMENT (TARRAGONA TOWNHOMES APARTMENTS)

This **MORTGAGE AND SECURITY AGREEMENT** (the "Mortgage"), is made as of the 20th day of December, 2007, by **RONALD MANGUM, individually, and as President of RESIDENTIAL RENOVATION COMPANY, INC., a Florida for profit corporation** (Mortgagor), in favor of **ESCAMBIA COUNTY**, a political subdivision of the State of Florida (Mortgagee) (which term as used in every instance shall include the Mortgagee's successors and assigns).

W I T N E S S E T H:

For good and valuable consideration, and also in consideration of the aggregate sum of money described in that certain Promissory Note (Note) dated even date herewith, from the Mortgagor to the order of the Mortgagee in the aggregate principal amount **EIGHTY THOUSAND DOLLARS AND NO CENTS ($80,000.00)**, the terms of which are incorporated into and made a part hereof, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee, in fee simple a lien upon and security interest in that certain real property (Property) located in Escambia County, Florida, which is described in Exhibit "A" attached hereto and made a part hereof, which Property is commonly known as **TARRAGONA TOWNHOMES APARTMENTS**. Hereinafter said real estate, buildings, improvements (including improvements to be made hereafter), and fixtures herein below described and located on said real estate are sometimes collectively referred to as the Premises.

TOGETHER with a lien on all of Mortgagor's gas and electrical fixtures, heaters, space heaters, engines and machinery, ranges, bathtubs, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing and heating fixtures, drapes, mirrors, mantles, refrigerating plants, dishwashers and appurtenances, and all building material and equipment now or hereafter delivered to the Premises and intended to be installed therein; such other goods, furnishings, equipment now or hereafter delivered to the Premises and intended to be installed therein; such other furniture, fixtures, goods, equipment, chattels and personal property (including but not limited to machinery, equipment, utilities, fire detection and prevention systems, security and access control systems,

3.4 Number and Gender. All personal pronouns used in this mortgage whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa.

ARTICLE IV

4.1 Notice. Any notice or other communication required or permitted to be given hereunder shall be sufficient if in writing and delivered in person or sent by United States Certified Mail, postage prepaid, to the parties being given such notice at the following addresses:

If to the Mortgagor:

Ron Mangum, President
Residential Renovation Company, Inc.
6299 Windwood Drive
Pensacola, Florida 32504
Phone: (850) 449-7257

If to the Mortgagee:

Escambia County
c/o Neighborhood Enterprise Foundation, Inc.
P.O. Box 18178
Pensacola, Florida 32523
Attn: Executive Director
Telephone No.: (850) 458-0466
Fax No: (850) 458-0464

with a copy to:

Office of the County Attorney
221 Palafox Place, Suite 430
Pensacola, Florida 32502
Telephone No.: (850) 595-4970
Fax No.: (850) 595-4979

Any party may change its address by giving the other party notice of the change. Notice given as herein above provided shall be deemed given on the date of its deposit in the United States Mail and, unless sooner received, shall be deemed received by the party to whom it is addressed on the third calendar day following the date on which the notice is deposited in the mail, or if a courier system is used, on the date of delivery of the notice.

4.2 Books and Records. Mortgagor shall keep and maintain at all times complete, true and accurate books of account and records which utilize generally accepted accounting principles, consistently applied which reflect the operation of the Premises. Mortgagor shall furnish periodic financial statements to Mortgagee required by the Loan Agreement.

ARTICLE V

5.1 Future Advances. This Mortgage shall also secure such future or additional advances as may be made by the Mortgagee at its option to the Mortgagor, or its successor in title, for any purpose, provided that all those advances are to be made within fifteen (15) years from the date of

**SIGNATURE PAGE FOR MORTGAGE AND SECURITY AGREEMENT (TARRAGONA TOWNHOMES APARTMENTS)**

IN WITNESS WHEREOF, the Mortgagor has executed and sealed this Mortgage and Security Agreement as of the day and year first above written.

WITNESSES:

By: _____
Name: SABRINA TRUCHILL

By: _____
Name: Sheree Couts

RONALD MANGUM, individually, and as President of RESIDENTIAL RENOVATION COMPANY, INC., a Florida for profit corporation

By: _____
Ronald Mangum

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10th day of July, 2008, by Ronald Mangum, individually, and as President of Residential Renovation Company, Inc., a Florida for profit corporation, who executed this instrument after first being duly sworn and who ( ) is personally known to me, or (X) has produced current FL DL M525720553080 as identification.

SHEREE COUTS
Notary Public-State of FL
Comm. Exp. April 21, 2012
Comm. No. DD 780841

_____
Signature of Notary Public

(Notary Seal)

Sheree Couts
Printed Name of Notary Public

**EXHIBIT "A"**

LEGAL DESCRIPTION OF PROPERTY:

**PARCEL 1 (2609 & 2617 N. TARRAGONA STREET):**
LTS 17 TO 22 BELMONT BLK 151 BELMONT TRACT OR 5878 P 795 CA 82

**PARCEL 2 (2510 A & B N. TARRAGONA STREET):**
LTS 6 7 BLK 122 EAST KING TRACT OR 5876 P 211 CA 81