

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
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**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

Case: 2007 TD 005236



00081729780

Dkt: TD80 Pg#:

A large, stylized handwritten signature in black ink, appearing to be the number "22" or a similar symbol.

Original Documents Follow



09-207

EXECUTIVE ADMINISTRATION
ACCOUNTING DIVISION
APPEALS DIVISION
ARCHIVES AND RECORDS
CENTURY DIVISION
CLERK TO THE BOARD
COUNTY CIVIL
COUNTY CRIMINAL
COURT DIVISION
CIRCUIT CIVIL
CIRCUIT CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

• AUDITOR • ACCOUNTANT • EX-OFFICIO CLERK TO THE BOARD • CUSTODIAN OF COUNTY FUNDS •

FINANCE
JURY ASSEMBLY
GUARDIANSHIP
HUMAN RESOURCES
JUVENILE DIVISION
MARRIAGE
MENTAL HEALTH
MANAGEMENT INFORMATION SYSTEMS
OFFICIAL RECORDS
ONE STOP
OPERATIONAL SERVICES
PROBATE DIVISION
TRAFFIC DIVISION
TREASURY

February 9, 2010

ANN FOOTE HOFFMAN
6021 COLISEUM ST
NEW ORLEANS LA 70118

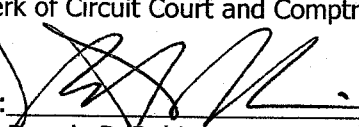
Re: Tax Certificate 2007 TD 005236
BLDG F UNIT 21 OF SUNDOWN CONDOMINIUM

Dear MS. HOFFMAN:

Please find enclosed the Clerk's check number 9000011908 in the amount of One Thousand Forty Nine & 52/100 (\$1,049.52) Dollars. These funds are being refunded to you in connection with your redemption of the tax certificates previously in place on the above-referenced real property. The amount paid by you at the time of your redemption included an estimate for various expenses incurred in connection with the application for tax deed filed by the certificate holder(s). The amount is being returned to you is the unused portion of that estimate.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,
ERNIE LEE MAGAHA
Clerk of Circuit Court and Comptroller

BY: 
Brenda B. Robinson, Deputy Clerk
Director, Judicial Services
Official Records Division

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

63-27
631

9000011908

VOID AFTER 6 MONTHS

PAY

*ONE THOUSAND FORTY NINE AND 52/100

ANN FOOTE HOFFMAN

DATE

AMOUNT

02/09/2010

1,049.52

TO THE ORDER OF ANN FOOTE HOFFMAN
6021 COLISEUM STREET
NEW ORLEANS, LA 70118

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000011908⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000011908

Date	Case Number	Description	Amount
02/09/2010	2007 TD 005236	PAYMENT TAX DEEDS	1,049.52

9000011908

Check: 9000011908 02/09/2010 ANN FOOTE HOFFMAN

Check Amount: 1,049.52

Maryline Avila

From: "Brenda Robinson" <brobins@escambiaclerk.com>
To: "Dana Moye" <dmoye@clerk.co.escambia.fl.us>
Cc: "Maryline Avila" <mavila@escambiaclerk.com>
Sent: Friday, February 05, 2010 4:27 PM
Subject: Tax Certificate 2007 TD 05236

Good Afternoon Again Dana!

Please prepare a check in the amount of \$1,049.52 payable to:

Ann Foote Hoffman
6021 Coliseum St.
New Orleans LA 70118

09-207

in connection with the above-referenced tax certificate file.

This sum represents the refund of an overpayment.

Thank you!
Brenda B. Robinson
Director, Judicial Services
Official Records Division
Ernie Lee Magaha
Clerk of Circuit Court & Comptroller
(850) 595-3937
(850) 595-4827 (fax)

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
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

6/16/2009

ANN FOOTE HOFFMAN
6021 COLISEUM ST
NEW ORLEANS LA 70118

Dear Owner:

The records of this office show a refund due to you on the following Tax Deed Certificate. This amount represents an overpayment of interest/application fees. Our system automatically calculates interest through the sale date and you redeemed in the month prior on 6/8/2009 which generates a refund.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Refund</u>
05236/2007	10-4625-131	10/05/09	1049.52

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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CENTURY

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COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

6/16/2009

TARPON IV LLC
P O BOX 100736
ATLANTA GA 30384-0736

Dear Certificate Holder:

Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Appl. Fees</u>	<u>Interest</u>	<u>Total</u>
05236/2007	10-4625-131	10/05/200	390.00	11.70	401.70

Very truly yours,
ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: 
Mylinda Johnson, Tax Deeds Division

Enclosure

Check Request Tax Cert 2007 TD 05236

File Edit View Insert Format Tools Message Help

Send Cut Copy Paste Undo Check Spelling Attach Priority Sign Encrypt Offline

To: Dana Move

Cc: Brenda Robinson; Carolyn Holland

Subject: Check Request Tax Cert 2007 TD 05236

Optima 12 B / U A

2007 TD 05236

Please issue checks:

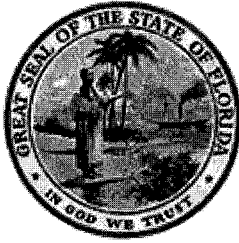
Janet Holley Tax Collector
\$10926.32 (taxes due)

Tarpon IV LLC
P O Box 100736
Atlanta GA 30384-0736
\$401.70 (\$390.00 app fees, \$11.70 interest)

Ann Foote Hoffman
6021 Coliseum St
New Orleans LA 70118
\$1049.52 (overpayment refund)

MYLINDA K JOHNSON
Escambia County
Clerk of the Circuit Court
Tax Deed Division
850-595-3793
mjohnson@escambiaclerk.com

Start CourtView http://193.0.1... Janet Holley ... Oncore FullSe... DYMO Inbox - Outloo... Check Reque... 8:30 AM



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104625131 Certificate Number: 005236 of 2007

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/05/2009"/>	Redemption Date <input type="text" value="06/08/2009"/>
Months	6	2
Tax Collector	<input type="text" value="\$10,602.01"/>	<input type="text" value="\$10,602.01"/>
Tax Collector Interest	\$954.18	\$318.06
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$11,562.44	<u>\$10,926.32</u> TC
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$35.10	\$11.70
Total Clerk	\$425.10	<u>\$401.70</u> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$12,049.54	\$11,330.02
	Repayment Overpayment Refund Amount	\$719.52 + 210.00 / 120.00 = 1049.52

Notes

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1024464	Receipt Date	06/09/2009

Case Number	2007 TD 005236
Description	TARPON IV LLC VS

Action **TAX DEED APPLICATION**
Judge
Received From **ANN FOOTE HOFFMAN**
On Behalf Of **TARPON IV LLC**

Total Received	12,049.54
Net Received	12,049.54
Change	0.00

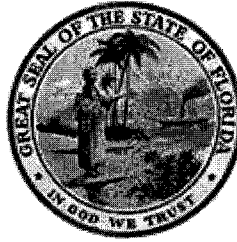
Receipt Payments	Amount	Reference Description
Check	12,049.54	13708919

Receipt Applications	Amount
Holding	12,047.54
Service Charge	2.00

Deputy Clerk: mkj Transaction Date 06/09/2009 08:22:09

Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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FAMILY LAW
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MENTAL HEALTH
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 104625131 Certificate Number: 005236 of 2007

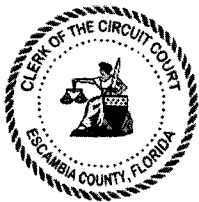
Payor: ANN FOOTE HOFFMAN 6021 COLISEUM ST NEW ORLEANS LA 70118 **Date**
06/09/2009

Clerk's Check #	13708919	Clerk's Total	\$425.10
Tax Collector Check #	1	Tax Collector's Total	\$11,562.44
		Postage	\$60.00
		Researcher Copies	\$2.00
		Total Received	\$12,049.54

ERNIE LEE MAGAHA
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>



ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930

Print Date:
6/9/2009 8:19:23 AM


Transaction #: 738433
Receipt #: 200920298
Cashier Date: 6/9/2009 8:19:24 AM (MKJ)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 06/09/2009 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments	
 CLERK	\$390.00

0 Recorded Items	
------------------	--

0 Search Items	
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1 Miscellaneous Items	
 (MISCFEE) MISCELLANEOUS FEES TXD 2007 TD 05236/TARPON IV LLC OCT SALE	
TAXCR	390 \$390.00

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1024454	Receipt Date	06/09/2009

Case Number	2007 TD 005236
Description	TARPON IV LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **TARPON IV LLC**

On Behalf Of **TARPON IV LLC**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	733663 \$330.00 AND 737637 \$60.00

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mkj Transaction Date 06/09/2009 08:17:42

Comments 733663 \$330.00 AND 737637 \$60.00

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 27, 2009 / 1396**

This is to certify that the holder listed below of Tax Sale Certificate Number **2007 / 5236** , issued the **1st** day of **June, 2007**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-4625-131**

Certificate Holder:
TARPON IV, LLC
PO BOX 100736
ATLANTA, GEORGIA 30384-0736

Property Owner:
HOFFMAN ANN FOOTE
1725 NASHVILLE AVE
NEW ORLEANS LA, LOUISIANA 70115

Legal Description: 06-4S3-220
BLDG F UNIT 21 OF SUNDOWN CONDOMINIUM PHASE IV ALSO A .01579% INT IN COMMON ELEMENTS OR 4907 P 1257

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2007	5236	06/01/07	\$3,767.39	\$0.00	\$188.37	\$3,955.76

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2008	6202	05/30/08	\$3,338.99	\$6.25	\$601.02	\$3,946.26

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2008)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$7,902.02
\$0.00
\$2,499.99
\$125.00
\$75.00
\$10,602.01
\$10,602.01
\$10,602.01
\$6.25
\$10,608.26

*Done this 27th day of April, 20 09

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley A. Reisk, CFCA
Senior Deputy Tax Collector

Date of Sale: 5th October 2009

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TARPON IV, LLC
PO BOX 100736
ATLANTA, Georgia, 30384-0736**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
5236	10-4625-131	06/01/2007	06-4S3-220 BLDG F UNIT 21 OF SUNDOWN CONDOMINIUM PHASE IV ALSO A .01579% INT IN COMMON ELEMENTS OR 4907 P 1257

2008 TAX ROLL
HOFFMAN ANN FOOTE
1725 NASHVILLE AVE
NEW ORLEANS LA, Louisiana 70115

SUBJECT TO 2009 TAXES

Special Assessments appear on this property ___Yes ___No?

064S322000007004

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

GulfGroup2007 (ani goldenberg)
Applicant's Signature

04/27/2009
Date

Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7186

May 22, 2009

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596
ATTN: Glenda Mahuron

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 05-21-89, through 05-21-09, and said search reveals the following:

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

Ann Foote Hoffman

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

BY: 

Richard S. Combs

May 22, 2009

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7186

May 22, 2009

Unit #21 Building #F, PHASE IV of SUNDOWN, a condominium according to Declaration of Condominium of Sundown, a condominium, dated December 20, 1979, and recorded in the Official Records of Escambia County, Florida, on December 20, 1979, in Official Record Book 1397, at Page 785, of the Public Records of said County, and First Amendment of Declaration of Condominium recorded in Official Record Book 1413, at Page 369, Second Amendment of Declaration of Condominium recorded in Official Record Book 1432, at Page 663, and Third Amendment of Declaration of Condominium recorded in Official Record Book 1459, at Page 892, all of the Public Records of Escambia County, Florida, as the same may have been subsequently amended to add additional phases.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7186

May 22, 2009

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

1. Lien filed by Sundown Owners Association recorded in O.R. Book 6412, page 929.
2. 2007 certificate delinquent. The assessed value is \$152,480.00. Tax ID 10-4625-131.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-05-09

TAX ACCOUNT NO.: 10-4625-131

CERTIFICATE NO.: 2007-5236

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, 32596

 X Notify Escambia County, 190 Governmental Center, 32501

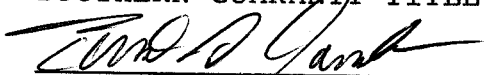
 X Homestead for tax year

Ann Foote Hoffman
1725 Nashville Ave.
New Orleans, LA 70115
and
16477 Perdido Key Dr. #F21 (property)
Pensacola, FL 32507

Sundown Owners Assoc., Inc.
16470 Perdido Key Dr.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 2nd day of June, 2009.

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.

10.50
1400.00
1410.50

BOOK 4907 PG 1257
Escambia County, Florida
INSTRUMENT 2002-967464

DEED DOC STAMPS PD & ESC CO \$1400.00
05/22/02 ERNIE LEE WAGNER, CLERK
By: *Sallye Arnold*

Prepared by and return to:
William V. Linne, Esquire
127 Palafox Place
P. O. Box 12347
Pensacola, FL 32582-2347

STATE OF FLORIDA
COUNTY OF ESCAMBIA
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: KATHRYN HOFFMAN COLMER, as Trustee of Trust B under the Revocable Living Trust Agreement of William Meyers Colmer, Jr., dated January 25, 1993, whose address is 555 El Cerrito Place, Pensacola, Florida 32503, for and in consideration of the sum of One Hundred Dollars (\$100.00), the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey and grant unto ANN FOOTE HOFFMAN, an unremarried widow, whose address is 1725 Nashville Avenue, New Orleans, Louisiana 70115, her successors and assigns forever, that certain real property located in Escambia County, Florida, described as follows:

Unit #21 Building #F, PHASE IV of SUNDOWN, a condominium according to Declaration of Condominium of Sundown, a condominium, dated December 20, 1979, and recorded in the Official Records of Escambia County, Florida, on December 20, 1979, in Official Record Book 1397, at Page 785, of the Public Records of said County, and First Amendment of Declaration of Condominium recorded in Official Record Book 1413, at Page 369, Second Amendment of Declaration of Condominium recorded in Official Record Book 1432, at Page 663, and Third Amendment of Declaration of Condominium recorded in Official Record Book 1459, at Page 892, all of the Public Records of Escambia County, Florida, as the same may have been subsequently amended to add additional phases.

Property Appraiser's Parcel I.D. No.: 06-4S-32-2000-007-004

TITLE TO THE PROPERTY HEREIN CONVEYED NEITHER EXAMINED NOR APPROVED BY THE PREPARER OF THIS INSTRUMENT.

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantee named, her successors and assigns forever.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

And Grantor covenants that she is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 21st day of May, 2002.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: William V. Linne

[Signature]
Print Name: Shirley F. Linne

[Signature]
KATHRYN HOFFMAN COLMER, as Trustee of Trust B under the Revocable Living Trust Agreement of William Meyers Colmer, Jr., dated January 25, 1993

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24 day of May, 2002, by
KATHRYN HOFFMAN COLMER, as Trustee, who is personally known to me.



NOTARY PUBLIC

Typed Name: William V. Linne
Commission Expires: 12-30-2003
Commission No.: CC 884676

SOCIAL SECURITY NO. OF GRANTEE: _____

clients\colmer\sundown.wd

RCD May 22, 2002 08:17 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-967464

THIS INSTRUMENT PREPARED BY:
SUZANNE BLANKENSHIP, ESQUIRE
McDonald Fleming Moorhead
25 W. Government Street
Pensacola, FL 32502
(850) 477-0660
Our File No. SGB-03-0118

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This is a claim of lien for unpaid assessments and interest on such assessments, together with reasonable attorney's fees and costs incurred by the undersigned Association, whose address is 16470 Perdido Key Drive, Pensacola, Florida 32507, incident to the collection of the assessments and enforcement of this lien, which is granted by Section 718.116, Florida Statutes, and the Declaration of Condominium of Sundown, A Condominium, dated December 20, 1979 and recorded December 20, 1979, in Official Records Book 1397, at Page 785 of the public records of Escambia County, Florida, and all supplements and amendments thereto, upon the following described property in Escambia County, Florida:

Unit #21, Building #F, PHASE IV of SUNDOWN, a condominium according to Declaration of Condominium of Sundown, a condominium, dated December 20, 1979, and recorded in the Official Records of Escambia County, Florida, on December 20, 1979 in the Official Records Book 1397, at Page 785, of the Public Records of said County, and First Amendment of Declaration of Condominium recorded in Official Record Book 1413, at Page 369, Second Amendment of Declaration of Condominium recorded in Official Record Book 1432, at Page 663, and Third Amendment of Declaration of Condominium recorded in Official Record Book 1459, at Page 892, all of the Public Records of Escambia County, Florida, as the same may have been subsequently amended to add additional phases.

The property address is 16477 Perdido Key Drive, #F-21, Pensacola, Florida 32507. The record owner of the above-described property is Ann Foote Hoffinan whose mailing address is 1725 Nashville Avenue, New Orleans, LA 70115.

This Claim of Lien is to secure the payment of the assessments against the owner by the undersigned Association in the following amounts, as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Special Assessment (Due September 16, 2007)	\$1,869.33
Monthly Installments of 2007-2008 Annual Assessment due October, 2007 through November, 2007 (2 x \$307.65)	\$615.30
Special Assessment (Due December 16, 2007)	\$198.26
Monthly Installments of 2007-2008 Annual Assessment due December, 2007 through February, 2008 (3 x \$438.45)	\$1,315.35
Special Assessment for Legal Fees (Due April 3, 2008)	\$2,368.50
Monthly Installments of 2007-2008 Annual Assessment due March, 2008 through	

June, 2008 (4 x \$306.86)	\$1,227.44
Monthly Installments of 2007-2008 Annual Assessment due July, 2008 through November, 2008 (5 x \$396.26)	\$1,981.30
Special Assessment (Due November 19, 2008)	\$2,810.62
Monthly Assessment Due December 1, 2008	\$295.19

In addition, pursuant to Article VI of the Declaration of Condominium, the foregoing assessment bears interest at the rate of ten percent (10%) per annum from the date each assessment became due, reasonable attorney's fees, and costs incident to the collection and enforcement of this lien.

EXECUTED this 29th day of December, 2008.

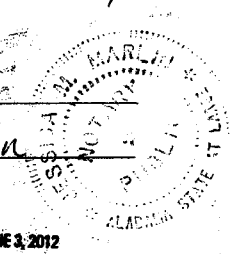
SUNDOWN OWNERS ASSOCIATION, INC.

By: Debby Sneed
Debby Sneed, as President of
Sundown Owners Association, Inc.

STATE OF Alabama
COUNTY OF Mobile

The foregoing instrument was acknowledged before me this 29th day of December 2008, by Debby Sneed, as President of Sundown Owners Association, Inc.

Jessica Marlin
NOTARY PUBLIC
Print Name: Jessica Marlin



Personally Known
OR
 Produced Identification
Type of Identification Produced ALDL#

MY COMMISSION EXPIRES JUNE 3, 2012

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified U.S. Mail, Return Receipt Requested and Regular U.S. Mail, to Ann Foote Hoffman, 1725 Nashville Avenue, New Orleans, LA 70115, on this ___ day of _____, 2008.

Suzanne Blankenship
Suzanne Blankenship
MCDONALD, FLEMING, MOORHEAD
25 West Government Street
Pensacola, FL 32502
(850) 477-0660
Attorneys for Sundown Owners Association, Inc.

Certified Mail Receipt # 7003 1610 0003 1298 3543