



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

General Information	
Reference:	161S290850000018
Account:	012729090
Owners:	MODEL HOMES
Mail:	3298 SUMMIT BLVD UNIT 18 PENSACOLA, FL 32503
Situs:	3298 SUMMIT BLVD 18
Use Code:	OFFICE, 1 STORY
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2009 Certified Roll Assessment	
Improvements:	\$223,177
Land:	\$171,000
Total:	\$394,177
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/1996	4057	682	\$204,000	WD	View Instr
02/1996	3915	524	\$59,000	WD	View Instr
01/1994	3519	923	\$100	WD	View Instr
12/1991	3108	603	\$16,000	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2009 Certified Roll Exemptions
None
Legal Description
LTS 18 19 & 20 JEFFERSON PARK PB 12 P 77682 OR 4057 P 682
Extra Features
None

Parcel Information	Restore Map	Get Map Image	Launch Interactive Map
--------------------	-----------------------------	-------------------------------	--

Section Map Id: 16-1S-29-2
Approx. Acreage: 0.1100
Zoned: ATZ-2



Buildings

Building 1 - Address: 3298 SUMMIT BLVD 18, Year Built: 1996, Effective Year: 1996

Structural Elements

FOUNDATION-SLAB

ON GRADE

EXTERIOR WALL-

BRICK-COMMON

NO. PLUMBING

FIXTURES-6.00

ROOF FRAMING-HIP

ROOF COVER-

DIMEN/ARCH SHNG

INTERIOR WALL-

DRYWALL-PLASTER

FLOOR COVER-

CARPET

NO. STORIES-1.00

DECOR/MILLWORK-

ABOVE AVERAGE

HEAT/AIR-CENTRAL

H/AC

STRUCTURAL FRAME-

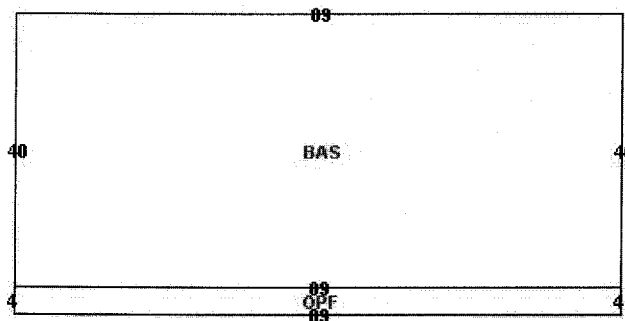
WOOD FRAME

Areas - 3916 Total SF

BASE AREA - 3560

OPEN PORCH FIN -

356



Images



07/26/06



03/08/07

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: 05/03/2010 (tc.1293)

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TUBA IV LLC
P.O. BOX 281326
ATLANTA, Georgia, 30384-1326**

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
344	01-2729-090	05/30/2008	16-1S2-908 LTS 18 19 & 20 JEFFERSON PARK PB 12 P 77682 OR 4057 P 682

2009 TAX ROLL

MODEL HOMES
3298 SUMMIT BLVD UNIT 18
PENSACOLA , Florida 32503

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.

GulfGroup2008 (Ani Goldenberg)

Applicant's Signature

04/22/2010

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 22, 2010 / 2019

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 344**, issued the **30th** day of **May, 2008**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-2729-090**

Certificate Holder:
TUBA IV LLC
P.O. BOX 281326
ATLANTA, GEORGIA 30384-1326

Property Owner:
MODEL HOMES
3298 SUMMIT BLVD UNIT 18
PENSACOLA, FLORIDA 32503

Legal Description: 16-1S2-908
LTS 18 19 & 20 JEFFERSON PARK PB 12 P 77682 OR 4057 P 682

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
2008	344	05/30/08	\$8,953.67	\$0.00	\$1,208.75	\$10,162.42

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
2009	462	06/01/09	\$8,545.90	\$6.25	\$1,272.98	\$9,825.13

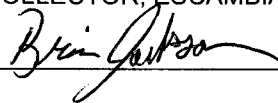
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2009)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$19,987.55
\$0.00
\$7,974.85
\$150.00
\$75.00
\$28,187.40
\$28,187.40
\$6.25

*Done this 22nd day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By


Date of Sale: September 13, 2010

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

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1148753	Receipt Date	05/07/2010

Case Number	2008 TD 000344
Description	TUBA IV LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **TUBA IV LLC**

On Behalf Of **TUBA IV LLC**

Total Received	390.00
Net Received	390.00
Change	0.00

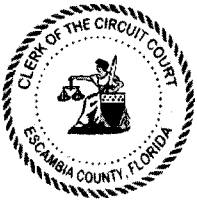
Receipt Payments	Amount	Reference Description
Cash	390.00	ONC TRANS 792225

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Disbursement Accounts	Amount
DEPOSITS - TAX DEEDS	330.00
TAX DEED CERTIFICATE	60.00
CLERKS FEE	

Deputy Clerk: bbr Transaction Date 05/07/2010 09:22:33

Comments



Print Date:
5/7/2010 9:21:26 AM


Transaction #: 793087

Receipt #: 201020453

Cashier Date: 5/7/2010 9:21:27 AM (BROBINSON)


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

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/07/2010 Source Code: Drop-off Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

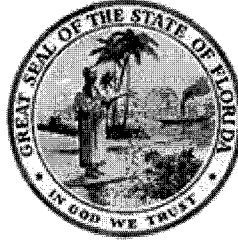
1 Payments
 CLERK \$390.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
<div> (MISC FEE) MISCELLANEOUS FEES TX CERT 2008 TD 000344</div>		
TAXCR	330	\$330.00
TAXCT	1	\$60.00

ERNIE LEE MAGAHA
 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 # 2008 TD 000344
 Redeemed Date 06/08/2010**

Name MODEL HOMES 3298 SUMMIT BLVD UNIT 18 PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$30,307.71
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

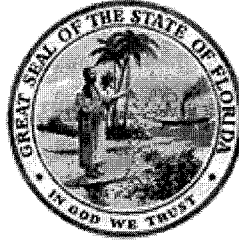
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1148753 Date: 05/07/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1148753 Date: 05/07/2010	60.00	0.00	
06/08/2010	TAXDEED	TAXDEED Due Tax Collector	30,307.71	30,307.71	
06/08/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	
06/08/2010	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
06/08/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$31,056.96	\$330.00	\$0.00	\$30,726.96
	TOTAL	\$31,216.96	\$390.00	\$0.00	\$30,826.96

ERNIE LEE MAGAHA
 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 # 2008 TD 000344

Redeemed Date 06/08/2010

Name MODEL HOMES 3298 SUMMIT BLVD UNIT 18 PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$30,307.71
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1148753 Date: 05/07/2010	330.00	0.00	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1148753 Date: 05/07/2010	60.00	0.00	
06/08/2010	TAXDEED	TAXDEED Due Tax Collector	30,307.71	30,307.71	
06/08/2010	TD2	POSTAGE TAX DEEDS	60.00	60.00	
06/08/2010	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
06/08/2010	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$31,056.96	\$330.00	\$0.00	\$30,726.96
	TOTAL	\$31,216.96	\$390.00	\$0.00	\$30,826.96

ERNIE LEE MAGAHA
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



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: 012729090 Certificate Number: 000344 of 2008

Payor: MODEL HOMES 3298 SUMMIT BLVD UNIT 18 PENSACOLA, FL 32503 **Date**
06/08/2010

Clerk's Check #	3008684	Clerk's Total	\$419.25
Tax Collector Check #	1	Tax Collector's Total	\$30,307.71
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$30,826.96

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 of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1160238	Receipt Date	06/08/2010

Case Number	2008 TD 000344
Description	TUBA IV LLC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **MODEL HOMES**

On Behalf Of **TUBA IV LLC**

Total Received	30,826.96
Net Received	30,826.96
Change	0.00

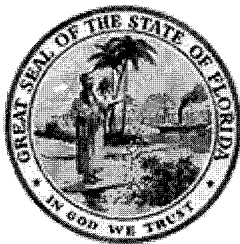
Receipt Payments	Amount	Reference	Description
Check	30,826.96	3008684	

Receipt Applications	Amount
Holding	30,726.96
Service Charge	100.00

Deputy Clerk: mavila Transaction Date 06/08/2010 12:07:54

Comments

Search Property	Property Sheet	Lien Holder's	Redeem	Files	Courtview
Redeemed From Sale					



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

Tax Deed - Redemption Calculator

Account: 012729090 Certificate Number: 000344 of 2008

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/13/2010"/>	Redemption Date <input type="text" value="06/08/2010"/>
Months	5	2
Tax Collector	<input type="text" value="\$28,187.40"/>	<input type="text" value="\$28,187.40"/>
Tax Collector Interest	\$2,114.06	\$845.62
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$30,307.71	\$29,039.27
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	\$29.25	\$11.70
Total Clerk	\$419.25	\$401.70
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$30,826.96	\$29,540.97
	Repayment Overpayment Refund Amount	\$1,285.99 + 120 + 210 = 1615.99

Notes

Submit

Reset

Print Preview

OR BK 069 PG2000
Escambia County, Florida
INSTRUMENT 96-339035

EXHIBIT A

Description of Mortgaged Property

RCD Nov 06, 1996 03:59 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-339035

Lots 18, 19 and 20, JEFFERSON PARK, a subdivision of a portion of Section 16, Township 1 South,
Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 12, Page 77, of
the public records of said County.

5.11 Rider. Additional provisions of this Mortgage, if any, are set forth below or on a Rider attached hereto and made a part hereof.

IN WITNESS WHEREOF, Borrower has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

ATTEST:

By: Joseph J. Campbell
Print Name: _____
Its: Member

BORROWER (Mortgagor, Debtor):

Model Homes, L.L.C., an

Alabama Limited Liability Company

By: Chester J. Stefan
Print Name: Chester J. Stefan
Its: Manager

Date Executed: October 11, 1996

Address: P. O. Box 160306
Mobile, AL 36616-1306

WITNESS:

Print Name: _____

Print Name: _____

Date Executed: _____

Address: _____

WITNESS:

Print Name: _____

Print Name: _____

Date Executed: _____

Address: _____

Note, any of the other Loan Documents, the Other Indebtedness Instruments or now or hereafter existing at law or in equity or by statute.

4.16 Notice of Defaults Under the Loan Documents and Other Credit Arrangements. Borrower shall give prompt notice to Lender of any defaults by Borrower under this Mortgage or any of the other Loan Documents, and of any notice of default received by Borrower under any other credit arrangement of Borrower.

ARTICLE V MISCELLANEOUS

5.01 Binding Effect. Wherever in this Mortgage one of the parties hereto is named or referred to, the heirs, administrators, executors, successors, assigns, distributees, and legal and personal representatives of such party shall be included, and all covenants and agreements contained in this Mortgage by or on behalf of the Borrower or by or on behalf of Lender shall bind and inure to the benefit of their respective heirs, administrators, executors, successors, assigns, distributees, and legal and personal representatives, whether so expressed or not. Notwithstanding the foregoing, the Borrower shall not be entitled to assign any of its rights, titles, and interests hereunder, or to delegate any of its obligations, liabilities, duties, or responsibilities hereunder, and will not permit any such assignment or delegation to occur (voluntarily or involuntarily, or directly or indirectly), without the prior written consent of the Lender.

5.02 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof. "Herein," "hereby," "hereunder," "hereof," and other equivalent words or phrases refer to this Mortgage and not solely to the particular portion thereof in which any such word or phrase is used, unless otherwise clearly indicated by the context.

5.03 Gender; Number. Whenever the context so requires, the masculine includes the feminine and neuter, the singular includes the plural, and the plural includes the singular.

5.04 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage, in the Note, in any of the other Loan Documents, or in the Other Indebtedness Instruments shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein, and in the Note, in the other Loan Documents and in the Other Indebtedness Instruments shall be in no way affected, prejudiced or disturbed thereby.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness Instruments, such reference shall include all renewals, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a sealed instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

(a)	Name of Borrower (Debtor):	<u>Model Homes, L.L.C., an Alabama Limited Liability Company</u>
	Address of Borrower:	<u>P. O. Box 160306</u>
		<u>Mobile, AL 36616-1306</u>

(b)	Name of Lender (Secured Party):	<u>COMPASS BANK</u>
	Address of Lender:	<u>321 Bel Air Boulevard</u>
		<u>Mobile, AL 36606</u>

	Attention:	<u>C. Elaine Miller</u>
(c)	Record Owner of Real Estate described on Exhibit A hereto:	<u>Model Homes, L.L.C., an Alabama Limited Liability Company</u>

5.09 Purpose of Collateral. Borrower represents and warrants to Lender that the Collateral is used and bought primarily for

(check one) ☒ business purpose.
☐ personal, family or household purpose.

5.10 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.



Compass Bank

69.00
714.00
408.00

OR BK 069 PG1986
Escambia County, Florida
INSTRUMENT 96-339035
MTG DOC STAMPS PD @ ESC CO \$ 714.00
11/06/96 ERNIE LEE MAGANA, CLERK
By: *[Signature]*
INTANGIBLE TAX PD @ ESC CO \$ 408.00
11/06/96 ERNIE LEE MAGANA, CLERK
By: *[Signature]*

FUTURE ADVANCE MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT (FLORIDA)

STATE OF FLORIDA

COUNTY OF Escambia

THIS INDENTURE (herein this "Mortgage") made this 11 day of October, 19 96, between Model Homes, L.L.C., an Alabama Limited Liability Company, an Alabama Limited Liability Company (hereinafter called the "Borrower," whether one or more), Mortgagor, and COMPASS BANK (hereinafter called "Bank"), Mortgagee.

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY SHOWN ABOVE AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.402(5) OF THE FLORIDA STATUTES.

(Check if applicable)

☐ THIS MORTGAGE SECURES, AMONG OTHER INDEBTEDNESS, AMOUNTS ADVANCED AND/OR TO BE ADVANCED PURSUANT TO A CONSTRUCTION LOAN AGREEMENT ENTERED OR TO BE ENTERED INTO BY BORROWER AND BANK CONTEMPORANEOUSLY HERewith AND SAID CONSTRUCTION LOAN AGREEMENT SHALL BE INCLUDED WITHIN THE DEFINITION OF THE TERM "LOAN DOCUMENTS" SET FORTH BELOW.

WITNESSETH:

WHEREAS, Borrower is justly indebted to Bank on a loan (the "Loan") in the principal sum of *Two Hundred Four Thousand* AND 00 /100 DOLLARS (\$ 204,000.00), or so much as may from time to time be disbursed thereunder, as evidenced by a promissory note dated October 11, 1996, payable to Bank with interest thereon (the "Note") as follows:

(Check if applicable)

☐ On _____, or such earlier maturity date as provided in the Note or as provided in any Loan Document as defined below;

If not checked above, then on demand or as otherwise provided in the Note; and

WHEREAS, Borrower may hereafter become indebted to Bank or to a subsequent holder of this Mortgage on loans or otherwise (the Bank and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the principal amount of the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Borrower, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender on account of Borrower, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Borrower and subject to the lien of this Mortgage, or intended to be so, as the same may be constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described on Exhibit A attached hereto and made a part hereof (the "Land");

LOAN NO. _____	THIS INSTRUMENT	Vicki Palladeno
Form No. 80/33-2265	PREPARED BY:	Compass Bank
(Rev. 3/94)	(Name and Address)	P. O. Drawer 1288
		Mobile, AL 36633

6.00
1428.00

OR BK 405 P6 0682
Escambia County, Florida
INSTRUMENT 96-329407

DEED DOC STAMPS PD @ ESC CO \$1428.00
10/02/96 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

RCD Oct 02, 1996 10:31 am
Escambia County, Florida

This instrument prepared by:
John W. Monroe, Jr., of
EMMANUEL SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596
M530-24347 jmb

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-329407

CORPORATION WARRANTY DEED

This Indenture, made this 19th day of September, 1996, between The Mitchell Company, Inc., a corporation existing under the laws of the State of Alabama, Grantor, whose address is 3298 Summit Boulevard, #18, Pensacola, Florida 32503-4350, and Model Homes, L.L.C., an Alabama limited liability company, whose address is: 851 South Bettline Highway, Mobile, Alabama 36606, Grantee.

Witnesseth that the Grantor, for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by 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 the County of Escambia, State of Florida, to-wit:

Lots 18, 19 and 20, JEFFERSON PARK, a subdivision of a portion of Section 16, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 12 at Page 77 of the public records of said County.

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

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from liens and encumbrances, except as set forth above; that Grantor will make such further assurances to protect fee simple title to said property in Grantee as may reasonably be required; and that it shall and will forever warrant and defend Grantee in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, subject to the exceptions set forth above. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

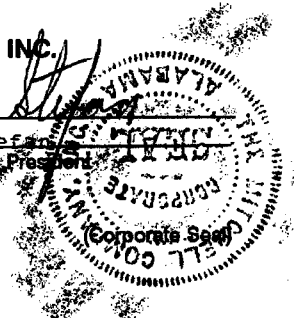
IN WITNESS WHEREOF, Grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its Sr. Exec. Vice President, and its corporate seal to be affixed hereto this 19th day of September, 1996.

Signed, sealed and delivered
in the presence of:

[Signature]
Printed Name: Paul Charles Wlesch
[Signature]
Printed Name: Dorothy Brewer

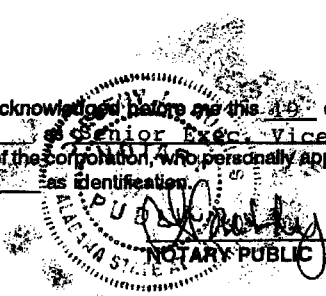
THE MITCHELL COMPANY, INC.

By: *[Signature]*
Name: Chester J. Stefan
Its Senior Exec. Vice President



STATE OF ALABAMA
COUNTY OF MOBILE

The foregoing instrument was acknowledged before me this 19th day of September, 1996, by Chester J. Stefan, Senior Exec. Vice President, of The Mitchell Company, Inc., an Alabama corporation, on behalf of the corporation, who personally appeared before me and is personally known to me or produced [Signature] as identification.



NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 8, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 09-13-10

TAX ACCOUNT NO.: 01-2729-090

CERTIFICATE NO.: 2008-344

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.

Model Homes, LLC
3298 Summit Blvd. Unit 18
Pensacola, FL 32503

Compass Bank
P.O. Drawer 1288
Mobile, AL 36633
and
321 Bel Air Blvd.
Mobile, AL 36606

Certified and delivered to Escambia County Tax Collector,
this 7th day of June, 2010.

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.

OWNERSHIP AND ENCUMBERANCE REPORT

CONTINUATION PAGE

File No.: 7883

June 2, 2010

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

1. That certain mortgage executed by Model Homes, LLC in favor of Compass Bank dated October 11, 1996 and recorded November 6, 1996 in Official Records Book 4069, page 1986 of the public records of Escambia County, Florida, in the original amount of \$204,000.00.
2. Taxes for the year 2007-2008 delinquent. The assessed value is \$394,177.00. Tax ID 01-2729-090.

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.

**OWNERSHIP AND ENCUMBERANCE REPORT
LEGAL DESCRIPTION**

File No.: 7883

June 2, 2010

Lots 18, 19 and 20, Jefferson Park, according to the plat thereof recorded in Plat Book 12, Page 77, Public Records of Escambia County, Florida.

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.: 7883

June 2, 2010

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32569
ATTN: Beth Donnelly

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 06-01-90, through 06-01-10, and said search reveals the following:

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

Model Homes, LLC

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

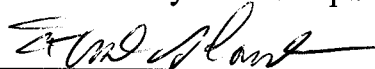
4. Taxes:

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

June 2, 2010

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

VOID AFTER 6 MONTHS

63-27
631

9000012491

PAY *ONE THOUSAND FOUR HUNDRED TWENTY EIGHT AND 39/100

TUBA IV LLC

TO THE ORDER OF TUBA IV LLC
P O BOX 281326
ATLANTA, GA 30384

DATE

06/15/2010

AMOUNT

1,428.39

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012491⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012491

Date	Case Number	Description	Amount
06/15/2010	2008 TD 005918	PAYMENT TAX DEEDS	950.69
06/15/2010	2008 TD 005035	PAYMENT TAX DEEDS	76.00
06/15/2010	2008 TD 000344	PAYMENT TAX DEEDS	401.70

9000012491

Check: 9000012491 06/15/2010 TUBA IV LLC

Check Amount: 1,428.39

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

VOID AFTER 6 MONTHS

63-27
631

9000012481

PAY

*ONE THOUSAND SIX HUNDRED FIFTEEN AND 99/100

MODEL HOMES

TO THE
ORDER
OF

MODEL HOMES
3298 SUMMIT BLVD UNIT 18
PENSACOLA, FL 32503

DATE

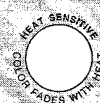
06/15/2010

AMOUNT

1,615.99

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012481⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012481

Date Case Number
06/15/2010 2008 TD 000344

Description
PAYMENT TAX DEEDS

Amount
1,615.99

9000012481

Check: 9000012481 06/15/2010 MODEL HOMES

Check Amount: 1,615.99

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

VOID AFTER 6 MONTHS

63-27
631

9000012475

PAY *TWO HUNDRED SIXTY THOUSAND FIVE HUNDRED THIRTY ONE AND 27/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

06/15/2010

AMOUNT

260,531.27

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



9000012475 063100277 898033991356

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000012475

Date	Case Number	Description	Amount
06/15/2010	2008 TD 006526	PAYMENT TAX DEEDS	578.26 ✓
06/15/2010	2008 TD 008000	PAYMENT TAX DEEDS	36,737.09 ✓
06/15/2010	2008 TD 002036	PAYMENT TAX DEEDS	3,148.13 ✓
06/15/2010	2008 TD 004847	PAYMENT TAX DEEDS	4,756.24 ✓
06/15/2010	2008 TD 001593	PAYMENT TAX DEEDS	7,169.81 ✓
06/15/2010	2008 TD 005918	PAYMENT TAX DEEDS	54,981.51 ✓
06/15/2010	2008 TD 003138	PAYMENT TAX DEEDS	3,153.92 ✓
06/15/2010	2008 TD 007972	PAYMENT TAX DEEDS	19,581.84 ✓
06/15/2010	2008 TD 007999	PAYMENT TAX DEEDS	11,525.95 ✓
06/15/2010	2008 TD 002848	PAYMENT TAX DEEDS	2,833.17 ✓

RECEIVED
JUN 15 2010

BY: *Rich*

There are additional check details for this check that total:

116,065.35

9000012475

Check: 9000012475 06/15/2010 JANET HOLLEY TAX COLLECTOR

Check Amount: 260,531.27

2008 TD 00344	29,039.27	2008 TD 09020	5,153.21
2008 TD 03446	5,530.02	2008 TD 00413	13,731.46
2008 TD 02891	3,426.92	2008 TD 01586	6,443.12
2008 TD 04509	5,282.96		
2008 TD 00236	5,406.24		
2008 TD 03833	4,488.39		
2008 TD 00330	4,020.31		
2008 TD 09053	17,886.53		
2008 TD 01585	6,489.98		
2008 TD 08454	9,166.94		

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobinson@clerk.co.escambia.fl.us>
Sent: Tuesday, June 08, 2010 12:15 PM
Subject: Check Request Tax Cert 2008 TD 00344

2008 TD 00344

Please issue checks:

10-356

Janet Holley Tax Collector
\$29,039.27(taxes due)

TUBA IV LLC
PO BOX 281326
ATLANTA GA 30384-1326
\$401.70(\$390.00 app fees, \$11.70 interest)

MODEL HOMES
3298 SUMMIT BLVD UNIT 18
PENSACOLA FL 32503
\$1,615.99(refund overpayment)

Maryline Avila
Escambia County
Clerk of Circuit Court
Tax Deeds Division
(850) 595-3793
(850) 595-4827
mavila@escambiaclerk.com

Maryline Avila

From: "Maryline Avila" <mavila@escambiaclerk.com>
To: "Dana Moye" <dmoye@escambiaclerk.com>
Cc: "Carolyn Holland" <cholland@clerk.co.escambia.fl.us>; "Brenda Robinson" <brobenson@clerk.co.escambia.fl.us>
Sent: Tuesday, June 08, 2010 12:15 PM
Subject: Check Request Tax Cert 2008 TD 00344

2008 TD 00344

Please issue checks:

Janet Holley Tax Collector
\$29,039.27(taxes due)

10-356

TUBA IV LLC
PO BOX 281326
ATLANTA GA 30384-1326
\$401.70(\$390.00 app fees, \$11.70 interest)

MODEL HOMES
3298 SUMMIT BLVD UNIT 18
PENSACOLA FL 32503
\$1,615.99(refund overpayment)

Maryline Avila
Escambia County
Clerk of Circuit Court
Tax Deeds Division
(850) 595-3793
(850) 595-4827
mavila@escambiaclerk.com

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: 2008 TD 000344



00072068939

Dkt: TD80 Pg#:

27

Original Documents Follow