

FULL LEGAL DESCRIPTION
Parcel ID Number: 01-4591-010

April 26, 2010
Tax Year: 2007
Certificate Number: 515

BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC TH S 0 DEG 17 MIN 53
SEC W ALG W LI OF SD W1/2 559 95/100 FT TO N R/W LI OF NINE MILE RD (200 FT R/W) TH
ELY ALG N LI OF SD R/W BEING CUR TO LEFT RAD OF 68 754 94/100 FT CHD BEARING S
89 DEG 16 MIN 49 SEC E CHD DIST 8 31/100 FT FOR POB N 0 DEG 15 MIN 38 SEC E 257
33/100 FT S 89 DEG 53 MIN 25 SEC E 207 53/100 FT TH N 0 DEG 00 MIN 46 SEC W 33 13/100
FT N 89 DEG 53 MIN 14 SEC E 89 60/100 FT S 0 DEG 02 MIN 07 SEC E 293 91/100 FT TO N
R/W LI OF SD RD TH WLY ALG SD RD BEING CUR TO RT RAD OF 68 754 94/100 FT CHD
BEARING N 89 DEG 17 MIN 45 SEC W CHD DIST 298 49/100 FT TO POB OR 1575 P 321 OR
2051 P 1 OR 3480 P 15/16

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

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
515	01-4591-010	05/30/2008	07-1S3-034 BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC TH S 0 DEG 17 MIN 53 SEC W ALG W LI OF SD W1/2 559 95/100 FT TO N R/W LI OF NINE MILE RD (200 FT R/W) TH ELY ALG N LI OF SD R/W BEING CUR TO LEFT RAD OF 68 754 94/100 FT CHD BEARING S 89 DEG 16 MIN 49 SEC E CHD DIST 8 31/100 FT FOR POB N 0 DEG 15 MIN 38 SEC E 257 33/100 FT S 89 DEG 53 MIN 25 SEC E 207 53/100 FT TH N 0 DEG 00 MIN 46 SEC W 33 13/100 FT N 89 DEG 53 MIN 14 SEC E 89 60/100 FT S 0 DEG 02 MIN 07 SEC E 293 91/100 FT TO N R/W LI O ... See attachment for full legal description.

2009 TAX ROLL

PATEL ASHOK L & PUSPA A 75% INT &
PATEL ASHOK 25% INT
280 GAITSKELL LN
ALPHARETTA, Georgia 30022-3315

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/22/2010

FULL LEGAL DESCRIPTION
Parcel ID Number: 01-4591-010

April 26, 2010
Tax Year: 2007
Certificate Number: 515

BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC TH S 0 DEG 17 MIN 53 SEC W ALG W LI OF SD W1/2 559 95/100 FT TO N R/W LI OF NINE MILE RD (200 FT R/W) TH ELY ALG N LI OF SD R/W BEING CUR TO LEFT RAD OF 68 754 94/100 FT CHD BEARING S 89 DEG 16 MIN 49 SEC E CHD DIST 8 31/100 FT FOR POB N 0 DEG 15 MIN 38 SEC E 257 33/100 FT S 89 DEG 53 MIN 25 SEC E 207 53/100 FT TH N 0 DEG 00 MIN 46 SEC W 33 13/100 FT N 89 DEG 53 MIN 14 SEC E 89 60/100 FT S 0 DEG 02 MIN 07 SEC E 293 91/100 FT TO N R/W LI OF SD RD TH WLY ALG SD RD BEING CUR TO RT RAD OF 68 754 94/100 FT CHD BEARING N 89 DEG 17 MIN 45 SEC W CHD DIST 298 49/100 FT TO POB OR 1575 P 321 OR 2051 P 1 OR 3480 P 15/16

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 22, 2010 / 2023

This is to certify that the holder listed below of Tax Sale Certificate Number **2008 / 515** , 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: 01-4591-010**

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

Property Owner:
PATEL ASHOK L & PUSPA A 75% INT & PATEL ASHOK 25%
INT
280 GAITSKELL LN
ALPHARETTA, GEORGIA 30022-3315

Legal Description: 07-1S3-034

BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC TH S 0 DEG 17 MIN 53 SEC W ALG W LI OF SD W1/2 559 95/100 FT TO N R/W LI OF NINE MILE RD (20 ...

See attachment for full legal description.

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	515	05/30/08	\$21,044.84	\$0.00	\$2,841.05	\$23,885.89

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	617	06/01/09	\$8,831.30	\$6.25	\$1,052.40	\$9,889.95

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

\$33,775.84
\$0.00
\$7,835.85
\$150.00
\$75.00
\$41,836.69
\$41,836.69
\$6.25

*Done this 22nd day of April, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Brian G. [Signature]

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



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 000515



00085110322

Dkt: TD83 Pg#:

5

Original Documents Follow

EXHIBIT A

Commencing at a concrete monument on the Northwest corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 1 South, Range 30 West, Escambia County, Florida; thence South 00 degrees 17'53" West along the West line of said West 1/2, a distance of 559.95 feet to the North right of way line of S.R. #10 (Nine Mile Road) (200.00' right of way), said point being on a curve concave to the North having a radius of 68,754.94 feet, a chord bearing of South 89 degrees 16'49" East, with a chord distance of 8.31 feet; thence Easterly along the arc of said curve, and along said North right of way line for 8.31 feet and Point of Beginning; thence North 00 degrees 15'38" East for 164.64 feet; thence South 89 degrees 33'25" East for 226.72 feet; thence South 00 degrees 26'35" West for 165.76 feet to the North right of way line of said S.R. #10, said point being on a curve concave to the North, having a radius of 68,754.94, a chord bearing of North 89 degrees 15'53" West, with a chord distance of 226.20 feet; thence Westerly along the arc of said curve and along said North right of way line for 226.20 feet to the Point of Beginning.

TOGETHER WITH all improvements, easements, alleys, rights of way and appurtenances located on or under or accruing or pertaining thereto.

P.P.
A.P. *AP* *ky*

STATE OF FLORIDA

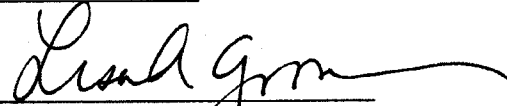
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15 day of August, 2007 by Jayesh N. Patel, as President of Ramram, Inc., a Florida corporation, on behalf of the corporation who: (check one)

☐ Is personally known to me; or

☒ Produced as identification:

FL DIL



Notary Public, State of Florida

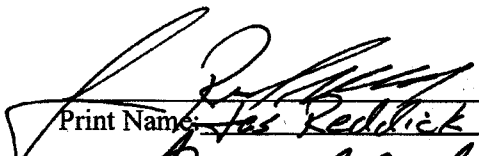
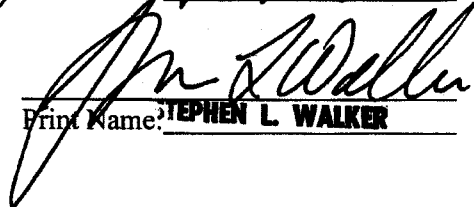
Print Name: LISA A. GROVE

[NOTARY SEAL]

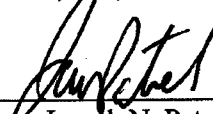


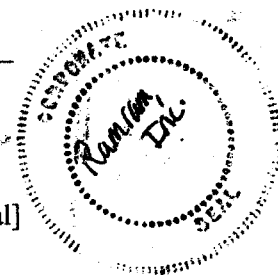
This instrument prepared by and return to:
Stephen L. Walker, Attorney
Moulton McEachern & Walker
5041 Bayou Boulevard
Suite 300
Pensacola, Florida 32503

Witnesses:


Print Name: Jay Reddick

Print Name: STEPHEN L. WALKER

Ramram, Inc., a Florida corporation

By: 
Jayesh N. Patel
Its: President



[corporate seal]

STATE OF FLORIDA

COUNTY OF ESCAMBIA

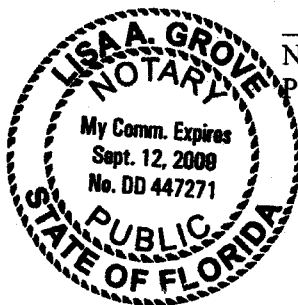
The foregoing instrument was acknowledged before me this 15 day of August, 2007 by Ashok L. Patel and Puspa A. Patel who: (check one)

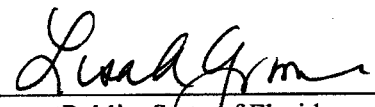
☐ Are personally known to me; or

☒ Produced as identification:

GA P/L

[NOTARY SEAL]




Notary Public, State of Florida
Print Name: LISA A. GROVE

5. For ten (10) days after receipt of a Notice of Change in Terms, Ramram shall have the right to elect to purchase the Property (or the portion of the Property covered by the Third Party Agreement) on the modified terms, which right Ramram may exercise by delivering a notice of acceptance with the changed terms ("**Notice of Acceptance with Changed Terms**") to the Patels within such ten (10) day period and the same provisions regarding responsibility for real estate broker's fees of paragraph 2 above shall apply. If Ramram delivers to the Patels a Notice of Acceptance with Changed Terms as herein provided, Ramram and the Patels shall thereupon complete said sale with reasonable diligence and dispatch.

6. Should Ramram's right of first refusal terminate with regard to the Property, or any portion thereof, as herein provided, Ramram agrees, upon request of the Patels, to execute a quit claim deed, affidavit or other such documentation as may be reasonably required by the Patels to evidence the termination of such rights.

7. This Agreement shall be governed by Florida law. In the event of any dispute or litigation involving this Agreement, the prevailing party shall be entitled to reward of its reasonable attorneys' fees and expenses.

8. This Agreement shall touch and concern and run with the land and shall be binding upon and inure to the benefit of the Patels and Ramram and their heirs, successors and assigns.

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered this 15th day of August, 2007.

Witnesses:

Print Name: Las Reddy

Print Name: STEPHEN L. WALKER

Ashok L. Patel
Ashok L. Patel

Witnesses:

Print Name: Las Reddy

Print Name: STEPHEN L. WALKER

Puspa A. Patel
Puspa A. Patel

RIGHT OF FIRST REFUSAL

ASHOK L. PATEL and PUSPA A. PATEL, husband and wife ("the Patels") the owner of property described in Exhibit A annexed hereto and made a part hereof ("Property") for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to RAMRAM, INC., a Florida corporation ("Ramram") a right of first refusal to purchase the Property upon the following terms and conditions:

1. If the Patels should enter into an agreement to sell, exchange or otherwise dispose of all or any portion of the Property ("Third Party Agreement") the Patels shall deliver to Ramram a complete executed copy of the Third Party Agreement. In order for Ramram to be bound by the terms hereof such that Ramram's rights hereunder would be affected, the Third Party Agreement must be a verifiable bona fide offer binding on the Patels and if the Third Party Agreement is contingent upon financing, the buyer under the Third Party Agreement must also provide to the Patels, which must also be provided to and Ramram, a valid, signed bona fide loan commitment from a recognized lender.

2. Ramram will have thirty (30) days after receipt of the copy of the executed Third Party Agreement to send written notice to the Patels of its election to exercise the right of first refusal ("Notice of Acceptance"). If Ramram sends Notice of Acceptance, Ramram shall have the greater of (i) the full time permitted under the Third Party Agreement; (ii) thirty (30) days after sending the Notice of Acceptance; or (iii) sixty (60) days after receipt of the copy of the Third Party Agreement, to close on the purchase of the Property, or that portion of the Property covered by the Third Party Agreement, at the price and on the terms and conditions in the Third Party Agreement, except that Ramram will not be responsible for payment of any real estate broker's commission, notwithstanding the terms of the Third Party Agreement and the Patel's will be responsible for payment thereof.

3. If Ramram fails to deliver a Notice of Acceptance within such thirty (30) day period, the Patels may complete such sale provided that such sale is consummated within one hundred twenty (120) days of the date Ramram received the Third Party Agreement, in which case, upon consummation of the Patel's sale pursuant to the Third Party Agreement, Ramram's right of first refusal, as herein described, shall be extinguished and of no further force and effect as to the portion of the Property sold pursuant to the Third Party Agreement.

4. Any such sale not consummated within the one hundred twenty (120) day period or proposed to be made on terms at variance with those set forth in the Third Party Agreement shall constitute a new sale and offer to purchase and Ramram shall be entitled to receive a new notice ("Notice of Change in Terms") with respect to such sale containing the proposed variation of terms.

3480N 016

Parcel ID Number: 07-15-30-3482-000-001
Tax Account Number: 01-4591-010

(Space Above This Line For Recording Date)

CORRECTIVE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Karan G. Patel and Nirmalaben K. Patel, husband and wife, whose mailing address is: 145 S. DUPONT HWY. NEWCASTLE DE. 19720., for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release, convey and quit claim unto Ashok L. Patel and his wife, Puspa A. Patel, whose mailing address is: 550 EAST 9 MILE RD. PENSACOLA FLORIDA 32514, their heirs, executors, administrators, successors and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

A portion of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument on the Northwest corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section, thence South 00°17'53" West, along the West line of said West 1/2, a distance of 559.95 feet to a concrete monument on the North right-of-way line of Nine Mile Road (200' R/W); thence easterly along the North line of said right-of-way, being a curve to the left, having a radius of 68,754.94 feet, a chord bearing of South 89°16'49" East, and a chord distance of 8.31 feet to an iron pipe for the Point of Beginning; thence North 00°15'38" East, 257.33 feet to an iron pipe; thence South 89°53'25" East, 207.53 feet to an iron pipe; thence North 00°00'46" West, 33.13 feet; thence North 89°53'14" East, 89.60 feet to an iron pipe; thence South 00°02'07" East, 293.91 feet to an iron pipe on the North right-of-way line of said road; thence westerly along said line, being a curve to the right, having a radius of 68,754.94 feet, a chord bearing of North 89°17'45" West, a chord distance of 298.49 feet to the Point of Beginning.

THIS IS A CORRECTIVE QUIT CLAIM DEED CORRECTING THE LEGAL DESCRIPTION IN THAT PREVIOUS QUIT CLAIM DEED BETWEEN THE PARTIES AS RECORDED IN O. R. BOOK 3107 AT PAGE 979 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

The above described property is not now the homestead of Grantors for any purposes under Florida law or the Florida constitution nor was the above described property the homestead of the Grantors at the time of that previous Quit Claim Deed recorded in Official Records Book 3107 at page 979 of the public records of Escambia County, Florida.

To have and to hold unto the said Grantees, their heirs, successors and assigns, 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of November, 1993.

Signed, sealed and delivered in the presence of:

DS PD \$ 20
DATE 12-6-93
JOE A. FLOWERS, COMPTROLLER

Printed Name: Gita Kumar

BY Karan G. Patel
CERT. REG. #593043328-17-01

KARAN G. PATEL

Printed Name: SITA D. PATEL

Nirmalaben K. Patel
NIRMALABEN K. PATEL

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 17th day of November, 1993, by Karan G. Patel and Nirmalaben K. Patel, husband and wife, who personally appeared before me and who are personally known to me or who produced _____ as identification.



Name JAMES S. SANCHEZ
NOTARY PUBLIC
My commission expires: AUGUST 15, 1995
Commission No. 1110

25x10

32

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: 09-13-10

TAX ACCOUNT NO.: 01-4591-010

CERTIFICATE NO.: 2008-515

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

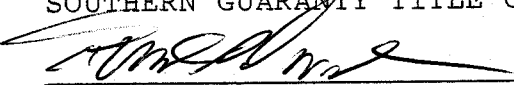
 X Homestead for tax year.

Ashok L. Patel
Puspa A. Patel
280 Gaitskell Lane
Alpharetta, GA 30022-3315
and
550 E. Nine Mile Rd.
Pensacola, FL 32514

RAMRAM, Inc.
554 E. Nine Mile Rd.
Pensacola, FL 32514

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.: 7887

June 2, 2010

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

1. Easement recorded in O.R. Book 6201, pages 1281 and 1288.
2. Right of First Refusal granted to RAMRAM in O.R. Book 6201, page 1293.
3. Taxes for the year 2007-2008 delinquent. The assessed value is \$476,736.00. Tax ID 01-4591-010.

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.: 7887

June 2, 2010

071S303442000001 - Full Legal Description

BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC S 0 DEG 17 MIN 53 SEC W
ALG W LI OF W1/2 559 95/100 FT TO N R/W LI ST RD 10 (9 MILE RD)(200 FT R/W) PT BEING
ON CURVE CONCAVE TO N RADIUS 68754 94/100 FT CH BRG S 89 DEG 16 MIN 49 SEC E CH
DIST 8 31/100 FT ELY ALG ARC OF CURVE AND ALG N R/W LI 8 31/100 FT FOR POB N 0
DEG 15 MIN 38 SEC E 164 64/100 FT S 89 DEG 33 MIN 25 SEC E 226 72/100 FT S 0 DEG 26 MIN
35 SEC W 165 76/100 FT TO N R/W LI ST RD 10 PT BEING ON CURVE CONCAVE TO N
RADIUS 68754 94/100 FT CH BRG N 89 DEG 15 MIN 53 SEC W CH DIST 226 20/100 FT WLY
ALG ARC OF CURVE AND ALG N R/W LI 226 20/100 FT TO POB OR 2051 P 1 OR 3480 P 15/16

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.: 7887

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:

Ashok L. Patel and Puspa A. Patel, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 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.

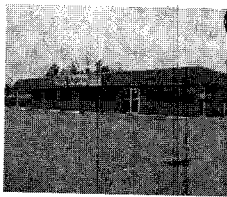
Case: 2008 TD 000515



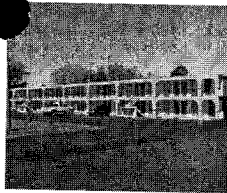
00018310702

Dkt: TD82 Pg#:

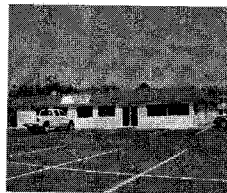
Original Documents Follow



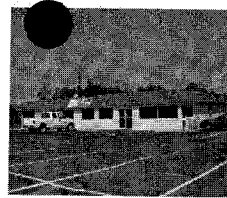
01/25/08



02/27/08



11/05/08



11/05/08

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.1702)



Buildings

Building 1 - Address: 550 E NINE MILE RD, Year Built: 1960, Effective Year: 1962

Structural Elements

FOUNDATION-SLAB

ON GRADE

EXTERIOR WALL-

BRICK-FACE

NO. PLUMBING

FIXTURES-6.00

EXTERIOR WALL-

CONCRETE BLOCK

ROOF FRAMING-

RIGID FRAME/BAR

ROOF COVER-BLT UP

MTL/GYP

INTERIOR WALL-

PANEL-PLYWOOD

NO. STORIES-1.00

INTERIOR WALL-

DRYWALL-PLASTER

FLOOR COVER-

TERRAZZO

DECOR/MILLWORK-

AVERAGE

HEAT/AIR-CENTRAL

H/AC

STRUCTURAL

FRAME-MASONRY

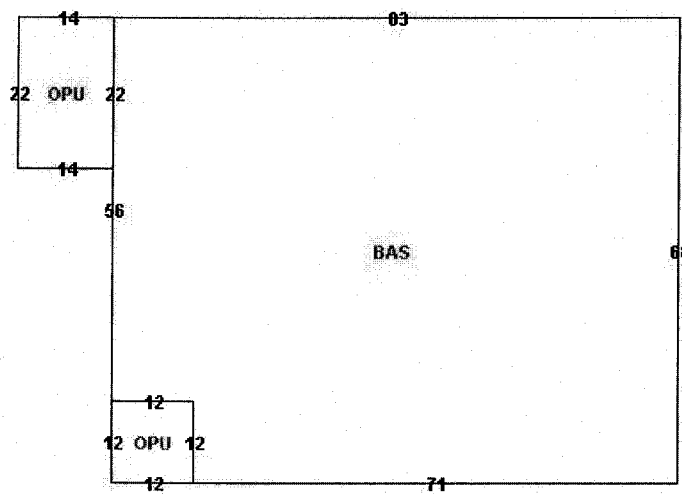
PIL/STL

Areas - 5952 Total SF

BASE AREA - 5500

OPEN PORCH UNF -

452



Images



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		2009 Certified Roll Assessment	
Reference:	071S303442000001	Improvements:	\$156,786
Account:	014591010	Land:	\$319,950
Owners:	PATEL ASHOK L & PUSPA A 75% INT & PATEL ASHOK 25% INT	Total:	\$476,736
Mail:	280 GAITSKELL LN ALPHARETTA, GA 300223315	Save Our Homes:	\$0
Situs:	550 E NINE MILE RD	Disclaimer	
Use Code:	RESTAURANT,CAFETERIA	Amendment 1 Calculations	
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	Open Tax Inquiry Window		
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector			
Sales Data		2009 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type
			Official Records (New Window)
11/1993	3480 16	\$100	QC View Instr
11/1993	3480 15	\$100	QC View Instr
03/1988	3107 979	\$70,000	QC View Instr
02/1985	2051 1	\$100	QC View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court			
		Legal Description	
		BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC S 0 DEG 17 MIN 53 SEC W ALG W LI OF W1/2...	
		Extra Features	
		ASPHALT PAVEMENT CONCRETE WALKS	

Parcel Information

[Restore Map](#)

[Get Map Image](#) [Launch Interactive Map](#)

Section Map

Id:
07-1S-30-2

Approx. Acreage:
0.8600

Zoned:
C-2

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1148765	Receipt Date	05/07/2010

Case Number	2008 TD 000515
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

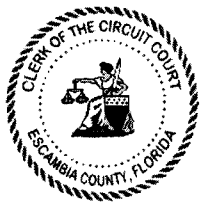
Receipt Payments	Amount	Reference Description
Cash	390.00	ONC TRANS 792225

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 09:30:03

Comments



Print Date:
5/7/2010 9:29:25 AM

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


Transaction #: **793092**
Receipt #: **201020457**
Cashier Date: **5/7/2010 9:29:27 AM (BROBINSON)**

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		
 (MISC FEE) MISCELLANEOUS FEES TX CERT 2008 TD 000515		
TAXCR	330	\$330.00
TAXCT	1	\$60.00

08/00515
Acct # 01.4591-010

10-360

LEGAL DESCRIPTION

BEG AT NW COR OF W1/2 OF SE 1/4 OF SE1/4 OF SW1/4 OF SEC 5 0 DEG 17 MIN 53 SEC W ALG
W LI OF W1/2 559 95/100 FT TO N R/W LI ST RD 10 (9 MILE RD)(200 FT R/W) PT BEING ON
CURVE CONCAVE TO N RADIUS 68754 94/100 FT CH BRG S 89 DEG 16 MIN 49 SEC E CH DIST 8
31/100 FT ELY ALG ARC OF CURVE AND ALG N R/W LI 8 31/100 FT FOR POB N 0 DEG 15 MIN
38 SEC E 164 64/100 FT S 89 DEG 33 MIN 25 SEC E 226 72/100 FT S 0 DEG 26 MIN 35 SEC W 165
76/100 FT TO N R/W LI ST RD 10 PT BEING ON CURVE CONCAVE TO N RADIUS 68754 94/100 FT
CH BRG N 89 DEG 15 MIN 53 SEC W CH DIST 226 20/100 FT WLY ALG ARC OF CURVE AND
ALG N R/W LI 226 20/100 FT TO POB OR 2051 P 1 OR 3480 P 15/16

Quote
294

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
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
AUDIT

5/17/2010

TUBA IV LLC
PO BOX 281326
ATLANTA GA 30384-1326

Dear Certificate Holder:

We need to request additional expenditure fees on the property listed below. The Clerk's fee of \$390.00 paid by you does not allow for the additional legal services and/or sheriff services required on the following property. Your property is scheduled for our **September 13, 2010** Tax Deed Sale.

Please submit the additional amount as soon as possible.

Tax Cert. #	Account #	Clerk Fee	Sheriff Fee	Advertising Fee	Total
00515/2008	01-4591-010		40.00	84.00	124.00


Send the check directly to: Clerk of the Circuit Court
Attention: Tax Deed Division
P.O. Box 333
Pensacola, FL 32592-0333

If you have any questions call me at 595-3793.

Very truly yours,

ERNIE LEE MAGAHA
Clerk of the Circuit Court

By:


Maryline Avila
Tax Deeds Division

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1157991	Receipt Date	06/02/2010

Case Number	2008 TD 000515
Description	TUBA IV LLC VS

Action **TAX DEED APPLICATION**

Judge

Received From **TUBA IV LLC**

On Behalf Of **TUBA IV LLC**

Total Received	124.00
Net Received	124.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	124.00	9494113888

Receipt Applications	Amount
Holding	124.00

Deputy Clerk: mavila Transaction Date 06/02/2010 10:53:09

Comments

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

9000012754

PAY

*EIGHT HUNDRED SIXTY ONE AND 55/100

TUBA IV LLC

TO THE
 ORDER
 OF

TUBA IV LLC
 P O BOX 281326
 ATLANTA, GA 30384

DATE

AMOUNT

08/03/2010

861.55

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000012754⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
 CLERK OF THE COURT & COMPTROLLER

9000012754

Date	Case Number	Description	Amount
08/03/2010	2008 TD 000515	PAYMENT TAX DEEDS	454.00
08/03/2010	2008 TD 001544	PAYMENT TAX DEEDS	407.55

9000012754

Check: 9000012754 08/03/2010 TUBA IV LLC

Check Amount: 861.55

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 000515



00078106226

Dkt: TD80 Pg#:

10

Original Documents Follow