

P.O. Box 333

850-595-3930

Pensacola, FL 32591



Print Date: 9/14/2010 9:22:08 AM

Transaction #: 814952 Receipt #: 201041782

Cashier Date: 9/14/2010 9:22:09 AM (MAVILA)

(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 09/14/2010 Over the Source Code: Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees Total Payments	\$390.00 \$390.00
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PE CLERK	\$390.00
PE CLERK	

0 Recorded Items	1. 为1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
0 Search Items Take the Transfer		
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(MISCFEE) MISCELLANEOU TD 01545	S FEES 2008	
TAXCT	1	\$60.00
TAXCR	330	\$330.00

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

Receipt Type Case

Outstanding Amount

0.00

Receipt Number 1196270

Receipt Date

09/14/2010

Case Number 2008 TD 001545

Description ALUMNI PARTNERS II, LLC VS

Action TAX DEED APPLICATION

Judge

Received From ALUMNI PARTNERS II, LLC

On Behalf Of ALUMNI PARTNERS II, LLC

 Received Received	390.00 390.00
Change	0.00

Receipt Payments

Cash

Amount Reference Description

390.00 ONCORE TRANS#814952

Receipt Applications

Holding

Amount 330.00

Service Charge

60.00

Deputy Clerk:

mavila Transaction Date 09/14/2010 10:59:17

Comments

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

ALUMNI PARTNERS II, LLC PO BOX 9223

LONGBOAT KEY, Florida, 34228

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

1545

03-3002-010

05/30/2008

31-1S3-022 LT 1 EMERALD COAST COMMONS S/D PB 18 P 48

OR 5574 P 1533

2009 TAX ROLL

DPJ LLC 4400 BAYOU BLVD PENASCOLA, 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.

TAX COLLECTOR'S CERTIFICATION

Application Date / Number Aug 26, 2010 / 2369

This is to certify that the holder listed below of Tax Sale Certificate Number 2008 / 1545, 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: 03-3002-010

Certificate Holder: ALUMNI PARTNERS II, LLC

PO BOX 9223

LONGBOAT KEY, FLORIDA 34228

Property Owner:

DPJ LLC

4400 BAYOU BLVD

PENASCOLA, FLORIDA 32503

Legal Description: 31-1S3-022

LT 1 EMERALD COAST COMMONS S/D PB 18 P 48 OR 5574 P 1533

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	1545	05/30/08	\$1,653.99	\$0.00	\$694.68	\$2,348.67	
CEPTIFICATES PEDECMED BY ARRUMANT OF INCHURED (COUNTY) IN CONNECTION WITH THE ARRUMANTON.							

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
2010	2197	06/01/10	\$4,279.71	\$6.25	\$213.99	\$4,499.95

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$6,848.62
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
Total Certified by Tax Collector to Clerk of Court	\$7,073.62
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	\$7,073.62
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	\$6.25
17. Total Amount to Redeem	

*Done this 26th day of August, 2010

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

andico

Date of Sale:

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

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 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 001545

00080151936 Dkt: TD83 Pg#: 3

Original Documents Follow

ΒK: 6375 PG: 707 Last Page

Acknowledgment - Memorandum of Lease

In Witness whereof the "TENANT" has hereunto executed this document this 26th Day of August, 2008

TENANT: Subway Real Estate Corp.

Printed Name

Printed Name

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

On this the 26th day of August 2008 in the Year 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Madelyn Leonard duly authorized by Subway Real Estate Corp. and personally known to me to be the individual whose name is subscribed to the within instrument and acknowledge to me that she executed the same in her, their capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual(s) acted, executed the instrument

OFFICIAL SEAL **CE M. TROWBRIDGE NOTARY PUBLIC**

Janice M. Trowbridge, Notary Public

County of New Haven

(Notary Seal)

My Commission Expires: January 31, 2009

Prepared by, and return to: Janice Trowbridge Subway Real Estate Corp. 325 Bic Drive ~ Milford, CT 06461 Recorded in Public Records 09/11/2008 at 03:02 PM OR Book 6375 Page 706, Instrument #2008068899, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

MEMORANDUM OF LEASE

This is a Memorandum of Lease for the Lease executed on February 27, 2006, between Subway Real Estate Corp. (Grantee) a corporation organized under the laws of the State of Delaware, having its principal office at 325 Bic Drive, Milford, CT 06461, hereinafter called "the Tenant", and J Leeds Enterprises Inc., (Grantor) having its principal office at: PO Box 607, Milton, FL 32572 hereinafter called "the Landlord".

For the purpose of this document and/or the Lease, as well as any exhibits/schedules executed by the Landlord and Tenant, if applicable, the terms "Landlord", "Grantor", and "Lessor" or "Tenant", "Grantee", and "Lessee" as used shall be deemed synonymous.

The Landlord leases to the Tenant the premises as described in the Lease:

1. Premises:

SUBWAY® store number: 21202

Located at: 1325 Creighton Road, Pensacola, FL 32504

State of: FLORIDA

County of: ESCAMBIA

2. Term

The Lease is for a term of 5 Year(s)/0 Month(s)/0 Day(s)

3. Renewal (Option) Periods:

The Tenant shall have the right to renew this lease for: 3 5-Year

Prepared by, and return to:

Attn: Janice Trowbridge
Subway Real Estate Corp.

325 Bic Drive ~ Milford, CT 06461

BK: 6396 PG: 1830 Last Page

Acknowledgment - Memorandum of Lease

In Witness whereof the "TENANT" has hereunto executed this document this 12th Day of June , 2008

TENANT: Subway Real Estate Corp.

Madelyn Leonard Duly Authorized

Witness Cinc Book

Case Front Witness Dane Front

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

On this the 12th day of June in the Year 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Madelyn Leonard duly authorized by Subway Real Estate Corp. and personally known to me to be the individual whose name is subscribed to the within instrument and acknowledge to me that she executed the same in her, their capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual(s) acted, executed the instrument.

OFFICIAL SEAL

JANICE M. TROWBRIDGE

NOTARY PUBLIC

CONNECTICUT

Janice M. Trowbridge, Notary Public

County of New Haven

(Notary Seal)

My Commission Expires: January 31, 2009

Recorded in Public Records 11/14/2008 at 03:01 PM OR Book 6396 Page 1829, Instrument #2008084855, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

MEMORANDUM OF LEASE

This is a Memorandum of Lease for the Lease executed on February 27, 2006, between Subway Real Estate Corp. (Grantee) a corporation organized under the laws of the State of Delaware, having its principal office at 325 Bic Drive, Milford, CT 06461, hereinafter called "the Tenant", and J Leeds Enterprises Inc., (Grantor) having its principal office at: PO Box 607, Milton, FL 32572 hereinafter called "the Landlord".

For the purpose of this document and/or the Lease, as well as any exhibits/schedules executed by the Landlord and Tenant, if applicable, the terms "Landlord", "Grantor", and "Lessor" or "Tenant", "Grantee", and "Lessee" as used shall be deemed synonymous.

The Landlord leases to the Tenant the premises as described in the Lease:

1. Premises:

SUBWAY® store number: 21202

Located at: 1305 Creighton Road, Pensacola, FL 32514

State of: FLORIDA

County of: ESCAMBIA

2. Term

The Lease is for a term of 5 Year(s)/0 Month(s)/0 Day(s)

3. Renewal (Option) Periods:

The Tenant shall have the right to renew this lease for: 3 5-Year

Prepared by, and return to:

Attn: Janice Trowbridge
Subway Real Estate Corp.

325 Bic Drive ~ Milford, CT 06461

- (2) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to any such hazardous material; (3) any lawsuit brought or threatened, settlement reached, or government order relating to any such hazardous material; or (4) any violation of any laws applicable thereto.
 - E. The failure of the Mortgagor to comply fully with all requirements in subparagraphs A through D, inclusive, shall constitute a default under this Mortgage and under the note or other obligations secured thereby.
- 19. The Mortgagor shall have the right to prepay the whole or any part of the unpaid balance of the indebtedness secured by this Mortgage at any time without penalty or premium. All such prepayments shall be governed by the applicable terms of the note secured by this Mortgage.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed the day and year first above written.

WITNESSES:

BORROWER:

J Leeds Enterprises, Inc., a Florida corporation

y: Leeds, President

Print Name

Print Name: Ker

Keri A. Rhode =

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3/ day of October, 2007, by Jeff L. Leeds as President of J Leeds Enterprises, Inc., a Florida corporation, on behalf of said corporation, who () is personally known to me or who () has provided FC | Yes Creat & as identification and who did take an oath.

-SEAL-

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to the successors and assigns of Mortgagee, in fee simple forever.

AND Mortgagor, for Mortgagor and the heirs and legal representatives of Mortgagor, covenants with Mortgagee, and the successors and assigns of Mortgagee, that Mortgagor is indefeasibly seized of said property in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagee, its successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy, and enjoy said property and every part thereof; and the said property and every part thereof is free from all encumbrances of every kind and character except as is heretofore or hereafter indicated; and that the Mortgagor will make such further assurances to perfect the fee simple title to said land in Mortgagee, the successors and assigns of Mortgagee, as may reasonably be required; and that Mortgagor does hereby warrant title to said property and every part thereof, and will defend the same against the lawful claims of all persons whomsoever.

This mortgage secures a Promissory Note ("Note") in the amount of \$10,000.00 from the Mortgagor to the Mortgagee of even date herewith. If Mortgagor shall pay to Mortgagee the indebtedness in the principal sum of Ten Thousand 00/100 Dollars (\$10,000.00) as evidenced by that certain Note, of even date herewith, or any renewal, modification or replacement of such Note, executed by Mortgagor and payable to order of Mortgagee, with interest and upon the terms as provided therein, and together with all other sums advanced by Mortgagee to or on behalf of Mortgagor pursuant to the Note or this Mortgage, the final maturity date of the Note and this Mortgage as specified in the Note and shall perform all other covenants and conditions of the Note, all of the terms of which Note are incorporated herein by reference as though set forth fully herein, and of any renewal, extension or modification, thereof and of this Mortgage, then this Mortgage and the estate hereby created shall cease and terminate. The parties hereto acknowledge and agree that this mortgage will not cease and terminate until the Note in the amount of \$10,000.00 is satisfied.

This conveyance is intended to be and is a mortgage to secure the payment of the following:

- (a) That certain promissory note from Mortgagor to Mortgagee of even date herewith requiring payment in the form of a conveyance of property as set forth therein and on the terms specified in said promissory note. This Mortgage also secures all renewals, modifications and consolidations of said note.
- (b) Any and all other notes, liabilities, and obligations of Mortgager to Mortgagee, whether such notes, liabilities and obligations be now in existence or accrue or arise hereafter, or be now owned or held by Mortgagee or be acquired hereafter, whether or not related to the real estate herein described and whether or not otherwise secured, provided that the total amount of indebtedness secured by this Mortgage may decrease or increase from time to time but the total balance so secured at any one time shall not exceed the maximum principal amounts specified in the preceding subparagraph, plus interest thereon, and any disbursements made for the payment of taxes, levies, or insurance on the property covered by the lien of this Mortgage, with interest

Recorded in Public Records 11/08/2007 at 03:52 PM OR Book 6245 Page 1488, Instrument #2007106326, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$69.50 MTG Stamps \$35.00 Int. Tax \$20.00

130

Prepared by: Robert O. Beasley Litvak Beasley & Wilson, LLP 226 E. Government Street Pensacola, Florida 32502 07-0244ROB/jw

STATE OF FLORIDA COUNTY OF ESCAMBIA

THIS MORTGAGE IS INTENDED TO BE A SECOND MORTGAGE WHICH IS SUBORDINATE AND INFERIOR TO THE MORTGAGE RECORDED AT OFFICIAL RECORDS BOOK 6233, AT PAGE 1604 IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

MORTGAGE

This Mortgage ("Mortgage") is made and executed as of the 3/2 day of October, 2007, by J Leeds Enterprises, Inc., a Florida corporation ("Mortgagors"), to D.P.J., L.L.C., a Florida limited liability company, as mortgagee ("Mortgagee").

WITNESSETH:

Mortgagor, for and in consideration of the principal sum set forth in the promissory note hereafter mentioned, the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby bargain, sell, convey, and grant unto Mortgagee, its successors and assigns, forever the following described parcel of real property in Escambia County, Florida, to-wit:

Lot 1, Emerald Coast Commons, a subdivision of a portion of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page 48, of the Public Records of said County.

and all structures and improvements now or hereafter on said land and all fixtures attached thereto and all rents, issues, proceeds, and property accruing therefrom, and all gas, steam, electric, water and other heating, cooling, cooking, refrigerating, lighting, plumbing, ventilating, irrigating, and power systems, machines, equipment, appliances, fixtures and appurtenances which now or hereafter may pertain to or be used with, in or on said premises, even though they may be detached or detachable. Together with all building materials and equipment of every character and description, all lighting, heating, and plumbing fixtures of every character and description, and all other property and things now owned or hereafter acquired, used, or useful in connection with the construction of the buildings and improvements erected or to be erected on the above-described real estate, wherever the same may be located, whether on or adjacent to said real estate, in storage, or otherwise.

The subject property is not the constitutional homestead of the Mortgagors.

Signed, sealed and delivered in the presence of:

Print Name: C

Charles L. Hoffman, Jr.

Print Name:_

Monica S. Cone

J Leeds Enterprises Inc.

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11^d day of October, 2007, by Jeff L. Leeds, the President of J Leeds Enterprises Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or who produced a valid driver's license as identification.

NOTARY PUBLIC - STATE OF FLORIDA

Typed Name: <u>Charles L. Hoffman, Jr.</u> My Commission Expires: <u>2/28/09</u>



Charles L. Hoffman, Jr Notary Public-State of FL Comm. Exp. Feb. 28, 2009 Comm. No. DD 372047 Prepared by and return to: Charles L. Hoffman, Jr., of SHELL, FLEMING, DAVIS & MENGE 226 Palafox Place. 9th floor Pensacola, Florida 32501 SFD&M File No: Z2-27088

STATE OF FLORIDA COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

This Mortgage and Security Agreement ("Mortgage") is made and executed as of the of October, 2007, by J Leeds Enterprises Inc., a Florida corporation ("Mortgagor"), to Bank of Pensacola with its principal office at 400 West Garden Street, Pensacola, Florida 32502, as mortgagee ("Lender").

WITNESSETH:

WHEREAS, Lender has agreed to make a loan to Mortgagor in the principal amount of Six Hundred Forty Thousand Dollars (\$640,000.00) (the "Loan");

WHEREAS, the Loan is evidenced by a Promissory Note (the "Note") of even date herewith from Mortgagor to Lender in the original principal amount of \$640,000.00;

WHEREAS, Lender will not make the Loan unless Mortgagor gives to Lender this Mortgage as security for the Note and related loan documents;

NOW, THEREFORE, for and in consideration of the Loan and to secure the prompt the Note, with interest thereon, and any and all extensions, renewals, replacements, consolidations and modifications thereof, and further to secure the punctual performance of all covenants, conditions and agreements set forth herein or in the other instruments securing the Note, Mortgagor irrevocably mortgage, pledge and encumber to Lender, its successors and assigns, the following described property (all of which as described in (A) through (F) below is referred to herein as the "Mortgaged Property"):

- (A) That parcel of land (the "Property") situated and lying in Escambia County, Florida, and described as follows:
 - Lot 1, Emerald Coast Commons, a subdivision of a portion of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page 48, of the public records of said County.
- (B) All structures, buildings, improvements, sewage and utility lines and equipment, appurtenances and fixtures of every nature whatsoever now or hereafter situated in, on, above or under the Property (the "Improvements");
- (C) All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Mortgagor for the purpose of being used or useful in the construction of the Improvements located or to be located on the Property;
- (D) All fixtures, appliances, machinery, furniture, furnishings, apparatus, equipment and other articles of personal property of any nature whatsoever owned by Mortgagor now or at any time hereafter and now or hereafter installed in, attached to or situated in or upon the Property or the Improvements, or used or intended to be used in connection with the Property or in the operation, occupancy, use, maintenance or enjoyment of any of the Improvements now or hereafter erected thereon

BK: 6233 PG: 1603 Last Page

Prepared by:
Robert O. Beasley
Litvak, Beasley & Wilson, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503
File Number: 07-0244ROB/JW

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:	
D.P.J., L.L.C a Florida limites traffilist company By:	(Seal)
Witness Printed Name River 1 Bush J Dan Calmore, Manager	(Cour)
Address: 1313 Creighton Road, Pensacola, FL 32504	
W 2 Ph 2	
	(Seal)
Witness Printed Name Charte L Hoffman J/ Address:	
State of Florida	
County of Escambia	
The foregoing instrument was acknowledged before me thisday of October, 2007, by J. Dan Gilmore as Man. Florida limited liability company, on behalf of said company, who is/are personally known to me.	ager of D.P.J., L.L.C., a
ROBERT O. BEASLEY Notary Public Prior Name:	
NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # DD579011 EXPIRES 7/30/2010 My Compussion Expires:	**************************************

Recorded in Public Records 10/16/2007 at 10:56 AM OR Book 6233 Page 1602, Instrument #2007098514, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$2975.00

Prepared by: Robert O. Beasley Litvak, Beasley & Wilson, LLP 226 East Government Street, Post Office Box 13503 Pensacola, Florida 32591-3503 File Number: 07-0244ROB/JW

General Warranty Deed

Made this October 16, 2007 A.D. By D.P.J., L.L.C., a Florida limited liability company, hereinafter called the grantor, to J Leeds Enterprises Inc., a Florida corporation, whose post office address is: , hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 1, Emerald Coast Commons, a subdivision of a portion of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page 48, of the Public Records of said County.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 311S302217000001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 1-4-2011 TAX ACCOUNT NO.: 03-3002-010 CERTIFICATE NO.: 2008-2369-1545 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. J Leeds Enterprises, Inc. Coastal Bank & Trust P.O. Box 607 formerly Bank of Pensacola Milton, FL 32572 125 W. Romana St., 4th Floor Pensacola, FL 32502 Subway Real Estate Corp. (tenant) 1305 Creighton Rd. D.P.J., LLC Pensacola, FL 32504 c/o Robert O. Beasley, Esq. 226 E. Government St. 325 Bic Drive Pensacola, FL 32502 Milford, CT 06461 Certified and delivered to Escambia County Tax Collector, this 5th day of November _____, 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.: 8326

October 26, 2010

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

- 1. That certain mortgage executed by J Leeds Enterprises, Inc. in favor of Coastal Bank & Trust formerly Bank of Pensacola dated October 11, 2007 and recorded October 16, 2007 in Official Records Book 6233, page 1604 of the public records of Escambia County, Florida, in the original amount of \$640,000.00. Assignment of Rents & Leases in O.R. Book 6233, page 1617. UCC-1 Financing Statement in O.R. Book 6233, page 1620.
- 2. That certain mortgage executed by J Leeds Enterprises, Inc. in favor of D.P.J., LLC dated October 31, 2007 and recorded November 8, 2007 in Official Records Book 6245, page 1488 of the public records of Escambia County, Florida, in the original amount of \$10,000.00.
- 3. Easement to Gulf Power Company filed in O.R. Book 6310, page 1246.
- 4. Lease between Subway Real Estate Corp. and J Leeds Enterprises, Inc. in O.R. Book 6375, page 706, and O.R. Book 6396, page 1829.
- 5. Taxes for the year 2007 and 2009 delinquent. The assessed value is \$235,986.00. Tax ID 03-3002-010.

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.: 8326

October 26, 2010

Lot 1, Emerald Coast Commons, according to the plat thereof recorded in Plat Book 18, Page 48, 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 11-047

OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 8326

October 26, 2010

Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32569 ATTN: Candice Lewis

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 10-25-90, through 10-25-10, and said search reveals the following:

- 1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:
 - J Leeds Enterprises, Inc.
- 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

Richard S. Combs

BY:

October 26, 2010

CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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

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 001545

00053387654 Dkt: TD82 Pg#: 16

Original Documents Follow



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 001545

Redeemed Date 11/05/2010

Name SUBWAY 5171 WOODGLENN LANE PACE, FL 32571

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$7,610.39
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date Docket		ket Desc Amou Owe		Amount Due	Payee Name	
05/30/2008	TD1	TAX DEED APPLICATION Receipt: 1196270 Date: 09/14/2010	60.00	0.00		
05/30/2008	TAXDEED	TAX DEED CERTIFICATES Receipt: 1196270 Date: 09/14/2010	330.00	0.00	***	
09/17/2010		TAX COLLECTOR CERTIFICATION	0.00	0.00		
11/05/2010		TAXDEED Due Tax Collector	7,610.39	7,610.39		
11/05/2010		TITLE RESEARCHER COPY CHARGES	40.00	40.00		
11/05/2010		POSTAGE TAX DEEDS	60.00	60.00		
11/05/2010		TAXDEED Clerk's Total	419.25	419.25		

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$160.00	\$60.00	\$0.00	\$100.00
2	Holding	\$8,359.64	\$330.00	\$0.00	\$8,029.64
	TOTAL	\$8,519.64	\$390.00	\$0.00	\$8,129.64

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

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

Account: 033002010 Certificate Number: 001545 of 2008

Payor: SUBWAY 5171 WOODGLENN LANE PACE, FL 32571 Date 11/05/2010

Clerk's Check # 188971	Clerk's Total	\$419.25
Tax Collector Check # 1	Tax Collector's Total	\$7,610.39
Tax Concetts Chest	Postage	\$60.00
	Researcher Copies	\$40.00
	Total Received	\$8,129.64

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 1216302

Receipt Date

11/05/2010

Case Number 2008 TD 001545

Description ALUMNI PARTNERS II, LLC VS

Action TAX DEED REDEMPTION

Judge

Received From SUBWAY

On Behalf Of ALUMNI PARTNERS II, LLC

8,159.64 Total Received 8,159.64 Net Received 0.00 Change

Receipt Payments

Check

Amount Reference Description

8,159.64 188971

Receipt Applications

Holding

Amount 8,059.64

Service Charge

100.00

Deputy Clerk:

mavila Transaction Date 11/05/2010 13:58:44

Comments





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

Tax Deed - Redemption Calculator
Account: 033002010 Certificate Number: 001545 of 2008

Redemption Yes 🔻	Application Date 08/26/2010	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/04/2011	Redemption Date 11/05/2010
Months	5	3
Tax Collector	\$7,073.62	\$7,073.62
Tax Collector Interest	\$530.52	\$318.31
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,610.39	\$7,398.18
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$29.25	\$17.55
Total Clerk	\$419.25	\$407.55
Postage	\$60.00	\$60.00
Researcher Copies	\$40.00	\$40.00
Total Redemption Amount	\$8,129.64	\$7,905.73
		Buk pare Ti
	Repayment Overpayment Refund Amount	\$223.91 + 30 + 120 + 210 = 5
11/04/2010	IFF \$40.00 COM FEE \$ APRIL FROM FLEMING OFFICEM jeff leads called for quote.	VA .mva
	Submit	seti Print Preview

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW 9000013248

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

Bank of America.

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

631

PAY

TO THE

*ONE THOUSAND TWO HUNDRED TWENTY TWO AND 65/100

ALUMNI PARTNERS II LLC

ALUMNI PARTNERS II LLC

ORDER P O BOX 9223

34228 LONGBOAT KEY, FL

DATE

AMOUNT

11/09/2010

1,222.65

ERNIE LEE MAGAHA, CLERK OF THE COURT

#9000013248# #063100277# 898033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER 9000013248

Case Number 11/09/2010 2008 TD 001545 Description PAYMENT TAX DEEDS

Amount 407.55

11/09/2010 2008 TD 002487

PAYMENT TAX DEEDS

407.55

11/09/2010 2008 TD 003627

PAYMENT TAX DEEDS

407.55

9000013248

Check: 9000013248 11/09/2010 ALUMNI PARTNERS II LLC

Check Amount:

1,222.65

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW 9000013281

ERNIE LEE MAGAHI 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

VOID AFTER 6 MONTHS

*FIVE HUNDRED FIFTY THREE AND 91/100

PAY

SUBWAY

DATE

AMOUNT

TO THE ORDER SUBWAY

5171 WOODGLENN LANE

OF

PACE, FL 32571

11/09/2010

553.91

ERNIE LEE MAĞAHA, CLERK OF THE COURT

#9000013281# #063100277# 898033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER 9000013281

Case Number 11/09/2010 2008 TD 001545 Description PAYMENT TAX DEEDS Amount 553.91

9000013281

Check: 9000013281 11/09/2010 SUBWAY

Check Amount:

553.91

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**

*TWENTY SIX THOUSAND ONE HUNDRED TWENTY FOUR AND 46/100

JANET HOLLEY TAX COLLECTOR

OTHE JANET HOLLEY TAX COLLECTOR

ORDER- 2:13 PALAFOX PEACE

PENSACOLA, FL 32502

11/09/2010

9000013268

#9000013268# #063100277# 898033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER

9000013268

Case Number 11/09/2010 2008 TD 000641 Description PAYMENT TAX DEEDS Amount 811.96

11/09/2010-2008-TD 004632

PAYMENT TAX DEEDS

609,60

11/09/2010 2008 TD 000813

PAYMENT TAX DEEDS

PAYMENT TAX DEEDS

There are additional check details for this check that total:

6,849000013268

Check: 9000013268 11/09/2010 JANET HOLLEY TAX COLLECTOR

Check Amount:

26,124.46

2008 TD 04834

12-50

2008 +0 03342

831.85

2008 TD 01788

3198.19

2008 to 07666 1,324-75

2008 TO 02487 1 473.18

ERNIE LEE MAGAHA. CLERK OF THE COURT & COMPTROLLER P.O. BOX 333

PENSACOLA, FL 32591-0333 (850) 595-4140 REGISTRY ACCOUNT

Bank of America.

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW 9000013316

PENSACOLA, FLORIDA

631

VOID AFTER 6 MONTHS

*THIRTY AND 00/100

PAY

SUBWAY

SUBWAY

ORDER

TO THE

5171 WOODGLENN LANE

32571 PACE,

DATE

AMOUNT

11/16/2010

30.00

ERNIE LEE MAGAHA, CLERK OF THE COURT

#9000013316# #063100277# 898033991356#

ERNIE LEE MAGAHA CLERK OF THE COURT & COMPTROLLER 9000013316

Case Number 11/16/2010 2008 TD 001545 Description PAYMENT TAX DEEDS Amount 30.00

9000013316

Check: 9000013316 11/16/2010 SUBWAY

Check Amount:

30.00



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

Print Date: 9/14/2010 9:22:08 AM

Transaction #: 814952 Receipt #: 201041782

Cashier Date: 9/14/2010 9:22:09 AM (MAVILA)

Customer Information	Transaction Information	Payment Summery	
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 09/14/2010 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees Total Payments	\$390.00 \$390.00

1 Payments	
E CHENY	\$390.00
PE CLEKK	

0 Recorded Items

0 Search Hema

l Miscellaneous Items			
(MISCFEE) MISCELLANEOUS FEE TD 01545	<u>ES</u> 2008		
TAXCT	1	\$	60.00
TAXCR	330	\$3	30.00

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

Receipt Type Case

Outstanding Amount

0.00

Receipt Number 1196270

Receipt Date

09/14/2010

Case Number 2008 TD 001545

Description ALUMNI PARTNERS II, LLC VS

Action TAX DEED APPLICATION

Judge

Received From ALUMNI PARTNERS II, LLC

On Behalf Of ALUMNI PARTNERS II, LLC

390.00 390.00	Received Received	
0.00	Change	

Receipt Payments

Cash

Amount Reference Description

390.00 ONCORE TRANS#814952

Receipt Applications

Holding

Amount 330.00

Service Charge

60.00

Deputy Clerk: mavila Transaction Date 09/14/2010 10:59:17

Comments