

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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

CENTURY

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: 2009 TD 007192



00065221852

Dkt: TD83 Pg#:

2

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2009/ 7192.000, Issued the 01st day of June, 2009, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:
10-2099-174

<p>Cert WACHOVIA AS CUST/TTEE FOR Holder PLYMOUTH PARK TAX SERVICES LLC PO BOX 2288 MORRISTOWN NJ 07962-2288</p>	<p>Property Owner PROPERTY DEPO INC THE 45 PARKLAND AVE STOCKBRIDGE GA, 30281</p>
--	---

UNIT 907
HARBOUR POINTE CONDOMINIUM
ALSO .010424% INT IN
COMMON ELEMENTS
OR 6044 P 1269

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2009/ 7192.000	06/01/2009	6,461.47	0.00	1,207.49	7,668.96

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2010/ 7602.000	06/01/2010	3,671.41	6.25	183.57	3,861.23

- | | |
|--|-----------|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) | 11,530.19 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant | |
| 3. Total of Current Taxes Paid by Tax Deed Applicant .{2010} | 2,584.48 |
| 4. Ownership and Encumbrance Report Fee | 150.00 |
| 5. Total Tax Deed Application Fee | 75.00 |
| 6. Total Certified By Tax Collector To Clerk of Court | 14,339.67 |
| 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. Total of Lines 12 thru 14 (Statutory Opening Bid) | |
| 16. Redemption Fee | 6.25 |
| 17. Total Amount to Redeem | |

* Done this the 17th day of May, 2011

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: October 3, 2011

By [Signature]

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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COUNTY OF ESCAMBIA
OFFICE OF THE
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COUNTY TREASURY
AUDITOR

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necessary to avoid obscuring any information on
the original documents

Case: 2009 TD 007192



00096412839

Dkt: TD82 Pg#:

13

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 8895

May 24, 2011

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-24-91, through 05-24-11, and said search reveals the following:

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

The Property Depot, 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

By: 

May 24, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8895

May 24, 2011

Unit 907 Harbour Pointe, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 6026, page 1107, Public Records of Escambia County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8895

May 24, 2011

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

1. That certain mortgage executed by The Property Depot, Inc. in favor of Firstcity Bank dated 11/16/2006 and recorded 12/06/2006 in Official Records Book 6044, page 1274 of the public records of Escambia County, Florida, in the original amount of \$485,992.00. Assignment of Rents & Leases recorded in O.R. Book 6044, page 1293. Assigned to Multibank 2009-1 RES-ADC Venture, LLC in O.R. Book 6570, page 1583.
2. Taxes for the year 2008-2009 delinquent. The assessed value is \$156,385.00. Tax ID 10-2099-174.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: October 3, 2011

TAX ACCOUNT NO.: 10-2099-174

CERTIFICATE NO.: 2009-7192

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

Notify City of Pensacola, P.O. Box 12910, 32596

Notify Escambia County, 190 Governmental Center, 32501

Homestead for _____ tax year.


The Property Depo, Inc.
45 Parkland Ave.
Stockbridge, GA 30281

Unknown Tenant
154 Ethel Wingate Dr. #907
Pensacola, FL 32507

Multibank 2009-1 RES-ADC Venture, LLC
700 NW 107 Ave., Ste 400
Miami, FL 33172

Certified and delivered to Escambia County Tax Collector,
this 26th day of May, 2011.

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.

Prepared by
Teri Kitchen, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850)473-0044

Return to: Grantee

File No.: 1005-762495

CORPORATE WARRANTY DEED

This indenture made on **November 16, 2006 A.D.**, by

Harbour Pointe Land & Finance, LLC, a Florida Limited Liability Company

whose address is: **1430 East Piedmont Drive Suite 101, Tallahassee, FL 32308**
hereinafter called the "grantor", to

The Property Depo, Inc., a Georgia Corporation

whose address is: **45 Parkland Avenue, Stockbridge, GA 30281**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

UNIT 907 HARBOUR POINTE, A CONDOMINIUM OF A PORTION OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN BOOK 6026, PAGE 1107, OF THE PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, APPURTENANT THERETO.

TOGETHER WITH EXCLUSIVE RIGHTS OF USE OF THAT CERTAIN COMMON ELEMENT KNOW AS BOAT DOCK W-1.

Parcel Identification Number: **232S31-1101-000-006**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 31st of 2006.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

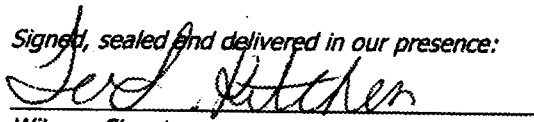
Harbour Pointe Land & Finance, LLC, a
Florida Limited Liability Company



By: Albert J. Conner, Jr., Vice-President

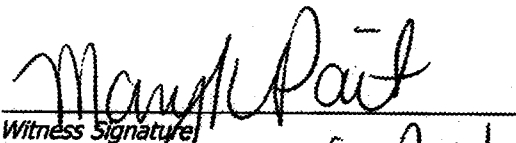
(Corporate Seal)

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: TERI KITCHEN



Witness Signature

Print Name: Mary R. Pait

THIS INSTRUMENT PREPARED BY:

Robert E. Maloney, Jr., Esquire
Florida Bar No. 849601
831 Fairways Court, Suite 102
Stockbridge, Georgia 30281
(678) 289-6227
Fla. Bar No. 0849601

BALLOON FIRST MORTGAGE AND SECURITY AGREEMENT

THIS IS A BALLOON MORTGAGE and the final payment, or the Balance due upon maturity, assuming no default and no change in prime rate, is approximately \$460,450.59.

This MORTGAGE AND SECURITY AGREEMENT (the "Mortgage"), dated this 16th day of November, 2006, is executed and delivered by **THE PROPERTY DEPO, INC.**, a Georgia corporation, (the "Mortgagor"), having an address of 1971 Jonesboro Road, McDonough, Georgia 30252 to **FIRSTCITY BANK** (the Mortgagee"), a banking institution created under the laws of the State of Georgia, having its principal place of business at 831 Fairways Court, Stockbridge, Georgia 30281, under the circumstances summarized in the following recitals:

THIS IS A PURCHASE MONEY MORTGAGE

A. Mortgagor has executed and delivered to Mortgagee a certain **Universal Note** of even date herewith in the principal amount of **Four Hundred Eighty Five Thousand Nine Hundred Ninety Two and 00/100ths (\$485,992.00)** Dollars, (hereinafter referred to as the "Note"), which Note is payable in monthly installments of interest only payments, with the principal and accrued and unpaid interest on (October 16, 2009) (Mortgagor is sometimes referred to herein as "Borrower");

B. This Mortgage is intended to secure the payment of the unpaid principal balance of the Note, together with interest as therein provided and any other obligations of the Borrower pursuant to the Note or this Mortgage.

C. It is intended that this Mortgage may secure unpaid balances of loan advances made after this Mortgage is delivered to the Clerk of the Circuit Court of **ESCAMBIA** County, Florida; provided, however, that the maximum amount of the unpaid indebtedness secured hereby (exclusive of interest thereon, and advances for the payment of taxes, assessments, insurance premiums or costs for the protection of the Mortgaged Property as hereinafter defined), shall not exceed **Four Hundred Eighty Five Thousand Nine Hundred Ninety Two and No/100ths Dollars (\$485,992.00)**.

NOW, THEREFORE, in consideration of the loan made by Mortgagee to Mortgagor, as evidenced by the Note, and for other valuable consideration, the receipt and sufficiency of which

are hereby acknowledged, and for the purpose of securing: (i) all payments to be made by Mortgagor, pursuant to the Note and this Mortgage, (ii) any amounts advanced or costs incurred by Mortgagee for the protection of the Mortgaged Property (as hereinafter defined) or the enforcement of this Mortgage or the Note, (iii) the repayment of any future advances, with interest thereon, made to Mortgagor by Mortgagee pursuant hereto, and (iv) the performance and observance of each covenant and agreement of Mortgagor contained in this Mortgage or the Note, Mortgagor does hereby grant, bargain, sell, convey, mortgage, assign, grant a security interest in and transfer unto Mortgagee, its successors and assigns, the following property (the "Mortgaged Property"):

- (a) **Condominium Unit 907, HARBOR POINTE , a Condominium of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida, according to the Declaration of Condominium thereof recorded in Official Records Book 6026, Page 1107, as amended from time to time, in the Public Records of Bay County, Florida, together with an undivided interest in the common elements as described in said Declaration, appurtenant thereto.**

TOGETHER WITH Exclusive Rights of use of that certain limited common element known as Garage Unit W-1 .

together with all buildings, structures, additions, improvements, facilities and fixtures and other property, now or hereafter located in, upon, or under or based at, such land (the "Premises");

- (b) All easements, rights of way or use, licenses, privileges, franchises, servitudes, tenements, hereditaments and appurtenances now or hereafter belonging or in anywise appertaining thereto, including, without limitation, all rights, title and interest of the Mortgagor in any street, alley or sidewalk, open or proposed, and in front of, adjoining or adjacent or contiguous thereto;
- (c) The proceeds from any insurance or condemnation award pertaining thereto or compensation in lieu thereof, including, but not limited to, any award or compensation for the alteration of the grade of any street or any other injury to or decrease in the value of the Mortgaged Property;
- (d) all of Mortgagor's right, title, interest, estate, claim or demand, either at law or in equity, in and to all architectural, engineering and similar plans, specifications, drawings, renderings, profiles, studies, shop drawings, reports, plats, permits and allocations, agreements for utilities, bonds and sureties, relating to the Premises or the improvements or appurtenant facilities erected or to be erected upon or about the Premises;
- (e) All proceeds of the conversion, voluntary or involuntary, of any of the foregoing

PROCEEDINGS, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS MORTGAGE OR ANY INSTRUMENT EVIDENCING, SECURING, OR RELATING TO THE INDEBTEDNESS AND OTHER OBLIGATIONS EVIDENCED HEREBY, ANY RELATED AGREEMENT OR INSTRUMENT, ANY OTHER COLLATERAL FOR THE INDEBTEDNESS EVIDENCED HEREBY OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NONE OF THE PARTIES WILL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY NEGOTIATED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NO PARTY HERETO HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULL ENFORCED IN ALL INSTANCES.

THIS IS A BALLOON MORTGAGE and the final payment, or the Balance due upon maturity, assuming no default, is approximately \$460,450.59.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Print: Timothy L Thompson

[Signature]

Print: Christene D Crowder

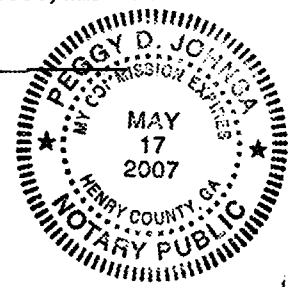
THE PROPERTY DEPO, INC.
A Georgia corporation

By: [Signature]
Douglas R. Adams
Its: President

STATE OF Georgia
COUNTY OF Henry

SWORN TO AND SUBSCRIBED before me by **DOUGLAS R. ADAMS, President of The Property Depo, Inc.**, who is personally known to me or who has produced the following identification _____ this 21st day of November, 2006, and who did/did not take an oath.

[Signature]
Notary Public



Prepared by and upon recordation, return to:

Name: VANESSA ORTA, ESQ.
ANDERSON, McCOY & ORTA, P.C.
Address: 100 North Broadway, Suite 2600
Oklahoma City, Oklahoma 73102
405-236-0003
AMO No. 3020.033
Custodian ID No. 10047000195
Account No. 403122200
FDIC Control No. 403122200

ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT, the **FEDERAL DEPOSIT INSURANCE CORPORATION** (acting in any capacity, the "FDIC") **AS RECEIVER FOR FIRSTCITY BANK**, at 550 17th Street, NW, Washington, D.C. 20429-0002 (hereinafter referred to as "Assignor" or "Grantor"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to **MULTIBANK 2009-1 RES-ADC VENTURE, LLC**, a Delaware **limited liability company**, its successors and assigns (hereinafter referred to as "Assignee" or "Grantee"), at 700 NW 107 Avenue, Suite 400, Miami, Florida 33172, all right, title and interest in and to that certain:

BALLOON FIRST MORTGAGE AND SECURITY AGREEMENT, dated November 16, 2006, executed by THE PROPERTY DEPO, INC., a Georgia corporation (the "Grantor"), in the original principal sum of Four Hundred Eighty-Five Thousand Nine Hundred Ninety-Two and 00/100 Dollars (\$485,992.00), (the "Mortgage"), which was made to FIRSTCITY BANK and which was recorded on December 06, 2006, as Instrument Number 2006121336, in Official Record Book 6044, Page 1274 in the Clerk/Register's Office of Escambia County, State of Florida ("Clerk/Register's Office").

The Mortgage, as such may have been assigned and modified, covers the following described property, less and except any portion of the property previously released and/or reconveyed:

CONDOMINIUM UNIT 907, HARBOR POINT, A CONDOMINIUM OF A PORTION OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 6026, PAGE 1107, AS AMEDNED FROM TIME TO TIME, IN THE PUBLIC RECORDS OF BAY COUNTY, FOLRIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, APPURTENANT THERETO.

TOGETHER WITH EXECLUSIVE RIGHTS OF USE OF THAT CERTAIN LIMITED COMMON ELEMENT KNOWN AS GARAGE UNIT W-1.

TO HAVE AND TO HOLD THE SAME UNTO SAID MULTIBANK 2009-1 RES-ADC VENTURE, LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY THE FDIC AS RECEIVER FOR FIRSTCITY BANK OR IN ITS CORPORATE CAPACITY. THE LOAN IS CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON, INCLUDING THE FDIC OR ITS OFFICERS EMPLOYEES, AGENTS OR CONTRACTORS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR FIRSTCITY BANK has caused this instrument to be executed this 1st day of March, 2010, effective as of the 9th day of February, 2010.

ASSIGNOR:

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR FIRSTCITY BANK

By: *Vanessa A. Orta*
Name: Vanessa A. Orta
Title: Attorney-in-Fact

Kelli Cunningham
Witness #1
Print Name: Kelli Cunningham

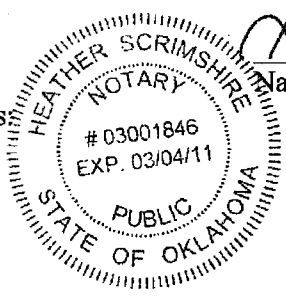
[Signature]
Witness #2
Print Name: Stacey Staggs

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

On this 1st day of March, 2010, before me personally appeared Vanessa A. Orta, known to me or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and she thereupon duly acknowledged to me that she executed the same to be her free act and deed, as Attorney-in-Fact for the Federal Deposit Insurance Corporation as Receiver for FirstCity Bank.
WITNESS my hand and official seal.

My commission expires: _____
Name of Notary: *Heather Scrimshire*



ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32501-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

9000014496

VOID AFTER 6 MONTHS

PAY

TWENTY TWO THOUSAND TWENTY THREE AND 83/100

JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT

06/21/2011 22,023.83

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014496⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014496

Date	Case Number	Description	Amount
06/21/2011	2009 TD 007192	PAYMENT TAX DEEDS	14,776.11
06/21/2011	2009 TD 011480	PAYMENT TAX DEEDS	7,247.72

Janet Holley

9000014496

Check: 9000014496 06/21/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 22,023.83

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

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

9000014503

63-27
631

PAY

*EIGHT HUNDRED THREE AND 40/100

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVICES LLC

DATE AMOUNT

TO THE ORDER OF WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX

06/21/2011 803.40

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014503⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014503

Date	Case Number	Description	Amount
06/21/2011	2009 TD 011480	PAYMENT TAX DEEDS	401.70
06/21/2011	2009 TD 007192	PAYMENT TAX DEEDS	401.70

9000014503

Check: 9000014503 06/21/2011 WACHOVIA AS CUST/TTEE FOR
PLYMOUTH PARK TAX SERVICES LLC

Check Amount: 803.40

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPATTERN ENDOCHROME LINES AND OPTICAL WATERMARKS. HOLD AT AN ANGLE TO VIEW.

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

9000014491

63-27
631

PAY *ONE THOUSAND TWO HUNDRED SEVENTY THREE AND 78/100
FIRST AMERICAN TITLE INSURANCE COMPANY

TO THE ORDER OF FIRST AMERICAN TITLE INSURANCE COMPANY
1510 AIRPORT BLVD, STE 2
PENSACOLA, FL 32504

DATE AMOUNT
06/21/2011 1,273.78

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014491⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014491

Date	Case Number	Description	Amount
06/21/2011	2009 TD 007192	PAYMENT TAX DEEDS	1,273.78

9000014491

Check: 9000014491 06/21/2011 FIRST AMERICAN TITLE INSURANCE COMPANY
Check Amount: 1,273.78



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

Tax Deed - Redemption Calculator
Account: 102099174 Certificate Number: 007192 of 2009

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2011"/>	Redemption Date <input type="text" value="06/14/2011"/>
Months	6	2
Tax Collector	<input type="text" value="\$14,339.67"/>	<input type="text" value="\$14,339.67"/>
Tax Collector Interest	\$1,290.57	\$430.19
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$15,636.49	\$14,776.11
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$35.10	\$11.70
Total Clerk	\$425.10	\$401.70
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	\$16,161.59	\$15,217.81
	Repayment Overpayment Refund Amount	$\$943.78 + 120 + 210 = 1,273.78$

Notes ACTUAL SHERIFF \$40.00
 COM FEE \$
 5-19-11 Teri Kitchens from 1st American called for quote,
 short sale property they are trying to close on by EOM. hsm

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1296710	Receipt Date	06/14/2011

Case Number	2009 TD 007192
Description	WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action **TAX DEED REDEMPTION**

Judge

Received From **FIRST AMERICAN TITLE INSURANCE**

On Behalf Of **WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVIC**

Total Received	16,161.59
Net Received	16,161.59
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	16,161.59	1005215071	

Receipt Applications	Amount
Holding	16,121.59
Service Charge	40.00

Deputy Clerk: mavila Transaction Date 06/14/2011 14:28:06

Comments

ORIGINAL DOCUMENT IS LIMITED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

1005215071

First American Title Insurance Company
1500 Poplar Blvd, Suite 2
Pensacola, FL 32504
(877) 306-8111

PR-12900
CIC: 0905 (679)

First American Trust, FSB, Trust
Account
5 First American Way
Smyrna, GA 31707

90-41251122

Date 06/13/2011

FILE NO. 1005-252573



PAY TO THE ORDER OF \$16,161.59 DOLLARS

*****\$16,161.59*****

PAY

VOID After 90 Days

FR: 06/2009-174

Butler

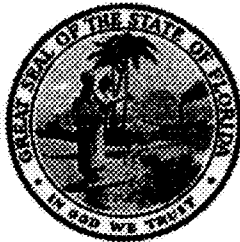
Escambia County Tax Collector
213 South Palatka Place
Pensacola, FL 32502

This Account is Positive Pay Protected
Call (866) 332-1926 for Verification

THE FACE OF THIS DOCUMENT INCLUDES A MICROPRINTED BORDER WHICH DOES NOT CASH IF THE WORD VOID IS VISIBLE

⑆ 1005215071 ⑆ ⑆ 122241255 ⑆ 3006700000 ⑆

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: 102099174 Certificate Number: 007192 of 2009

Payor: FIRST AMERICAN TITLE INSURANCE CO 1510 AIRPORT BLVD, SUITE 2 PENSACOLA,
FL 32504 Date 06/14/2011

Clerk's Check #	1005215071	Clerk's Total	\$425.10
Tax Collector Check #	1	Tax Collector's Total	\$15,636.49
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$16,161.59

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

A handwritten signature in black ink, appearing to be "M. J. ...", written over a horizontal line.

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
 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

Case # 2009 TD 007192

Redeemed Date 06/14/2011

Name FIRST AMERICAN TITLE INSURANCE CO 1510 AIRPORT BLVD, SUITE 2 PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$425.10
Due Tax Collector = TAXDEED	\$15,636.49
<input type="checkbox"/> Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1286679 Date: 05/17/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1286679 Date: 05/17/2011	60.00	0.00	
05/18/2011	TD83	TAX COLLECTOR CERTIFICATION ntk	0.00	0.00	
06/14/2011	TAXDEED	TAX DEED CERTIFICATES(POSTAGE REFUND) Receipt: 1296710 Date: 06/14/2011	60.00	0.00	
06/14/2011	TAXDEED	TAXDEED Clerk's Total Receipt: 1296710 Date: 06/14/2011	425.10	0.00	
06/14/2011	TAXDEED	TAXDEED Due Tax Collector Receipt: 1296710 Date: 06/14/2011	15,636.49	0.00	
06/14/2011	TD6	TITLE RESEARCHER COPY CHARGES Receipt: 1296710 Date: 06/14/2011	40.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$100.00	\$100.00	\$0.00	\$0.00
2	Holding	\$16,451.59	\$16,451.59	\$0.00	\$0.00
	TOTAL	\$16,551.59	\$16,551.59	\$0.00	\$0.00

Search Property
 Property Sheet
 Lien Holder's
 Sold To
 Redeem
 Forms
 Courtview



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

Tax Deed - Redemption Calculator

Account: 102099174 Certificate Number: 007192 of 2009

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2011"/>	Redemption Date <input type="text" value="10/03/2011"/>
Months	6	6
Tax Collector	\$14,339.67	\$0.00
Tax Collector Interest	\$1,290.57	\$0.00
Tax Collector Fee	\$6.25	\$0.00
Total Tax Collector	\$15,636.49	\$0.00
Clerk Fee	\$60.00	\$0.00
Sheriff Fee	\$120.00	\$0.00
Legal Advertisement	\$210.00	\$0.00
App. Fee Interest	\$35.10	\$0.00
Total Clerk	\$425.10	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$16,161.59	\$0.00
	Repayment Overpayment Refund Amount	\$16,161.59

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$
 5-19-11 Teri Kitchens from 1st American called for quote,
 short sale property they are trying to close on by EOM. hsm

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1286679	Receipt Date	05/17/2011

Case Number	2009 TD 007192
Description	WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED APPLICATION

Judge

Received From PLYMOUTH PARK TAX SERVICES

On Behalf Of WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVIC

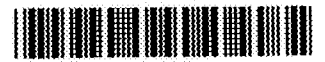
Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#859535

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/17/2011 09:44:15

Comments



Print Date:
5/17/2011 9:43:06 AM

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

Transaction #: 859535
Receipt #: 201126124
Cashier Date: 5/17/2011 9:43:06 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/17/2011 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$390.00 Total Payments \$390.00

1 Payments	
CLERK	\$390.00

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

0 Search Items	
----------------	--

1 Miscellaneous Items		
(MISCFEE) MISCELLANEOUS FEES 2009 TD 07192		
TAXCT	1	\$60.00
TAXCR	330	\$330.00



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#) |
 [Tangible Property Search](#) |
 [Amendment 1 Calculations](#)

[Back](#)

Navigate Mode |
 Account
 Reference

[Print Friendly Version](#)

General Information	
Reference:	233S311104907001
Account:	102099174
Owners:	PROPERTY DEPO INC THE
Mail:	45 PARKLAND AVE STOCKBRIDGE, GA 30281
Situs:	154 ETHEL WINGATE DR 907 32507
Use Code:	CONDOMINIUM
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

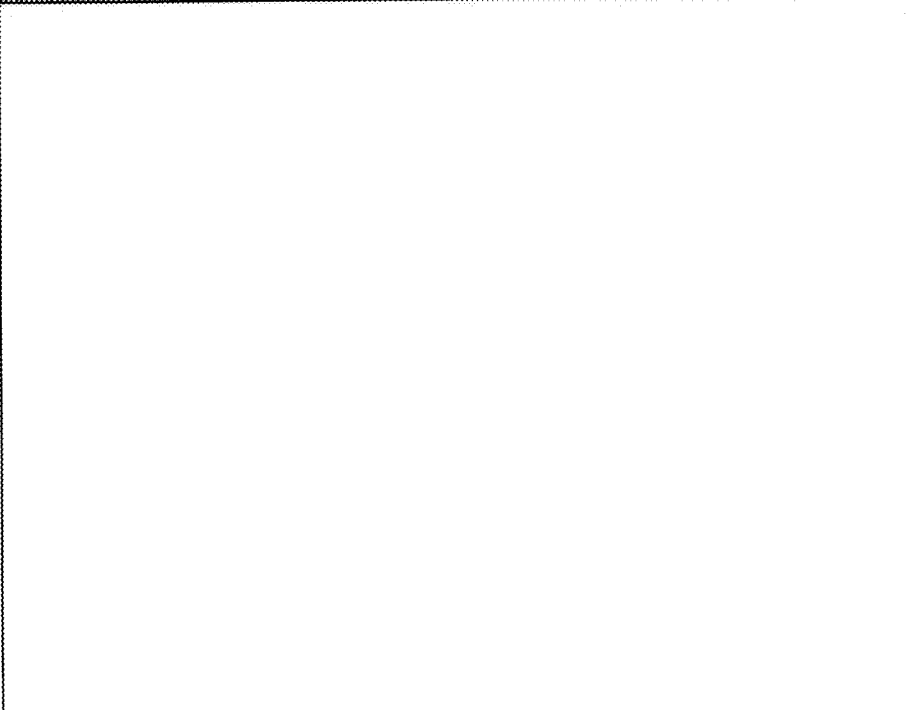
2010 Certified Roll Assessment	
Improvements:	\$156,375
Land:	\$10
Total:	\$156,385
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

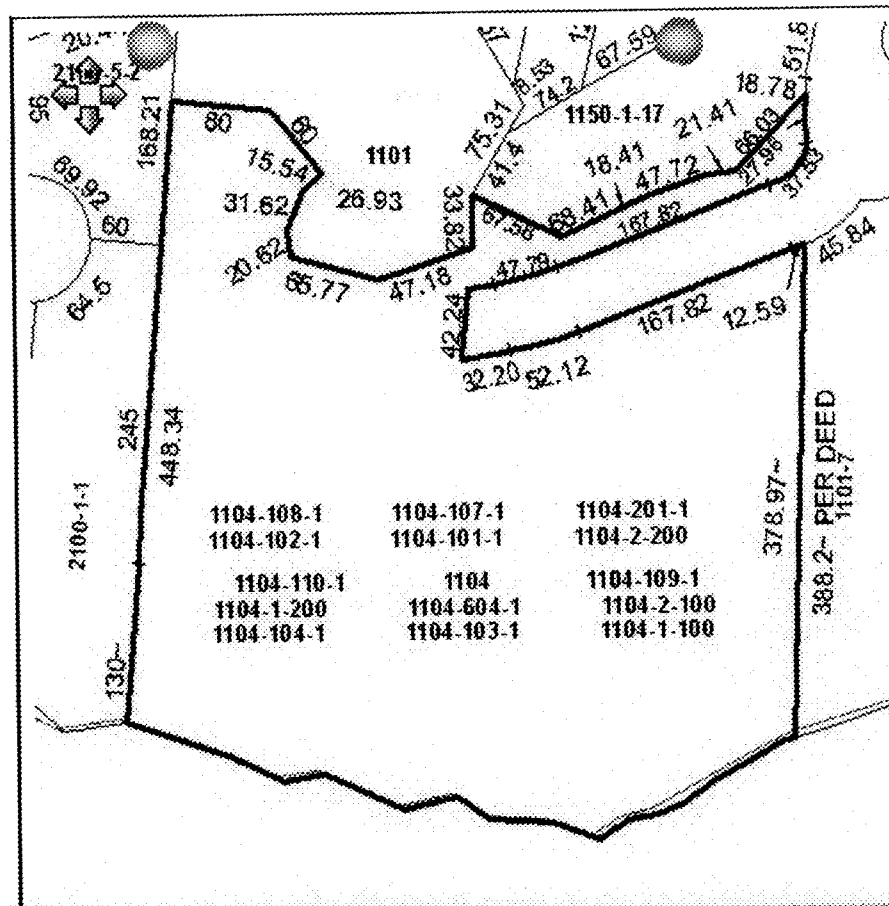
Sales Data				
Sale Date	Book Page	Value	Type	Official Records (New Window)
11/2006	6044 1269	\$587,500	WD	View Instr
Official Records inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court				

2010 Certified Roll Exemptions	
None	
Legal Description	
UNIT 907 HARBOUR POINTE CONDOMINIUM ALSO .010424% INT IN COMMON ELEMENTS...	
Extra Features	None

[Parcel Information](#) |
 [View Map](#) |
 [Get Map Image](#) |
 [Launch Interactive Map](#)

Section Map Id:	23-3S-31
Approx. Acreage:	4.4900
Zoned:	C-1





Buildings

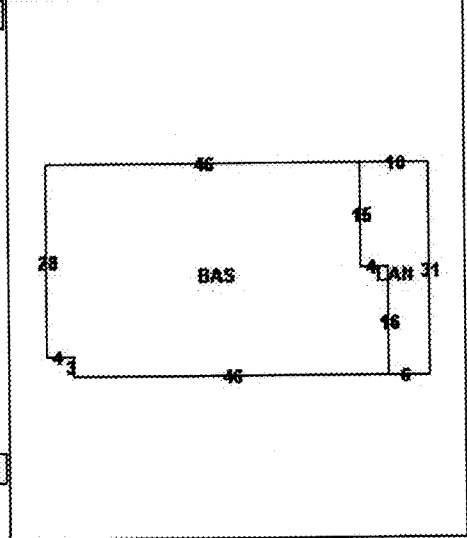
Building 1 - Address 154 ETHEL WINGATE DR 907, Year Built 2006, Effective Year 2006

Structural Elements

- FOUNDATION-STRUCTURAL**
- EXTERIOR WALL-PRECAST PAN/CON**
- NO. PLUMBING FIXTURES-10.00**
- DWELLING UNITS-1.00**
- EXTERIOR WALL-CLAY TILE**
- ROOF FRAMING-CONCRETE**
- ROOF COVER-TILE/CLAY/CEMNT**
- STORY HEIGHT-10.00**
- NO. STORIES-1.00**
- INTERIOR WALL-DRYWALL-DECORAT**
- FLOOR COVER-CARPET**
- FLOOR COVER-TILE/STAIN CONC/BRICK**
- DECOR/MILLWORK-ABOVE AVERAGE**
- HEAT/AIR-CENTRAL H/AC**
- STRUCTURAL FRAME-MASONRY PIL/STL**

Areas - 1724 Total SF

BASE AREA - 1478
LANAI - 246



Images

None

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

Escambia County Tax Collector

generated on 5/16/2011 4:46:11 PM CDT

Tax Record

Last Update: 5/16/2011 4:46:58 PM CDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
10-2099-174		REAL ESTATE		2010	
Mailing Address			Property Address		
PROPERTY DEPO INC THE 45 PARKLAND AVE STOCKBRIDGE GA 30281			154 ETHEL WINGATE DR 907		
			GEO Number		
			233S31-1104-907-001		
A tax deed has been applied on this account. Please immediately contact Escambia County Clerk of Courts at (850) 595-3793.					
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		06			
<u>Legal Description (click for full description)</u>					
233S31-1104-907-001 154 ETHEL WINGATE DR 907 UNIT 907 HARBOUR POINTE CONDOMINIUM ALSO .010424% INT IN COMMON ELEMENTS BOAT DOCK W-1 OR 6044 P 1269					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.9755	156,385	0	\$156,385	\$1,090.86
PUBLIC SCHOOLS					
By Local Board	2.2290	156,385	0	\$156,385	\$348.58
By State Law	5.6310	156,385	0	\$156,385	\$880.60
SHERIFF	0.6850	156,385	0	\$156,385	\$107.12
WATER MANAGEMENT	0.0450	156,385	0	\$156,385	\$7.04
Total Millage		15.5655	Total Taxes		\$2,434.20
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
NFP	FIRE (CALL 595-4960)				\$75.00
Total Assessments					\$75.00
Taxes & Assessments					\$2,509.20

Call Colenda on the 1

Due to the status code assigned to this account, the remaining detail is blocked from viewing. Please contact the Tax Department at (850) 438-6500 for further information regarding this account.