

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: 2009 TD 007754



00066542173

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 19, 2011 / 110395

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 7754**, issued the **1st day of June, 2009**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-4602-059**

Certificate Holder:
WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX
SERVIC
PO BOX 2288
MORRISTOWN, NEW JERSEY 07962-2288

Property Owner:
RRW INVESTMENTS LLC
940 LONEWA LN
MONROE, LOUISIANA 71203

Legal Description: 35-3S3-209

UNIT 1803-W INDIGO PHASE II CONDOMINIUM ALSO A 1997/367009 INT IN COMMON ELEMENTS OR 5907 P 1571

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
2009	7754	06/01/09	\$9,484.81	\$0.00	\$1,772.47	\$11,257.28

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
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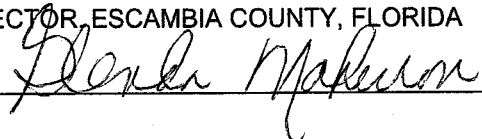
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2010)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$11,257.28
\$0.00
\$7,872.48
\$150.00
\$75.00
\$19,354.76
\$19,354.76
\$6.25

*Done this 19th day of April, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:



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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVIC
PO BOX 2288
MORRISTOWN, New Jersey, 07962-2288**

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
7754	10-4602-059	06/01/2009	35-3S3-209 UNIT 1803-W INDIGO PHASE II CONDOMINIUM ALSO A 1997/367009 INT IN COMMON ELEMENTS OR 5907 P 1571

2010 TAX ROLL
RRW INVESTMENTS LLC
940 LONEWA LN
MONROE, Louisiana 71203

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.

MistyPlym (Misty Busteed)
Applicant's Signature

04/19/2011
Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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MENTAL HEALTH
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**COUNTY OF ESCAMBIA
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necessary to avoid obscuring any information on
the original documents

Case: 2009 TD 007754



00040179804

Dkt: TD82 Pg#:

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.: 8850

May 10, 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 05-10-91, through 05-10-11, and said search reveals the following:

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

RRW Investments, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

May 10, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8850

May 10, 2011

Condominium Unit 1803W, Indigo, a Condominium, Phase II, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in O.R. Book 5519, page 1187, amended in O.R. Book 5562, page 1153; O.R. Book 5692, page 762; O.R. Book 5820, page 1540-1543; O.R. Book 5820, page 1544; and as further amended from time to time, all being of the public records of Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8850

May 10, 2011

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

1. That certain mortgage executed by RRW Investments, LLC in favor of Progressive Bank dated 05/02/2006 and recorded 05/17/2006 in Official Records Book 5907, page 1576 of the public records of Escambia County, Florida, in the original amount of \$705,055.78. Mortgage Modification recorded in O.R. Book 6375, page 1922.
2. Subject to interest of Indigo Condominium Owners Association, if any.
3. Taxes for the year 2008 delinquent. The assessed value is \$486,215.00. Tax ID 10-4602-059.

PLEASE NOTE THE FOLLOWING:

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

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: September 6, 2011

TAX ACCOUNT NO.: 10-46029059

CERTIFICATE NO.: 2009-7754

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.

RRW Investment, LLC
940 Lonewa Lane
Monroe, LA 71203


Indigo Condominium Assoc., Inc.
13621 Perdido Key Dr.
Pensacola, FL 32507

Unknown Tenant
13621 Perdido Key Dr. Unit 1803-W
Pensacola, FL 32507

Progressive Bank
3421 Cypress St.
West Monroe, LA 71291

Certified and delivered to Escambia County Tax Collector,
this 12th 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.

REC-44.06
Doc-4444.30

Prepared by
Carol Crawford, an employee of
First American Title Insurance Company d/b/a Advance Title
4477 Legendary Drive, Suite 101
Destin, Florida 32541
(850)837-7784

Return to: Grantee

File No.: 2032-1004377

WARRANTY DEED

This indenture made on **May 02, 2006 A.D.**, by

Indigo, LLC, a Florida Limited Liability Company

whose address is: **18300 Scenic Hwy 98, Point Clear, AL 32564**
hereinafter called the "grantor", to

RRW Investments, L.L.C., a Louisiana Limited Liability Company

whose address is: **940 Lonewa Lane, Monroe, LA 71203**
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:

Condominium Unit 1803W, INDIGO, a Condominium, Phase II, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 5519, Page 1187, Amended in Official Records Book 5562, Page 1153, Official Records Book 5692, Page 762, Official Records Book 5820, Page 1540-1543, Official Record Book 5820, Page 1544 and as further amended from time to time, all being of the Public Records of Escambia County, Florida.

Parcel Identification Number: **353S321200001001**

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.

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

At 1004377

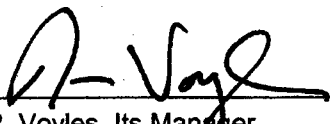
To Have and to Hold, the same in fee simple forever.

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 2005.

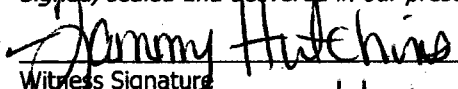
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.


Indigo, LLC, a Florida Limited Liability Company

By: Yates, L.L.C., an Alabama limited liability company, its Co-Manager

✓ 
By: Jason R. Voyles, Its Manager

Signed, sealed and delivered in our presence:

✓ 
Witness Signature
Print Name: Tammy Hutchins

✓ 
Witness Signature
Print Name: STEPHANIE KING

RECORDATION REQUESTED BY:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

WHEN RECORDED MAIL TO:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

SEND TAX NOTICES TO:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

This Mortgage prepared by:

Name: AUDREY PETERSON, LOAN ASSISTANT
Company: Progressive Bank
Address: 3421 Cypress Street, West Monroe, LA 71291

MORTGAGE

THIS MORTGAGE dated May 2, 2006, is made and executed between RRW INVESTMENTS, L.L.C., whose address is 1900 NORTH 18TH STREET SUITE 500, MONROE, LA 71201 (referred to below as "Grantor") and Progressive Bank, whose address is 3421 Cypress Street, West Monroe, LA 71291 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA COUNTY County, State of Florida:

See SEE ATTACHED EXHIBIT "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 13621 PERDIDO KEY DRIVE UNIT #1803W, PENSACOLA, FL 32507.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$705,055.78, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this

**MORTGAGE
(Continued)**

Page 6

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means Progressive Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated May 2, 2006, **in the original principal amount of \$705,055.78** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The final maturity date of the Note is May 2, 2007.

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

RRW INVESTMENTS, L.L.C.

By:

KELLY E. WHITE, Manager of RRW INVESTMENTS, L.L.C.

WITNESSES:

x Audrey Peterson
Audrey Peterson
x Danahol
Danahol

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Louisiana
Parish Orachik
COUNTY OF

) SS

The foregoing instrument was acknowledged before me this 2nd day of May, 2006, by KELLY E. WHITE, Manager of RRW INVESTMENTS, L.L.C., member (or agent), on behalf of RRW INVESTMENTS, L.L.C., a limited liability company. He or she is personally known to me or has produced LA Drivers License as identification and did / did not take an oath.

Charlie L. Simpson
(Signature of Person Taking Acknowledgment)

Charlie L. Simpson
(Name of Acknowledger Typed, Printed or Stamped)

Vice President
(Title or Rank)

(Serial Number, if any)

EXHIBIT "A"

Condominium Unit 1803W, INDIGO, a Condominium, Phase II, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 5519, Page 1187, Amended in Official Records Book 5562, Page 1153, Official Records Book 5692, Page 762, Official Records Book 5820, Page 1540-1543, Official Record Book 5820, Page 1544 and as further amended from time to time, all being of the Public Records of Escambia County, Florida.

FATCO-NAVAHLE
1003-1004377B

RECORDATION REQUESTED BY:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

WHEN RECORDED MAIL TO:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

SEND TAX NOTICES TO:

Progressive Bank
Cypress Street
3421 Cypress Street
West Monroe, LA 71291

This Modification of Mortgage prepared by:

Name: Lorrie Poland, Loan Processor
Company: Progressive Bank
Address: 12 Mary Marr, Winnsboro, LA 71295

2700
1540
8.71

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$658,093.82, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 22, 2008, is made and executed between RRW Investments LLC, whose address is P.O. Box 15210, Monroe, LA 71207-5210 (referred to below as "Grantor") and Progressive Bank, whose address is 3421 Cypress Street, West Monroe, LA 71291 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 2, 2006 (the "Mortgage") which has been recorded in Escambia County, State of Florida, as follows:

Mortgage by and between RRW Investments, L.L.C., a Louisiana Limited Liability Company and Progressive Bank, dated 05/02/2006 and sent for recording contemporaneously with the closing, referred to above, in hts public records of the county where the insured Land is located, as further described in this Policy, securing unto the insured lender a loan in the original face amount of \$705,055.78. Recorded in Book #5907, Page #1576, Instrument # 2006050103.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Escambia County, State of Florida:

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 13621 Perdido Key Drive Unit #1803W, Pensacola, FL 32507.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

Increase Loan Amount to \$709,407.38 and Term Out Existing Loan # 6425-01 Which Funded Purchase of Condo in Pensacola.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$658,093.82, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 22, 2008.

GRANTOR:

RRW INVESTMENTS LLC

By: Dan H. Reeves

Daran H Reeves, Member of RRW Investments LLC

WITNESSES:

x Tracy Downhouse

x Tracy Downhouse

x Rhonda Crompton

Rhonda Crompton

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES A MICR OPTICALLY RECOGNIZABLE LINE 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

53-27
631

9000014295

PAY *EIGHTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 16/100
JANET HOLLEY TAX COLLECTOR

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

DATE 05/10/2011 AMOUNT 82,545.16

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000014295⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014295

Date	Case Number	Description	Amount
05/10/2011	2008 TD 001089	PAYMENT TAX DEEDS	1,951.05
05/10/2011	2008 TD 002332	PAYMENT TAX DEEDS	464.01
05/10/2011	2009 TD 008637	PAYMENT TAX DEEDS	9,256.56
05/10/2011	2008 TD 001286	PAYMENT TAX DEEDS	1,257.57
05/10/2011	2009 TD 005173	PAYMENT TAX DEEDS	11,496.51
05/10/2011	2009 TD 000330	PAYMENT TAX DEEDS	11,469.81
05/10/2011	2009 TD 007754	PAYMENT TAX DEEDS	10,631.11
05/10/2011	2008 TD 001071	PAYMENT TAX DEEDS	3,057.14
05/10/2011	2008 TD 001122	PAYMENT TAX DEEDS	687.17
05/10/2011	2008 TD 001057	PAYMENT TAX DEEDS	1,448.17

There are additional check details for this check that total:

21,105.04 9000014295

Check: 9000014295 05/10/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 82,545.16

2006 TD 05661 936.87
2008 TD 03017 961.68
2009 TD 07164 5,095.54
2009 TD 02847 7,215.53
2009 TD 011535 2,857.10
2008 TD 02185 1,812.37
2009 TD 00081 2,245.95

Glenn M
5-10-11

THE 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 32501-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000014306

PAY

*THREE THOUSAND ONE HUNDRED SIXTY AND 95/100

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK
TAX SERVICE

DATE

AMOUNT

TO THE
ORDER
OF

WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX
P O BOX 2288
MORRISTOWN, NJ 07962

05/10/2011

3,160.95

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014306⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014306

Date	Case Number	Description	Amount
05/10/2011	2009 TD 008637	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 002847	PAYMENT TAX DEEDS	390.00
05/10/2011	2009 TD 007754	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 000330	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 007164	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 011535	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 005173	PAYMENT TAX DEEDS	395.85
05/10/2011	2009 TD 000081	PAYMENT TAX DEEDS	395.85

9000014306

Check: 9000014306 05/10/2011 WACHOVIA AS CUST/TTEE FOR
PLYMOUTH PARK TAX SERVICE

Check Amount: 3,160.95

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENTS AND AN ARTIFICIAL WATERMARK. HOLD UP AT 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

63-27
631

9000014304

PAY

*ONE THOUSAND FIVE HUNDRED SEVENTY FOUR AND 69/100

RRW INVESTMENTS LLC

TO THE ORDER OF RRW INVESTMENTS LLC
940 LONEWA LN
MONROE, LA 71203

DATE

05/10/2011

AMOUNT

1,574.69

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014304⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014304

Date	Case Number	Description
05/10/2011	2009 TD 007754	PAYMENT TAX DEEDS

Amount
1,574.69

9000014304

Check: 9000014304 05/10/2011 RRW INVESTMENTS LLC

Check Amount: 1,574.69




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

Tax Deed - Redemption Calculator

Account: 104602059 Certificate Number: 007754 of 2009

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/06/2011"/>	Redemption Date <input type="text" value="05/09/2011"/> 
Months	5	1
Tax Collector	<input type="text" value="\$19,354.76"/>	<input type="text" value="\$19,354.76"/>
Tax Collector Interest	\$1,451.61	\$290.32
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$20,812.62	\$19,651.33
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$210.00"/>	<input type="text" value="\$210.00"/>
App. Fee Interest	\$29.25	\$5.85
Total Clerk	\$419.25	\$395.85
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	\$21,331.87	\$20,087.18
	Repayment Overpayment Refund Amount	$1,244.69 + 120 + 210 = 1574.69$

Notes ☐ ACTUAL SHERIFF \$40.00 COM FEE \$
05/03/2011 MR REEVES CALLED FOR REDEMPTION QUOTE. 318-361-0030
MVA ☐

Submit

Reset

Print Preview

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1283552 Receipt Date 05/09/2011

Case Number 2009 TD 007754

Description WACHOVIA AS CUST/TTEE FOR PLYMOUTH PARK TAX SERVIC VS

Action TAX DEED REDEMPTION

Judge

Received From RRW INVESTMENTS LLC

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

Total Received	21,331.87
Net Received	21,331.87
Change	0.00

	Amount	Reference Description
Receipt Payments		
Check	21,331.87	7000660090

	Amount
Receipt Applications	
Holding	21,291.87
Service Charge	40.00

Deputy Clerk: mavila Transaction Date 05/09/2011 12:37:44

Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

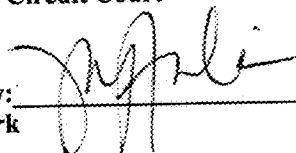
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 104602059 Certificate Number: 007754 of 2009

Payor: RRW INVESTMENTS LLC 940 LONEWA LN MONROE, LA 71203 **Date 05/09/2011**

Clerk's Check #	7000660090	Clerk's Total	\$419.25
Tax Collector Check #	1	Tax Collector's Total	\$20,812.62
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$21,331.87

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
 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 007754

Redeemed Date 05/09/2011

Name RRW INVESTMENTS LLC 940 LONEWA LN MONROE, LA 71203

Clerk's Total = TAXDEED	\$419.25
Due Tax Collector = TAXDEED	\$20,812.62
<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	TD1	TAX DEED APPLICATION Receipt: 1282340 Date: 05/05/2011	60.00	0.00	
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1282340 Date: 05/05/2011	330.00	0.00	
05/03/2011	TD83	TAX COLLECTOR CERTIFICATION nilk	0.00	0.00	
05/09/2011	TAXDEED	TAXDEED Clerk's Total	419.25	419.25	
05/09/2011	TAXDEED	TAXDEED Due Tax Collector	20,812.62	20,812.62	
05/09/2011	TD6	TITLE RESEARCHER COPY CHARGES	40.00	40.00	

Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$100.00	\$60.00	\$0.00	\$40.00
2	Holding	\$21,561.87	\$330.00	\$0.00	\$21,231.87
	TOTAL	\$21,661.87	\$390.00	\$0.00	\$21,271.87

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1282340	Receipt Date	05/05/2011

Case Number 2009 TD 007754

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#857358

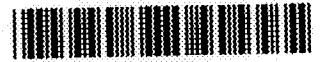
Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/05/2011 10:11:47

Comments



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



Print Date:
5/5/2011 10:11:20 AM

Transaction #: 857358
Receipt #: 201124023
Cashier Date: 5/5/2011 10:11:16 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: 05/05/2011 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



(MISC FEE) MISCELLANEOUS FEES 2009

TD 07754

TAXCR	330	\$330.00
TAXCT	1	\$60.00



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					2010 Certified Roll Assessment	
Reference:	353S320900172001				Improvements:	\$486,205
Account:	104602059				Land:	\$10
Owners:	RRW INVESTMENTS LLC				Total:	\$486,215
Mail:	940 LONEWA LN MONROE, LA 71203				Save Our Homes:	\$0
Situs:	13621 PERDIDO KEY DR 1803W 32507				Disclaimer	
Use Code:	CONDOMINIUM				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					2010 Certified Roll Exemptions	
					None	
Sale Date	Book Page	Value	Type	Official Records (New Window) View Instr	Legal Description	
05/2006	5907 1571	\$634,900	WD		UNIT 1803-W INDIGO PHASE II CONDOMINIUM ALSO A 1997/367009 INT IN COMMON ELEMENTS...	
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					Extra Features	
					None	
Parcel Information						
Section Map						
Section Map Id: 35-3S-32-2						
Approx. Acreage: 2.3100						
Zoned: CCPK						

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

<https://www.ups.com/us/create?ActionOriginPair=print> Receipt&POPUP_LEVEL=1&P... 5/5/2011

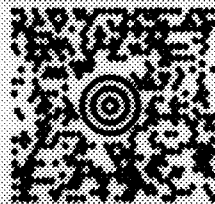
REEVES, COON & FUNDERBURG
3183610030
REEVES, COON & FUNDERBURG
2301 TOWER DRIVE
MONROE LA 71201

1 LBS

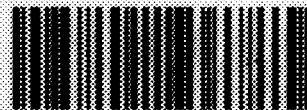
1 OF 1

SHIP TO:

TAX DEED
850.595.3793
CLERK OF COURT
SUITE 110
221 PALAFOX PLACE
PENSACOLA FL 32502-5833

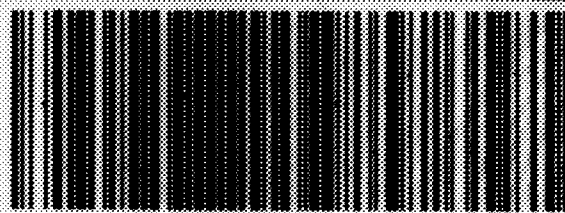


FL 325 0-99



UPS GROUND

TRACKING #: 1Z 4T7 76T 03 9304 7643



BILLING: P/P

US 13.1.13. WAPR20 15:04 04/2011

