

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



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

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
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 008637



00032579033

Dkt: TD83 Pg#:

---

3

**Original Documents Follow**

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 19, 2011 / 110403

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 8637**, 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: 11-4083-542**

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

**Property Owner:**  
ADAMS HOMES OF NORTHWEST FLORIDA INC  
3000 GULF BREEZE PKWY  
GULF BREEZE, FLORIDA 32563

**Legal Description:** 17-1N3-113  
LOT 16 BLOCK C TWIN PINES PHASE II PB 18 P 78 OR 6199 P 23

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	8637	06/01/09	\$2,898.71	\$0.00	\$527.81	\$3,426.52

**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	9242	06/01/10	\$2,842.86	\$6.25	\$142.14	\$2,991.25

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

\$6,417.77
\$0.00
\$2,470.84
\$150.00
\$75.00
\$9,113.61
\$9,113.61
\$6.25

\*Done this 19th day of April, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Brian Johnson

Date of Sale: October 3, 2011

\* 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8637	11-4083-542	06/01/2009	17-1N3-113 LOT 16 BLOCK C TWIN PINES PHASE II PB 18 P 78 OR 6199 P 23

**2010 TAX ROLL**

ADAMS HOMES OF NORTHWEST FLORIDA  
INC  
3000 GULF BREEZE PKWY  
GULF BREEZE, Florida 32563

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



**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

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

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: 2009 TD 008637



00062340889

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

11-595

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 8872

May 19, 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 05-19-91, through 05-19-11, and said search reveals the following:

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

Adams Homes of Northwest Florida, 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 \*

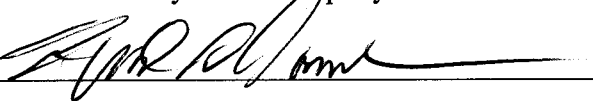
4. Taxes:

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 19, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 8872

May 19, 2011

Lot 16, Block C, Twin Pines, Phase II, as per plat thereof, recorded in Plat Book 18, Page 78, of  
the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 8872

May 19, 2011

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

1. Mortgage Spreader Agreement between Adams Homes of Northwest Florida, Inc. and LaSalle Bank, N.A. dated 08-09-2007 and recorded 08-13-2007 in O.R. Book 6199, page 25.
2. Taxes for the year 2008-2009 delinquent. The assessed value is \$143,335.00. Tax ID 11-4083-542.

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: rcs@t@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-03-11

TAX ACCOUNT NO.: 11-4083-542

CERTIFICATE NO.: 2009-8637

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.

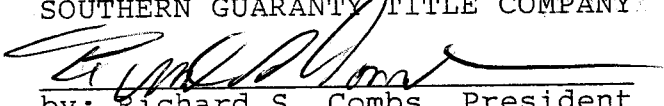
Adams Homes of Northwest Florida, Inc.  
3000 Gulf Breeze Pkwy.  
Gulf Breeze, FL 32563

Unknown Tenant  
1591 Twin Pines Circle  
Cantonment, FL 32533

LaSalle Bank, N.A.  
135 S. LaSalle St.  
Chicago, IL 60603

Certified and delivered to Escambia County Tax Collector,  
this 23rd 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.



1850  
7,560.00  
Prepared By: John W. Monroe, Jr.  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, FL 32502  
File Number: A0458-116609  
Parcel ID#: 11-4084-500  
Grantee(s) SS #: [REDACTED]

**WARRANTY DEED  
(CORPORATE)**

This WARRANTY DEED, dated August 9, 2007, by:  
Quality Investments & Brokerage, Inc., a Florida Corporation  
whose post office address is:  
21 E Garden Street Suite 207, Pensacola, FL 32502  
hereinafter called the GRANTOR, to  
Adams Homes of Northwest Florida, Inc., A Florida Corporation  
whose post office address is:  
3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563  
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Lots 8 through 19, inclusive, Block B, Lots 13, 14, 15 and 16, Block C, Lots 1 through 13, inclusive, Block D, Lots 1 through 7, inclusive, Block E, Twin Pines Phase II, according to the plat recorded in Plat Book 18, Page 78, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Mary C. Hart  
Print Name: MARY C. HART

Signature: Rebecca F. Kates  
Print Name: REBECCA F. KATES

Quality Investments & Brokerage, Inc., a Florida  
Corporation

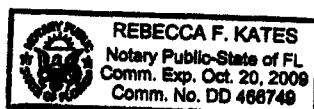
BY: F. Brian DeMaria  
F. Brian DeMaria, President

STATE OF Florida  
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 9th day of August, 2007 by: F. Brian DeMaria, President of Quality Investments & Brokerage, Inc., a Florida Corporation, on behalf of said corporation, who is personally known to me or produced FL D.L. as identification.

Rebecca F. Kates  
Print Name:  
My Commission Expires:

(SEAL)



*This instrument prepared by:*

DLA Piper US LLP  
101 E. Kennedy Blvd.  
Suite 2000  
Tampa, Florida 33602  
Attn: Scott P. Andrew, Esq.

*and returned to:*

Emmanuel, Sheppard and Condon  
30 S. Spring St.  
Pensacola, FL 32503  
Attn: John W. Monroe, Jr. Esq  
A0458-116609 rfk

### **MORTGAGE SPREADER AND MODIFICATION AGREEMENT**

**THIS MORTGAGE SPREADER AND MODIFICATION AGREEMENT** (this "Agreement") is made effective as of the 9th day of August, 2007, by and between **ADAMS HOMES OF NORTHWEST FLORIDA, INC.**, a Florida corporation, **ADAMS HOMES L.L.C.**, an Alabama limited liability company, and **ADAMS HOMES AEC, LLC**, a South Carolina limited liability company (collectively, jointly and severally, the "**Mortgagor**"), whose address is 3000 Gulf Breeze Parkway, Gulf Breeze, Florida 32563, and **LASALLE BANK NATIONAL ASSOCIATION**, a national banking association (the "**Mortgagee**"), whose address is 135 S. LaSalle Street, Chicago, Illinois 60603.

### **WITNESSETH:**

A. Mortgagor and Mortgagee entered into that certain Loan Agreement (the "**Loan Agreement**") dated as of April 25, 2007, setting forth the terms upon which Mortgagee has agreed to make a loan (the "**Loan**") to Mortgagor in the aggregate principal amount of \$35,000,000.00, and to make advances under the Loan from time to time for the purpose of acquiring lots and constructing single-family residential homes on the lots encumbered by the Mortgages (as hereinafter defined).

B. The Loan is evidenced by a \$35,000,000 Revolving Line of Credit Promissory Note (the "**Note**") dated as of April 25, 2007, executed by Mortgagor and made payable to Mortgagee.

C. Mortgagor has secured Mortgagor's obligations under the Note with the following documents (collectively, the "**Mortgages**"):

Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing, dated as of April 25, 2007, and recorded in Official Records Book 6142, Page 1216, of the Public Records of Escambia County, Florida; in Official Records Book 5777, Page 805, of the Public Records of Brevard County, Florida; in Official Records Book 2760, Page 4328, of the Public Records of Walton County, Florida; in Official Records Book 7279, Page 926, of the Public Records of Polk County, Florida; and in Official Records Book 4787, Page 549, of the Public Records of Marion County, Florida; and in Official

Records Book 2748, Page 1996, of the Public Records of Santa Rosa County, Florida; and in Official Records Book 2844, Page 1205, of the Public Records of St. Lucie County, Florida; and in Official Records Book 2926, Page 1923, of the Public Records of Clay County, Florida.

D. Mortgagor has requested and Mortgagee has agreed, subject to terms and provisions hereinafter provided, to spread the lien of the Mortgages to certain additional property as described below.

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants contained herein and in the Notes, Mortgages and Loan Agreement, of the Loan funds being advanced from time to time by Mortgagee to Mortgagor, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Loan Agreement.

2. **Addition to Mortgaged Property.** Mortgagor does hereby assign, grant, bargain, sell, mortgage, warrant and convey unto the Mortgagee, as a part of the Premises (as defined in the Mortgages), the land described in **Exhibit "A"** attached hereto (the "**Added Parcel**") with the same effect as if such land was originally conveyed as a part of the "Real Estate" encumbered by the Mortgages. The Added Parcel shall be encumbered by the Loan Documents and subject to all of the covenants, terms and provisions thereof with the same force and effect as if included at the time the Mortgages were executed and delivered.

3. **Reaffirmation of Representations and Warranties.** Mortgagor hereby reaffirms and confirms as of the date of its execution of this Agreement all representations and warranties which are contained in the Mortgages and other Loan Documents. As to the Added Parcel, Mortgagor makes all representations and warranties which are contained in the Mortgages and other Loan Documents.

4. **Additional Representations.** To induce Mortgagee to enter into this Agreement, Mortgagor represents and warrants to Mortgagee that as of the date of their execution of this Agreement (a) Mortgagor has no counterclaims, defenses or set offs of any kind to the enforcement of the loan documents as modified by this Agreement, nor do they have any other claims against Mortgagee of any kind whatsoever; (b) there are no defaults by Mortgagee under any of the Loan Documents as modified by this Agreement; and (c) Mortgagor has not been released from any of its obligations to Mortgagee by this Agreement or otherwise, nor does this Agreement constitute a waiver by Mortgagee of any existing condition of default or any condition that with the passing of time or giving of notice or both would constitute a default under any of the loan documents as modified by this Agreement.

5. **Fees/Costs.** Mortgagor agrees to pay and indemnify Mortgagee from and against any and all costs, fees and charges heretofore or hereafter incurred by Mortgagee in connection

with this Agreement, including, without limitation, title insurance and search fees, legal fees and related costs, recording fees, and intangible and documentary stamp taxes.

6. **Environmental Indemnity Agreement.** The Environmental Indemnity Agreement is hereby modified and amended to include within the "Property" (as defined in the Environmental Indemnity Agreement) the Added Parcel with the same force and effect as if included at the time the Environmental Indemnity Agreement was executed and delivered.

7. **Modification Limited.** Except as provided for by this Agreement, the Mortgages and other Loan Documents remain unmodified and in full force and effect.

8. **Entire Agreement.** This Agreement and the other Loan Documents constitute the entire understanding of the parties with respect to the obligations evidenced by the Note, and no amendment, modification or alteration of the terms of this Agreement or of the Loan Documents shall be binding unless the same be in writing, dated subsequent to the date hereof and duly approved and executed by each of the parties to this Agreement. No representations, agreements or covenants made by or on behalf of Mortgagee with respect to the obligations evidenced by the Note, as amended, shall be binding upon Mortgagee unless in writing and duly executed by Mortgagee.

9. **Lien Priority.** It is the intent of the parties that this Agreement shall in no way adversely affect the lien priority of the Mortgages.

10. **No Novation.** It is the intent of the parties that this Agreement shall not constitute a novation of the Mortgages.

11. **Exhibits.** All Exhibits referenced herein are attached to and a part of this Agreement and each is incorporated into this Agreement by such reference.

12. **Severability.** Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision hereof shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidation only, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

13. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Florida without reference to the conflict of law principles of the state.

14. **Successors; Modification Limited.** Except as may be expressly set forth in the loan documents, the covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, personal representatives, successors and assigns of the parties hereto.

15. **Use; Gender.** Whenever used herein, the singular shall include the plural and the use of one gender shall include all genders.

16. **Execution in Counterparts.** This Agreement may be executed by the parties in multiple counterparts, which together shall have the full force and effect of a fully executed agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement to be effective as of the day and year first above written.

*Signed, sealed and delivered  
in the presence of:*

**MORTGAGOR:**

**ADAMS HOMES OF NORTHWEST  
FLORIDA, INC.,** a Florida corporation

Mary C Hart  
Print Name: MARY C. HART

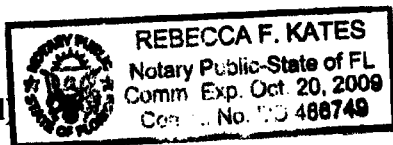
By: Glenn H. Schneiter  
Name: Glenn H Schneiter  
Its: Assistant Controller

Rebecca F. Kates  
Print Name: REBECCA F. KATES

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 9th day of August, 2007, by Glenn H. Schneiter, as Assistant Controller of Adams Homes of Northwest, Florida, Inc., a Florida corporation, on behalf of such corporation, who is either personally known to me, or has produced a \_\_\_\_\_ driver's license as identification.

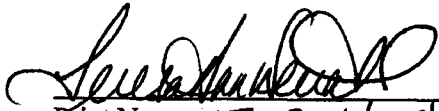
(Notarial Seal)



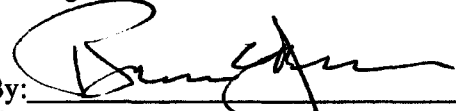
Rebecca F. Kates  
Print Name: REBECCA F. KATES  
NOTARY PUBLIC  
My Commission Expires: 10/20/09

**MORTGAGEE:**

**LASALLE BANK NATIONAL  
ASSOCIATION**, a national  
banking association

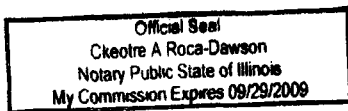
  
Print Name: Teresa Weirath

  
Print Name: Rae Rivero


By:   
Name: BRUCE C. DUNCAN  
Title: \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2007,  
by BRUCE C. DUNCAN as EVP of LASALLE BANK NATIONAL  
ASSOCIATION, a national banking association, on behalf of such entity, who is either  
personally known to me, or has produced a \_\_\_\_\_ driver's license as identification.



(Notarial Seal)

  
Print Name: Ckeotre A. Roca-Dawson  
NOTARY PUBLIC  
My Commission Expires: 9/29/09

**EXHIBIT A**

Added Parcel

Lots 8 through 19, inclusive, Block B, Lots 13, 14, 15 and 16, Block C, Lots 1 through 13, inclusive, Block D, Lots 1 through 7, inclusive, Block E, Twin Pines Phase II, according to the plat recorded in Plat Book 18, Page 78, of the Public Records of Escambia County, Florida.



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

9000014295

63-27  
631

PAY \*EIGHTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 16/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
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	2003 TD 005173	PAYMENT TAX DEEDS	11,496.51
05/10/2011	2009 TD 000330	PAYMENT TAX DEEDS	11,469.37
05/10/2011	2009 TD 007234	PAYMENT TAX DEEDS	19,651.11
05/10/2011	2009 TD 003071	PAYMENT TAX DEEDS	3,052.14
05/10/2011	2008 TD 001152	PAYMENT TAX DEEDS	687.17
05/10/2011	2009 TD 001151	PAYMENT TAX DEEDS	1,448.37

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 2,225.95

*Glenn M*  
5-10-11

THE REVERSE SIDE OF THIS DOCUMENT CONTAINS 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

9000014295

63-27  
631

PAY \*EIGHTY TWO THOUSAND FIVE HUNDRED FORTY FIVE AND 16/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
213 PALAFOX PLACE  
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 009173	PAYMENT TAX DEEDS	11,496.51
05/10/2011	2009 TD 000330	PAYMENT TAX DEEDS	11,459.31
05/10/2011	2009 TD 001754	PAYMENT TAX DEEDS	19,851.32
05/10/2011	2009 TD 003021	PAYMENT TAX DEEDS	3,057.74
05/10/2011	2009 TD 004135	PAYMENT TAX DEEDS	587.17
05/10/2011	2009 TD 001052	PAYMENT TAX DEEDS	1,545.57

There are additional check details for this check that total:

21,105.01

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 2,225.95

*Don't*  
*5-10-11*



**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

9000014311

PAY

\*FIVE AND 05/100

EMMANUEL SHEPPARD & CONDON

TO THE ORDER OF EMMANUEL SHEPPARD & CONDON  
P O BOX 1271  
PENSACOLA, FL 32596

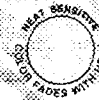
DATE

AMOUNT

05/10/2011

5.05

*Ernie Lee Magaha*  
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014311⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
CLERK OF THE COURT & COMPTROLLER

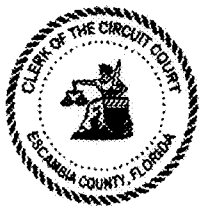
9000014311

Date	Case Number	Description	Amount
05/10/2011	2009 TD 008637	PAYMENT TAX DEEDS	5.05

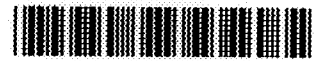
9000014311

Check: 9000014311 05/10/2011 EMMANUEL SHEPPARD & CONDON

Check Amount: 5.05



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



Print Date:  
5/4/2011 11:55:45 AM

Transaction #: 857115  
Receipt #: 201123752  
Cashier Date: 5/4/2011 11:55:44 AM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 05/04/2011 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 08637		
TAXCT	1	\$60.00
TAXCR	330	\$330.00




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

**Tax Deed - Redemption Calculator**

Account: 114083542 Certificate Number: 008637 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="05/05/2011"/> 
Months	6	1
Tax Collector	<input type="text" value="\$9,113.61"/>	<input type="text" value="\$9,113.61"/>
Tax Collector Interest	\$820.22	\$136.70
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,940.08	\$9,256.56
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	\$5.85
Total Clerk	\$425.10	\$395.85
Postage	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$10,365.18	\$9,652.41
	Repayment Overpayment Refund Amount	\$712.77

ACTUAL SHERIFF \$80.00 COM FEE \$

Notes

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1281879	Receipt Date	05/04/2011

Case Number 2009 TD 008637

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

Action TAX DEED REDEMPTION

Judge

Received From EMMANUEL, SHEPPARD & CONDON

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

Total Received	9,327.46
Net Received	9,327.46
Change	0.00

Receipt Payments	Amount	Reference Description
Check	3,426.52	20551
Check	2,991.25	20552
Check	2,470.84	20553
Check	438.85	20554

Receipt Applications	Amount
Holding	9,327.46

Deputy Clerk: mavila Transaction Date 05/04/2011 12:05:50

Comments

# COUNTY TAX COLLECTOR


 Account Number  
1 of 1

## Valorem Assessments

e a little search and should not be relied on as such.

Tax Type	Tax Year
REAL ESTATE	2010

 Property Address  
1591 TWIN PINES CIR

 GEO Number  
171N31-1300-160-003

 n this account. Please immediately  
of Courts at (850) 595-3793.

Taxable Value
See Below

Allage Code      Escrow Code

Full description)

 PINES CIR LOT 16 BLOCK C TWIN PINES  
23

## Valorem Taxes

Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
143,335	0	\$143,335	\$999.83
143,335	0	\$143,335	\$319.49
143,335	0	\$143,335	\$807.12
143,335	0	\$143,335	\$98.18
143,335	0	\$143,335	\$6.45

 55      **Total Taxes**      \$2,231.07

## Valorem Assessments

	Amount
LIGHTING	\$92.80
	\$75.00

<b>Total Assessments</b>	\$167.80
<b>Taxes &amp; Assessments</b>	\$2,398.87

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

EMMANUEL SHEPPARD &amp; CONDON

 ATTORNEYS AT LAW SINCE 1913  
POST OFFICE DRAWER 1271  
PENSACOLA, FLORIDA 32591-1271

ESC

PLEASE HAND DELIVER

 ESCAMBIA COUNTY CLERK OF CIRCUIT COURT  
221 PALAFOX PLACE STE 110  
PENSACOLA FL 32502

 Si  
I  
L  
Tax  
F  
C  
H

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC

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

BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: 444-3941

To: ~~FROM:~~ Jennifer Kelly

Of: Emmanuel Sheppard Law Office

~~From:~~ To: Maryline Avila, Tax Deed Specialist (850) 595-3793

Client/Matter: pay off amount

Date: 4/26/2011

DOCUMENTS

NUMBER OF PAGES\*

3

COMMENTS:

\* NUMBER OF PAGES, INCLUDING COVER:



[Print](#) | [Print](#) | << First < Previous Next > Last >>

Powered by  
**MANATRON**

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1281873	Receipt Date	05/04/2011

Case Number 2009 TD 008637

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

Action TAX DEED APPLICATION

Judge

Received From WACHOVIA

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

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	390.00	ONCORE TRANS#857115

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/04/2011 11:57:47

Comments

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 19, 2011 / 110403

This is to certify that the holder listed below of Tax Sale Certificate Number 2009 / 8637, 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: 11-4083-542

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

**Property Owner:**  
ADAMS HOMES OF NORTHWEST FLORIDA INC  
3000 GULF BREEZE PKWY  
GULF BREEZE, FLORIDA 32563

**Legal Description:** 17-1N3-113  
LOT 16 BLOCK C TWIN PINES PHASE II PB 18 P 78 OR 6199 P 23

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	8637	06/01/09	\$2,898.71	\$0.00	\$527.81	\$3,426.52

**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	9242	06/01/10	\$2,842.88	\$6.25	\$142.14	\$2,991.25

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2010)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$6,417.77
\$0.00
\$2,470.84
\$150.00
\$75.00
\$9,113.61
\$9,113.61
\$6.25

\*Done this 19th day of April, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Diana Makur*

Date of Sale:

*October 3, 2011*

\* 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8637	11-4083-542	06/01/2009	17-1N3-113 LOT 16 BLOCK C TWIN PINES PHASE II PB 18 P 78 OR 6199 P 23

**2010 TAX ROLL**

ADAMS HOMES OF NORTHWEST FLORIDA  
INC  
3000 GULF BREEZE PKWY  
GULF BREEZE, Florida 32563

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

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

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

*Jennifer Kelly*  
*Ermaund*

*444-3919*

*11-4083-542*

*444-3941*

**SCAMBIA**  
**F THE**  
**RCUIT COURT**

**R SHEET**

*41*

*er office*

11-595-3793

NUMBER OF PAGES\*

*3*

COMMENTS:

\* NUMBER OF PAGES, INCLUDING COVER:



# Chris Jones

## Escambia County Property Appraiser

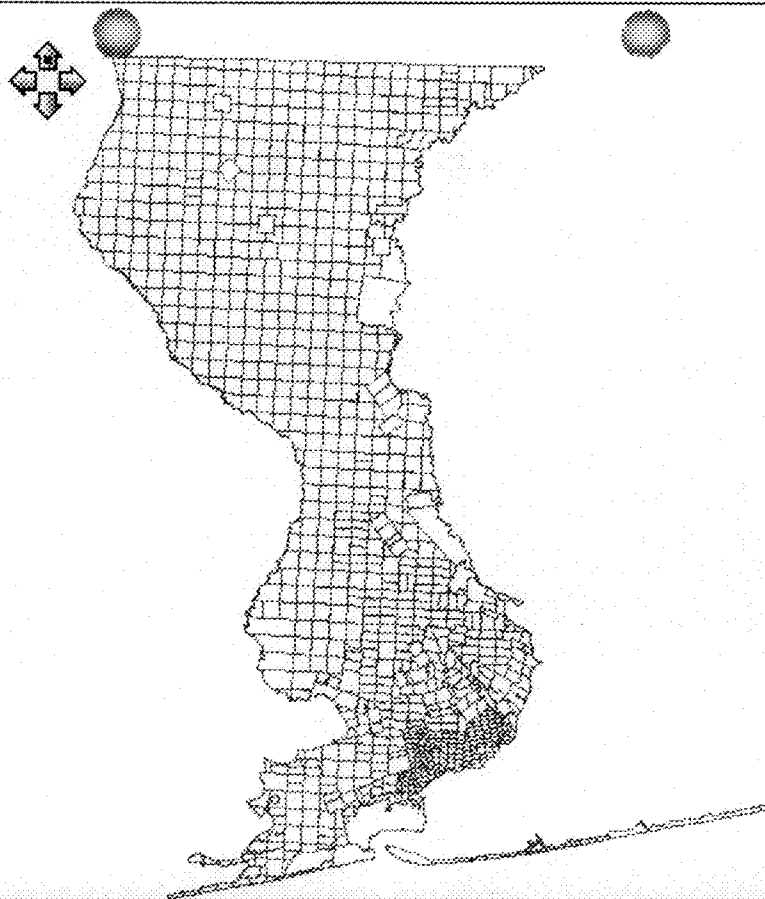
[Real Estate Search](#)
[Tangible Property Search](#)
[Amendment 1 Calculations](#)
[Back](#)

[Navigate Mode](#)
[Account](#)
[Reference](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Reference:</b> 171N311300160003 <b>Account:</b> 114083542 <b>Owners:</b> ADAMS HOMES OF NORTHWEST FLORIDA INC <b>Mail:</b> 3000 GULF BREEZE PKWY GULF BREEZE, FL 32563 <b>Situs:</b> 1591 TWIN PINES CIR 32533 <b>Use Code:</b> SINGLE FAMILY RESID <input checked="" type="checkbox"/> <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector		<b>2010 Certified Roll Assessment</b> <b>Improvements:</b> \$129,085 <b>Land:</b> \$14,250 <b>Total:</b> \$143,335 <b>Save Our Homes:</b> \$0 <a href="#">Disclaimer</a> <a href="#">Amendment 1 Calculations</a>												
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/09/2007</td> <td>6199</td> <td>23</td> <td>\$1,080,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/09/2007	6199	23	\$1,080,000	WD	<a href="#">View Instr</a>	<b>2010 Certified Roll Exemptions</b> None <b>Legal Description</b> LOT 16 BLOCK C TWIN PINES PHASE II PB 18 P 78 OR 6199 P 23 <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)									
08/09/2007	6199	23	\$1,080,000	WD	<a href="#">View Instr</a>									
<b>Parcel Information</b>														
<b>Section Map Id:</b> 17-1N-31-1 <b>Approx. Acreage:</b> 0.3000 <b>Zoned:</b> <input checked="" type="checkbox"/> VM-2														

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



#### Buildings

Building 1 - Address: 1591 TWIN PINES CIR, Year Built: 2007, Effective Year: 2007

##### Structural Elements

**FOUNDATION-SLAB ON GRADE**  
**EXTERIOR WALL-BRICK-FACE**  
**NO. PLUMBING FIXTURES-8.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-HIP-HI PITCH**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-CARPET**  
**NO. STORIES-1.00**  
**FLOOR COVER-VINYL/CORK**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**

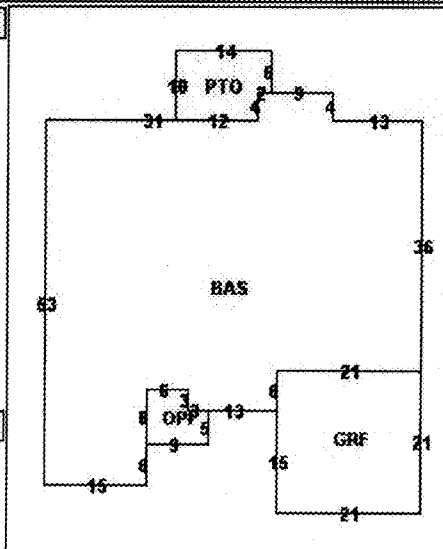
Areas - 3011 Total SF

**BASE AREA - 2375**

**GARAGE FIN - 441**

**OPEN PORCH FIN - 63**

**PATIO - 132**



#### 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.