

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



**Print Date:**  
9/14/2012 4:48:15 PM

Transaction #: **962049**  
Receipt #: **201254906**  
Cashier Date: **9/14/2012 4:48:15 PM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 09/14/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

#### 1 Payments



CLERK

\$401.00

#### 0 Recorded Items

#### 0 Search Items

#### 1 Miscellaneous Items



(MISCFEE) MISCELLANEOUS FEES  
TAX CERT#01268 OF 2010

TAXCR	341	\$341.00
TAXCT	1	\$60.00

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1452794	Receipt Date	09/14/2012

Case Number	2010 TD 001268
Description	USAMERIBANK VS

Action TAX DEED APPLICATION

Judge

Received From USAMERIBANK

On Behalf Of USAMERIBANK

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#962049

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 09/14/2012 16:49:46

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

**Case # 2010 TD 001268**

**Redeemed Date 09/14/2012**

**Name WILLIAM BRADY 8232 LAWTON ST PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	\$443.11
Due Tax Collector = TAXDEED	\$3,055.57
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**ERNIE LEE MAGAHA**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

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**Redeemed Date 09/14/2012**

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Clerk's Total = TAXDEED	\$443.11
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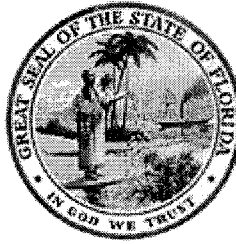
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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: 022301000 Certificate Number: 001268 of 2010**

**Payor: WILLIAM BRADY 8232 LAWTON ST PENSACOLA, FL 32514      Date 09/14/2012**

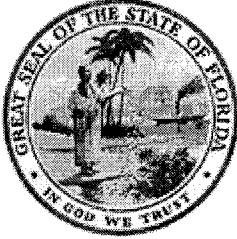
Clerk's Check #	176009388	Clerk's Total	\$443.11
Tax Collector Check #	1	Tax Collector's Total	\$3,055.57
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,598.68

**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>**

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview
Redeemed From Sale					



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

**Tax Deed - Redemption Calculator**

Account: XXXXXXXXXX Certificate Number: XXXXXXXXXX of 2010

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/04/2013"/>	Redemption Date <input type="text" value="09/14/2012"/>
Months	7	1
Tax Collector	<input type="text" value="\$2,759.57"/>	<input type="text" value="\$2,759.57"/>
Tax Collector Interest	\$289.75	\$41.39
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,055.57	\$2,807.21
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="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$42.11	\$6.02
Total Clerk	\$443.11	\$407.02
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="\$0.00"/>
Total Redemption Amount	\$3,598.68	\$3,214.23
	Repayment Overpayment Refund Amount	\$384.45 + 120 + 221 = 725.45

Notes

**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	1452800	Receipt Date	09/14/2012

Case Number	2010 TD 001268
Description	USAMERIBANK VS

Action TAX DEED REDEMPTION

Judge

Received From WILLIAM BRADY

On Behalf Of USAMERIBANK

Total Received	3,598.68
Net Received	3,598.68
Change	0.00

Receipt Payments	Amount	Reference Description
Check	3,598.68	176009388

Receipt Applications	Amount
Holding	3,598.68

Deputy Clerk: mavila Transaction Date 09/14/2012 16:51:49

Comments







# Chris Jones

## Escambia County Property Appraiser

13-143

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)



**Navigate Mode**

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	171S302101000059
<b>Account:</b>	022301000
<b>Owners:</b>	BRADY WILLIAM E
<b>Mail:</b>	8232 LAWTON ST PENSACOLA, FL 32514
<b>Situs:</b>	8232 LAWTON ST 32514
<b>Use Code:</b>	SINGLE FAMILY RESID
<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	

2012 Certified Roll Assessment	
<b>Improvements:</b>	\$31,667
<b>Land:</b>	\$11,970
<b>Total:</b>	\$43,637
<b>Save Our Homes:</b>	\$43,637
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2002	4872	1253	\$55,000	WD	<a href="#">View Instr</a>
05/1999	4410	1291	\$50,000	WD	<a href="#">View Instr</a>
02/1997	4103	904	\$28,500	WD	<a href="#">View Instr</a>
05/1996	3995	667	\$12,000	QC	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2012 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	
<b>Legal Description</b>	
BEG 390 FT E AND 1512 23/100 FT S OF INTER OF W LI OF SEC AND S LI OF JOHNSON AVE S 61 94/100 FT...	
<b>Extra Features</b>	
CARPORT FRAME BUILDING	

### Parcel Information

[Restore Map](#)

[Get Map Image](#)

[Launch Interactive Map](#)

### Section Map Id:

17-1S-30-1

**Approx. Acreage:**  
0.4200

**Zoned:**   
R-5

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA  
TC2 LLC  
LOCKBOX ACCOUNT NO 500005897  
CLEARWATER, Florida, 33762-0295**

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>
1268	02-2301-000	06/01/2010	17-1S3-021 BEG 390 FT E AND 1512 23/100 FT S OF INTER OF W LI OF SEC AND S LI OF JOHNSON AVE S 61 94/100 FT E 301 5/10 FT N 61 94/100 FT W 301 5/10 FT TO POB OR N1/2 OF LT 59 OF AN UNRECORDED PLAT LESS OR 510 P 975 RD R/W OR 4872 P 1253

### **2011 TAX ROLL**

BRADY WILLIAM E  
8232 LAWTON ST  
PENSACOLA , Florida 32514

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.

magnoliatc2tda (Brian Cirillo)  
Applicant's Signature

08/29/2012  
Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

8/29/2012

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 02-2301-000**

September 10, 2012  
Tax Year: 2009  
Certificate Number: 1268

BEG 390 FT E AND 1512 23/100 FT S OF INTER OF W LI OF SEC AND S LI OF JOHNSON AVE S 61 94/100 FT E 301  
5/10 FT N 61 94/100 FT W 301 5/10 FT TO POB OR N1/2 OF LT 59 OF AN UNRECORDED PLAT LESS OR 510 P 975  
RD R/W OR 4872 P 1253

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 29, 2012 / 120615

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 1268** , issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-2301-000**

**Certificate Holder:**  
USAMERIBANK C/O KINGERY/CROUSE MAGNOLIA TC2 LLC  
LOCKBOX ACCOUNT NO 500005897  
CLEARWATER, FLORIDA 33762-0295

**Property Owner:**  
BRADY WILLIAM E  
8232 LAWTON ST  
PENSACOLA , FLORIDA 32514

**Legal Description:** 17-1S3-021

BEG 390 FT E AND 1512 23/100 FT S OF INTER OF W LI OF SEC AND S LI OF JOHNSON AVE S 61 94/100 FT E 301 5/10 FT N 61 94/100 FT W 301 5/10 FT TO POB OR ...

**See attachment for full legal description.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	1268	06/01/10	\$930.98	\$0.00	\$141.39	\$1,072.37

**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
2012	1047.0000	06/01/12	\$445.84	\$6.25	\$22.29	\$474.38
2011	1242.0000	06/01/11	\$907.81	\$6.25	\$73.76	\$987.82

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
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

\$2,534.57
\$0.00
\$150.00
\$75.00
\$2,759.57
\$2,759.57
\$22,630.50
\$6.25

\*Done this 29th day of August, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: March 4, 2013

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

**ERNIE LEE MAGAHA**  
 CLERK OF THE 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

900001647

PAY

\*SEVEN HUNDRED TWENTY FIVE AND 45/100

WILLIAM BRADY

TO THE ORDER OF WILLIAM BRADY  
 8232 LAWTON STREET  
 PENSACOLA, FL 32514

DATE AMOUNT  
 09/18/2012 725.45

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016476⑈ ⑆063100277⑆ 898033991356⑈

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

900001647

Date	Case Number	Description	Amount
09/18/2012	2010 TD 001268	PAYMENT TAX DEEDS	725.45

900001647

Check: 9000016476 09/18/2012 WILLIAM BRADY

Check Amount: 725.45

THIS DOCUMENT IS PRINTED ON TONER ADHESION PAPER

**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

900001647

PAY

\*FOUR HUNDRED SEVEN AND 02/100

USAMERIBANK

TO THE ORDER OF USAMERIBANK  
C/O KINGERY/CROUSE  
MAGNOLIA TC2 LLC  
LOCKBOX 17295  
CLEARWATER, FL 33762

DATE	AMOUNT
09/18/2012	407.02

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016474⑈ ⑆063100277⑆ 898033991356⑈

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

900001647

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
09/18/2012	2010 TD 001268	PAYMENT TAX DEEDS	407.02

210-1010

900001647

Check: 9000016474 09/18/2012 USAMERIBANK

Check Amount: 407.02

**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

9000016

PAY \*SEVEN THOUSAND ONE HUNDRED EIGHTY SIX AND 52/100  
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT  
09/18/2012 7,186.52

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016462⑈ ⑆063100277⑆ 898033991356⑈

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

900001

Date	Case Number	Description	Amount
09/18/2012	2009 TD 003214	PAYMENT TAX DEEDS	955.69
09/18/2012	2009 TD 004601	PAYMENT TAX DEEDS	1,197.10
09/18/2012	2009 TD 004387	PAYMENT TAX DEEDS	2,226.52
09/18/2012	2010 TD 001268	PAYMENT TAX DEEDS	2,807.21

90000

Check: 9000016462 09/18/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 7,186.52

*Glenda M.*  
*9-18-12*

File Number: 06-2867

### **EXHIBIT "A"**

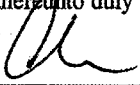
The North 1/2 of the following described property: Commencing at the Southwest corner of Northwest 1/4 of Section 17, Township 1 South, Range 30 West; thence run East, 690 feet to the East right of way of said 30 foot road; thence run North along the East right of way of said 30 foot road, 907.78 feet for Point of Beginning of this description; thence East, 301.5 feet, more or less; thence North, 123.89 feet, more or less; thence West, 301.5 feet, more or less; thence South, 123.89 feet to Point of Beginning, lying and being in Section 17, Township 1 South, Range 30 West, also described as the North 1/2 of Lot 59, M.C. Boley S/D of a part of Section 17, Township 1 South, Range 30 West, as per unrecorded plat on file in the Office of Tax Assessor of Escambia County, Florida.

Less and Except: The East 10.00 feet thereof for County Road Right of Way as described in Official Records Book 510, at Page 975 and Official Records Book 511, at Pages 49 and 103, of the Public Records of Escambia County, Florida.

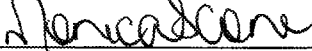


☐ (Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 28TH day of JUNE, 2006.

  
\_\_\_\_\_  
Charles L. Hoffman, Jr.

[Type or Print Name of Witness]

  
\_\_\_\_\_  
Monica S. Cone

[Type or Print Name of Witness]

 (Seal)

WILLIAM E BRADY, UNMARRIED MAN (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

ATTEST: \_\_\_\_\_

Its \_\_\_\_\_  
(Corporate Seal)

By \_\_\_\_\_

Its \_\_\_\_\_

### REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

BRADY, WILLIAM EDWARD , UNMARRIED MAN

8232 LAWTON ST

Mailing Address

PENSACOLA, FL 32514-6055

City State Zip

Mortgagee:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

*This instrument was prepared by:*

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

**Know All Men By These Presents: That whereas** WILLIAM E BRADY , UNMARRIED MAN

(whether one or more, hereinafter called the "Borrower") has become justly indebted  
to BANK OF PENSACOLA with offices in PENSACOLA;  
Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of  
\*\*TEN THOUSAND DOLLARS AND ZERO CENTS\*\* Dollars (\$10,000.00)  
together with interest thereon, as evidenced by a promissory note or notes of even date  
herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest  
maturity date here: \_\_\_\_\_). \*Home Equity Line of Credit Agreement

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of TEN THOUSAND DOLLARS AND 00/100 DOLLARS (\$ 10,000.00 ) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of TWENTY THOUSAND DOLLARS AND 00/100 DOLLARS (\$ 20,000.00 ); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 8232 Lawton Street

Legal Address of Property: 8232 Lawton Street, Pensacola, Florida 32501-14

The County (xxx) has accepted ( ) has not accepted

the abutting roadway for maintenance.

This form completed by:  
Gulf Coast Title Partners, LLC  
1403 E. Belmont Street  
Pensacola, FL 32501

**AS TO SELLER(S):**

Waterfront Rescue Mission, Inc.,  
a Florida Non Profit corporation

By: Luther Edmond Gray, Jr.  
Luther Edmond Gray, Jr., as Executive Director

**AS TO BUYER(S):**

William E. Brady  
William Edward Brady - Buyer

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF  
COUNTY COMMISSIONERS  
Effective: 4/15/95

RCD Mar 22, 2002 10:41 a.m.  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-945310

Exhibit "A"

The North  $\frac{1}{2}$  of the following described property: Commencing at the Southwest corner of Northwest  $\frac{1}{4}$  of Section 17, Township 1 South, Range 30 West, thence run East 690 feet to the East right of way of said 30 foot road, thence run North along the East right of way of said 30 foot road 907.78 feet for Point of Beginning of this description, thence East 301.5 feet more or less, thence North 123.89 feet more or less, thence West 301.5 feet more or less, thence South 123.89 feet to Point of Beginning, lying and being in Section 17, Township 1 South, Range 30 West, also described as the North  $\frac{1}{2}$  of Lot 59, M.C. Boley S/D of a part of Section 17, Township 1 South, Range 30 West, as per unrecorded plat on file in the office of Tax Assessor of Escambia County, Florida.

Less and Except: The East 10.00 feet thereof for County Road Right-of-Way as described in Official Records Book 510, Page 975 and Official Records 511 at Pages 49 and 103, of the public records of Escambia County, Florida.

15.00 ✓  
385.00

This Instrument Prepared By:  
Tina M. Wiles  
Gulf Coast Title Partners, LLC  
1403 E. Belmont Street  
Pensacola, Florida 32501  
(850) 202-6938  
P-02-125

OR BK 4872 PG 1253  
Escambia County, Florida  
INSTRUMENT 2002-945310

DEED DOC STAMPS PD @ ESC CO \$ 385.00  
03/22/02 ERNIE LEE MANSANA, CLERK  
By: Sally Arnold

Parcel ID: 17-1S-30-3101-000-059

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Waterfront Rescue Mission, Inc., a Florida Non Profit corporation**, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **William Edward Brady, a single man**, (herein "Grantee"), whose address is 8232 Lawton Street, Pensacola, Florida 32501, and Grantee's heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

See Exhibit "A" attached hereto and incorporated herein by this reference

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 2002, and subsequent years; and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its members and Board of Directors, has executed these presents, causing its name to be signed by its Executive Director this 12<sup>th</sup> day of March, 2002.

Signed, sealed and delivered  
in the presence of:

Tina M. Wiles  
Name: Tina Wiles

William F. Pickens  
Name: William F. Pickens

Waterfront Rescue Mission, Inc.,  
a Florida Non Profit corporation

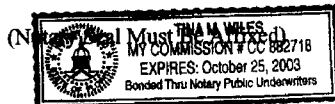
By: Luther Edmond Gray, Jr.  
Luther Edmond Gray, Jr.,  
as Executive Director

Address: 16 West Main Street  
Pensacola, Florida 32501

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12 day of March, 2002, by Luther Edmond Gray, as Executive Director of Waterfront Rescue Mission, Inc., a Florida Non Profit corporation, on behalf of the corporation, who did not take an oath and who:

☐ is/are personally known to me.  
☒ produced current FL driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.



Tina M. Wiles  
Notary Public  
Tina M. Wiles  
Name of Notary Printed  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

# 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: 3-4-2013

TAX ACCOUNT NO.: 02-2301-000

CERTIFICATE NO.: 2010-1268

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, 32521

       X Notify Escambia County, 190 Governmental Center, 32502

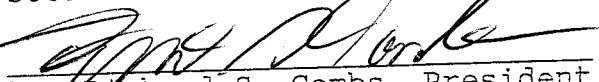
X        Homestead for 2011 tax year.

William Edward Brady  
8232 Lawton St.  
Pensacola, FL 32514

Coastal Bank & Trust  
formerly Bank of Pensacola  
125 W. Romana St., 4th Floor  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 19th day of September, 2012.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9676

September 11, 2012

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

1. That certain mortgage executed by William Edward Brady in favor of Coastal Bank & Trust formerly Bank of Pensacola dated 06/28/2006 and recorded 07/10/2006 in Official Records Book 5945, page 1855 of the public records of Escambia County, Florida, in the original amount of \$10,000.00.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$43,637.00. Tax ID 02-2301-000.

**PLEASE NOTE THE FOLLOWING:**

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9676

September 11, 2012

**171S302101000059 - Full Legal Description**

BEG 390 FT E AND 1512 23/100 FT S OF INTER OF W LI OF SEC AND S LI OF JOHNSON  
AVE S 61 94/100 FT E 301 5/10 FT N 61 94/100 FT W 301 5/10 FT TO POB OR N1/2 OF LT 59  
OF AN UNRECORDED PLAT LESS OR 510 P 975 RD R/W OR 4872 P 1253



# **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.: 9676

September 11, 2012

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 09-10-1992, through 09-10-2012, and said search reveals the following:

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

William Edward Brady

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: 

September 11, 2012