

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: 2010 TD 006003



00088673105

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.: 9225

May 17, 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 05-15-1992, through 05-15-2012, and said search reveals the following:

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

The Academic Advantage, 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 17, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9225

May 17, 2012

251S311305000012 - Full Legal Description

BEG 1580 FT W OF SE COR OF NE1/4 N 280 FT FOR POB CONTINUE N 190 FT W 165 FT S
190 FT E 165 FT TO POB OR 5721 P 1965 OR 6286 P 1539

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 9225

May 17, 2012

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

1. Mortgage executed by The Academic Advantage, Inc. to Beach Community Bank, dated 02/08/2008 and recorded in Official Record Book 6286 on page 1541 of the public records of Escambia County, Florida. given to secure the original principal sum of \$152,000.00 Assignment of Rents & Leases recorded in O.R. Book 6286, page 1548.
2. Taxes for the year 2009-2010 delinquent. The assessed value is \$66,801.00. Tax ID 09-1280-000.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2012

TAX ACCOUNT NO.: 09-1280-000

CERTIFICATE NO.: 2010-6003

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 tax year.

The Academic Advantage, Inc.
505 James River Rd.
Gulf Breeze, FL 32561

Unknown Tenants
2901 Hillcrest Ave.
Pensacola, FL 32526

Beach Community Bank
P.O. Box 4400
Ft. Walton Beach, FL 32549

Certified and delivered to Escambia County Tax Collector,
this 17th day of May, 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.

1850
-70
19-20

This Instrument was Prepared By:
RICHARD M. COLBERT, ESQUIRE
Beach Title Services, LLC
4 Laguna Street, Suite 101
Fort Walton Beach, Florida 32548

TAX PARCEL I.D. #: 251S31-1305-000-012
251S31-1305-001-012

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made effective the 31st day of August, 2005, between Lela Jeanette Lutz, f/k/a Lela Jeanette Smith, a married woman (the "Grantor"), in favor of The Academic Advantage, Inc., a Florida corporation, whose address is 505 James River Road, Gulf Breeze, FL 32561 (the "Grantee").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, that certain tract or parcel of real property situate, lying and being in Escambia County, Florida, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

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

THE PROPERTY NOT THE HOMESTEAD OF THE GRANTOR.


SUBJECT TO taxes for the current year and subsequent years.

GRANTOR COVENANTS that she is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

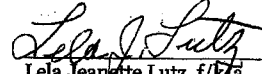
THIS CORRECTIVE WARRANTY DEED IS MADE, DELIVERED AND RECORDED FOR THE SOLE PURPOSE OF CORRECTING A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE PROPERTY ATTACHED TO THAT CERTAIN WARRANTY DEED MADE BY GRANTOR IN FAVOR OF GRANTEE DATED AUGUST 31, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 5721, PAGE 1965, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed as of the day and year first above written.

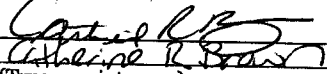
WITNESSES:



Brian Bell
(Type or print name)



Lela Jeanette Lutz, f/k/a
Lela Jeanette Smith

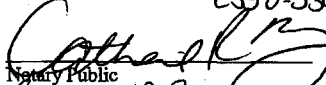


Catherine R. Brown
(Type or print name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of February, 2008, by Lela Jeanette Lutz, who () is personally known to me, or (X) has shown me FLDL as identification, and did not take an oath. 1350-530-24-582-0





Notary Public
Catherine R. Brown
(Type/Print Name)
Commission No.: _____
My Commission expires: _____

Exhibit "A"

Parcel 1:

Commence at the Southeast corner of the Northeast Quarter of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence West along the South line of the North 1/2 of said section for 1572 feet; thence North 280 feet for the Point of Beginning; thence continue North 190 feet to the South right of way line of Hillcrest Avenue; thence West along said South right of way line a distance of 165 feet; thence South 190 feet; thence East 165 feet to the Point of Beginning, all being in said Section 25.

and

Parcel 2:

Beginning at the Southeast corner of the Northeast Quarter of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence run West 1547 feet for Point of Beginning; thence run North 470 feet to the South right of way line of Hillcrest Avenue; thence run West 25 feet; thence run South 190 feet; thence run West 165 feet; thence run South 280 feet; thence run East 190 feet to the point of beginning, according to an unrecorded plat of Lautner Acres, Sections 25, Township 1 South, Range 31 West, intended to be and being all of that property included in deeds recorded at O.R. Book 126, at page 38, O.R. Book 292, at page 966, O.R. Book 293, at page 3, O.R. Book 562, at page 181, and O.R. Book 270, at page 930.

And the following:

Mobile Home Make	Identification Number	Title Number
Detroit	GB021323	5476551
Hillcrest	HE4010F	13495722
Concord	5167330710	15874001
Flin	56W142FB1354GA	19895492
Horton	H92566G	61425859
Clar	FLFL1AD217003852	20599197
New Moon	323681	8576912
Great Lakes	4G3G5010F2N5406	7358239
Horton	H93208G	61515589
Victor	G4787	9829770
Guerd	15913	10151723

This instrument prepared by:
Richard M. Colbert
Beach Title Services, LLC
4 Laguna Street, Ste. 101
Ft. Walton Bch, FL 32548

601.00
532.00
304.00
897.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT, dated the 8th day of February, 2008, from THE ACADEMIC ADVANTAGE, INC., a Florida corporation, whose address is 101 McAbee Court, Gulf Breeze, FL 32561 (hereinafter the "Mortgagor"), to BEACH COMMUNITY BANK, whose address is Post Office Box 4400, Ft. Walton Beach, Florida 32549, (hereinafter the "Mortgagee"), WITNESSETH:

SECTION 1.

1.01 **PREMISES.** Mortgagor, for and in consideration of the premises, as security for the Secured Indebtedness, as that term is hereinafter defined, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, convey and grant unto the Mortgagee, its successors and assigns, the following (hereinafter collectively the "Premises"):

A. **REAL PROPERTY.** That certain real property lying and being in Escambia County, Florida and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

B. **IMPROVEMENTS.** All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Real Property, all building materials, plans, specifications, drawings and books and records pertaining to design or construction of any buildings, structures and improvements now or hereafter situated on the Real Property, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, fire extinguishers and any other safety equipment required by governmental regulation or law, washers, dryers, water heaters, mirrors, mantles, air conditioning apparatus, refrigeration plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm sashes which are or shall be attached to said buildings, structures or improvements and all other furnishings, fixtures, machinery, equipment, appliances, materials, chattels, inventory, accounts, farm products, consumer goods, general intangibles and personal property of every kind and nature whatsoever, now or hereafter owned by Mortgagor and located in, on or about, or used or intended to be used with or in connection with the use, operation and enjoyment of the Real Property, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Mortgagor in any such furnishings, furniture, fixtures, machinery, equipment, appliances, and personal property subject to or covered by any prior security agreements, conditional sales contract, chattel mortgage or similar liens or claims, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Real Property and a part of the Premises as between the parties hereto and all persons claiming by, through or under them.

C. **APPURTENANCES.** All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, and passages, sewer rights, water rights and powers, minerals, flowers, shrubs, trees and other emblements now or hereafter located on the Real Property or under or above the same or any part or parcel thereof and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions and remainders, whatsoever, in any way belonging, relating or appertaining to the Real Property or Improvements or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor.

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

1.02 **PERMITTED ENCUMBRANCES.** Mortgagor, for himself, his heirs, successors, assigns and legal representatives, covenants with Mortgagee, its successors and assigns, that: (i) Mortgagor is indefeasibly seized of the Premises in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagee, its successors and assigns at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Premises and every part thereof; that the Premises and every part thereof is free from all encumbrances of every kind and character except for taxes assessed for the year of closing; valid easements, restrictions and mineral reservations of record affecting the Property, if any, which are not hereby reimposed (the "Permitted Encumbrances"); that the Mortgagee will make such further assurances to perfect the fee simple title to the Premises in Mortgagee, its successors and assigns, as may reasonably be required; that the Mortgagee does hereby fully warrant the title to the Premises and every part thereof and will defend the same against the lawful claims of all persons whomsoever except for the Permitted Encumbrances; (ii) Mortgagee shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of the Note

and all other documents or instruments evidencing or securing the Secured Indebtedness, as those terms are hereinafter defined; (iii) the Premises and its use fully complies with all applicable building and zoning codes and other land use regulations, any applicable environmental laws or regulations, and any other applicable laws or regulations; (iv) no part of the Real Property has been artificially filled; and (v) Mortgagor has lawful access to the Premises from a public road.

1.03 SECURED INDEBTEDNESS. 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 (the "Note") of even date herewith for the sum of **ONE HUNDRED FIFTY TWO THOUSAND and NO/100ths DOLLARS (\$152,000.00)** made by the 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; and

B. The compliance with all the covenants, agreements and stipulations of this Mortgage, the Note, and any and all documents or instruments evidencing, securing or otherwise executed in connection with the Secured Indebtedness.

C. This Mortgage shall also secure all extensions or renewals of the Note, such future or additional advances as may be made by the Mortgagee at the option of the Mortgagee to the Borrower and also, the payment of any and all notes, liabilities, and obligations of the Borrower to the Mortgagee, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or raise hereafter, or be now owned or held by the Mortgagee, or be acquired hereafter, it being the intent and purpose of the Borrower to secure, by the Mortgage, all notes, claims, demands, liabilities and obligations which the Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Borrower. Provided, that the total of all amounts secured hereby shall not exceed at any one time the sum of Three Hundred Four Thousand and no/100 (\$304,000.00) Dollars in the aggregate; 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 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.

1.04 ASSIGNMENT OF LEASES AND RENTS. Mortgagor hereby assigns, transfers, sets over and pledges to Mortgagee, its successors and assigns, as further security and means for the discharge of the Secured Indebtedness, all leases of all or any part of the Premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and all of the rents, issues and profits of the Premises and the improvements now or hereafter thereon, which rents, issues and profits may become due and payable at any time during the life of this Mortgage when any amount shall be due and unpaid by the Mortgagor hereunder or when the Mortgagor shall otherwise be in default hereunder, whether said rents, issues and profits shall be due from the present or any future tenants or leases thereof, with full power and authority in Mortgagee or its assigns to collect and receive the same from said tenants or leases or from any real estate agent or other person collecting the same, and to give proper receipts and acquittances therefore and after paying all commissions of any rental agent collecting the same and any attorney's fees and other expenses incurred in collecting the same to apply the net proceeds of such collections upon any and all indebtedness, obligations, undertakings or liabilities of the Mortgagor hereunder.

SECTION 2.

Mortgagor further covenants and agrees as follows:

2.01 PAYMENT OF INDEBTEDNESS. To pay all and singular the principal and interest and other sums of money payable by virtue of the Secured Indebtedness, as in the Note, any instrument or instruments evidencing one or more future or additional advances, and/or this Mortgage provided, promptly on the days that the same respectively become due.


2.02 MAINTENANCE AND REPAIR: To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of the Premises or any part thereof. Mortgagor shall comply with all restrictive covenants, statutes, ordinances and requirements of any governmental authority relating to the Premises, and shall not join in, consent to or initiate any change in such restrictive covenants, statutes, ordinances or requirements without the express written consent of Mortgagee.

2.03 TAXES, LIENS AND OTHER CHARGES. To pay all and singular the taxes, assessments, obligations and encumbrances of every nature now on the Premises or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid Mortgagee may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this Mortgage or any other right hereunder and all sums so paid shall become a part of the Secured Indebtedness and at the option of Mortgagee, shall bear interest from the date of each such payment at the maximum rate allowed by law. Upon notification from Mortgagee, Mortgagor shall pay to Mortgagee, together with and in addition to the payments of principal and interest payable under the terms of the Note secured hereby, on installment paying dates in the Note, until said Note is fully paid or until notification from Mortgagee to the contrary, an amount reasonably sufficient (as estimated by Mortgagee) to provide Mortgagee with funds to pay said taxes, assessments, insurance premiums, rents and other charges next due so that Mortgagee will have sufficient funds on hand to pay the same thirty (30) days before the date upon which they become past due. In no event shall Mortgagee be liable for any interest on any amount paid to it as herein required, and the money so received shall be held in a separate

4.05 **ENTIRE AGREEMENT, WAIVER OF JURY TRIAL.** It is understood and agreed that: ANY CONTEMPORANEOUS OR PRIOR REPRESENTATIONS, STATEMENTS, UNDERSTANDINGS AND AGREEMENTS, ORAL OR WRITTEN, BETWEEN MORTGAGOR AND MORTGAGEE ARE MERGED INTO THIS MORTGAGE, WHICH ALONE FULLY AND COMPLETELY EXPRESSES THEIR AGREEMENT, AND THAT THE SAME IS ENTERED INTO AFTER FULL INVESTIGATION, NEITHER PARTY RELYING ON ANY STATEMENT OR REPRESENTATION MADE BY THE OTHER WHICH IS NOT EMBODIED IN THIS MORTGAGE. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PARAGRAPH IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO MORTGAGOR.

IN WITNESS WHEREOF, the Mortgagor has caused this instrument to be executed by its duly authorized corporate officer the day and year first above written.

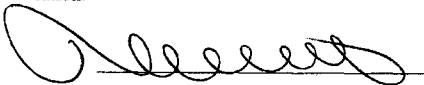
THE ACADEMIC ADVANTAGE, INC., a Florida corporation

By: 
Belie Williams, as President

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of February, 2008, by Belie Williams, as President of The Academic Advantage, Inc., a Florida corporation, who is personally known to me or () who have shown me _____ as identification.



(Print/Type Name)
Commission number:

(NOTARY SEAL)

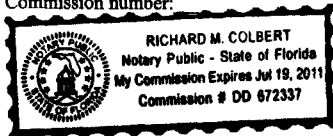


EXHIBIT "A"

Parcel 1:

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THE REVERSE SIDE OF THIS DOCUMENT CONTAINS MICROPRINTED ENDORSEMENT LINES AND PARTICULATE MATTER WHICH SHOULD BE KEPT AS A RECORD.

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

9000015802

PAY *FIFTY SIX THOUSAND SIX HUNDRED NINETY EIGHT AND 57/100
JANET HOLLEY TAX COLLECTOR

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

DATE AMOUNT
05/01/2012 56,698.57

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015802⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015802

Date	Case Number	Description	Amount
05/01/2012	2010 TD 005164	PAYMENT TAX DEEDS	2,837.94
05/01/2012	2010 TD 006665	PAYMENT TAX DEEDS	44,935.62
05/01/2012	2010 TD 006003	PAYMENT TAX DEEDS	4,205.63
05/01/2012	2010 TD 012173	PAYMENT TAX DEEDS	4,719.38

9000015802

Check: 9000015802 05/01/2012 JANET HOLLEY TAX COLLECTOR Check Amount: 56,698.57

*Ernie M.
5-1-12*

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

9000015807

63-27
631

VOID AFTER 6 MONTHS

PAY

*ONE THOUSAND SIX HUNDRED FOUR AND 00/100

PPF HOLDINGS III LTD

TO THE PPF HOLDINGS III LTD
ORDER C/O US BANK AS CUSTODIAN
OF P O BOX 645051
CINCINNATI, OH 45264

DATE AMOUNT
05/01/2012 1,604.00

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015807⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015807

Date	Case Number	Description	Amount
05/01/2012	2010 TD 012173	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 005164	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 006003	PAYMENT TAX DEEDS	401.00
05/01/2012	2010 TD 006665	PAYMENT TAX DEEDS	401.00

9000015807

Check: 9000015807 05/01/2012 PPF HOLDINGS III LTD

Check Amount: 1,604.00

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, FL
VOID AFTER 6 MONTHS

9000015809

63.27
631

PAY

*SEVEN HUNDRED SEVENTEEN AND 02/100

THE ACADEMIC ADVANTAGE INC

TO THE ORDER OF THE ACADEMIC ADVANTAGE INC
505 JAMES RIVER RD
GULF BREEZE, FL 32561

DATE AMOUNT
05/01/2012 717.02

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000015809⑈ ⑆063100277⑆ 898033991356⑈

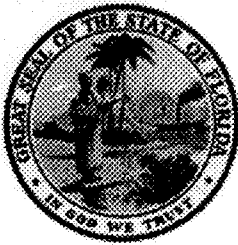
ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000015809

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
05/01/2012	2010 TD 006003	PAYMENT TAX DEEDS	717.02

9000015809

Check: 9000015809 05/01/2012 THE ACADEMIC ADVANTAGE INC Check Amount: 717.02



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

Tax Deed - Redemption Calculator

Account: 091280000 Certificate Number: 006003 of 2010

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2012"/>	Redemption Date <input type="text" value="04/30/2012"/>
Months	4	0
Tax Collector	<input type="text" value="\$4,199.38"/>	<input type="text" value="\$4,199.38"/>
Tax Collector Interest	\$251.96	\$0.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,457.59	\$4,205.63
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	\$24.06	\$0.00
Total Clerk	\$425.06	\$401.00
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	\$4,982.65	\$4,606.63
	Repayment Overpayment Refund Amount	\$376.02 + 120 + 221 = 717.02

ACTUAL SHERIFF \$80.00 COM FEE \$
 04/30/2012 ELAINE WILLIAMS CALLED FOR REDMPTION QUOTE..MVA

Notes

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1406990 Receipt Date 04/30/2012

Case Number 2010 TD 006003
Description PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION
Judge
Received From THE ACADEMIC ADVANTAGE INC
On Behalf Of PPF HOLDINGS III LTD

Total Received	4,982.65
Net Received	4,982.65
Change	0.00

Receipt Payments	Amount	Reference Description
Check	4,982.65	179008417

Receipt Applications	Amount
Holding	4,982.65

Deputy Clerk: mavila Transaction Date 04/30/2012 16:14:21

Comments

Coastal Bank and Trust

a division of SYNOVUS BANK
P.O. BOX 12966 • PENSACOLA, FL 32581-2966

OFFICIAL CHECK

179008417

PAY FOUR THOUSAND NINE HUNDRED EIGHTY TWO DOLLARS AND SIXTY FIVE CENTS
DATE APR 11 30, 2012

64-80
611

TO THE ORDER OF
ESCAMBIA CO. CLERK OF COURT

\$*****4,982.65

REMITTER***THE ACADEMIC ADVANTAGE, INC***
FOR A/C# 09-1280-000 2901 HILLCREST AVE
PAYABLE THROUGH SYNOVUS BANK COLUMBUS, GEORGIA

AUTHORIZED SIGNATURE



30135745

⑆ 179008417⑆ ⑆ 106100606⑆

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 091280000 Certificate Number: 006003 of 2010

Payor: THE ACADEMIC ADVANTAGE, INC 505 JAMES RIVER RD GULF BREEZE, FL 32561
Date 04/30/2012

Clerk's Check #	179008417	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$4,457.59
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,982.65

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 # 2010 TD 006003
Redeemed Date 04/30/2012

Name THE ACADEMIC ADVANTAGE, INC 505 JAMES RIVER RD GULF BREEZE, FL 32561

Clerk's Total = TAXDEED	\$425.06
Due Tax Collector = TAXDEED	\$4,457.59
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

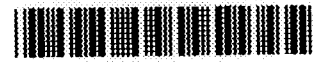
Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1406339 Date: 04/30/2012	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1406339 Date: 04/30/2012	60.00	0.00	
04/30/2012	TAXDEED	TAXDEED Due Tax Collector	4,457.59	4,457.59	
04/30/2012	TAXDEED	TAXDEED Clerk's Total	425.06	425.06	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$5,223.65	\$341.00	\$0.00	\$4,882.65
	TOTAL	\$5,283.65	\$401.00	\$0.00	\$4,882.65



Print Date:
4/30/2012 8:28:10 AM

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

Transaction #: **932401**
Receipt #: **201225985**
Cashier Date: **4/30/2012 8:28:10 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: 04/30/2012 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
TAXCR	341	\$341.00
TAXCT	1	\$60.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items

(MISCFEE) MISCELLANEOUS FEES TAX CERT#06003 OF 2010
--

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

Receipt Type Case Outstanding Amount 0.00
Receipt Number 1406339 Receipt Date 04/30/2012

Case Number 2010 TD 006003
Description PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION
Judge
Received From PPF HOLDINGS III LTD
On Behalf Of PPF HOLDINGS III LTD

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932401

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/30/2012 08:28:46

Comments

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 5, 2012 / 120148

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 6003** , 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: 09-1280-000**

Certificate Holder:
PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, OHIO 45264-5051

Property Owner:
ACADEMIC ADVANTAGE INC
505 JAMES RIVER RD
GULF BREEZE , FLORIDA 32561

Legal Description: 25-1S3-113
BEG 1580 FT W OF SE COR OF NE1/4 N 280 FT FOR POB CONTINUE N 190 FT W 165 FT S 190 FT E 165 FT TO POB OR 5721 P 1965 OR 6286 P 1539

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	6003	06/01/10	\$1,336.18	\$0.00	\$121.65	\$1,457.83

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
2011	5769.0000	06/01/11	\$1,283.47	\$6.25	\$76.47	\$1,366.19

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	\$2,824.02
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)	\$1,150.36
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$4,199.38
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	\$4,199.38
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)	
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: August 6, 2012

* 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,

**PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, Ohio, 45264-5051**

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
6003	09-1280-000	06/01/2010	25-1S3-113 BEG 1580 FT W OF SE COR OF NE1/4 N 280 FT FOR POB CONTINUE N 190 FT W 165 FT S 190 FT E 165 FT TO POB OR 5721 P 1965 OR 6286 P 1539

2011 TAX ROLL

ACADEMIC ADVANTAGE INC
505 JAMES RIVER RD
GULF BREEZE , Florida 32561

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.

tda2012 (Taimur Jamil)
Applicant's Signature

04/05/2012
Date



Chris Jones

Escambia County Property Appraiser

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

[Back](#)



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

[Printer Friendly Version](#)

[Reference](#)



General Information	
Reference:	251S311305000012
Account:	091280000
Owners:	ACADEMIC ADVANTAGE INC
Mail:	505 JAMES RIVER RD GULF BREEZE, FL 32561
Situs:	2901 HILLCREST AVE 32526
Use Code:	SINGLE FAMILY RESID <input type="checkbox"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
Improvements:	\$53,121
Land:	\$13,680
Total:	\$66,801
Save Our Homes:	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
08/2005	6286	1539	\$100	WD	View Instr
08/2005	5721	1965	\$160,000	WD	View Instr
01/1970	512	357	\$3,000	WD	View Instr
01/1967	324	240	\$1,000	WD	View Instr
01/1966	292	968	\$100	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
None	
Legal Description <input type="checkbox"/>	BEG 1580 FT W OF SE COR OF NE1/4 N 280 FT FOR POB CONTINUE N 190 FT W 165 FT S 190 FT E 165 FT TO POB...
Extra Features	None

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

Section Map Id:
25-15-31

Approx. Acreage:
0.6700

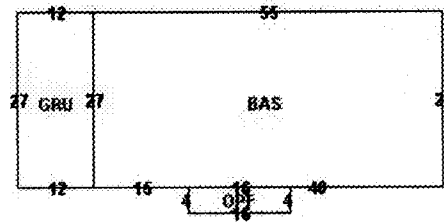
Zoned:
R-5

Buildings

Building 1 - Address: 2901 HILLCREST AVE, Year Built: 1971, Effective Year: 1971

Structural Elements
FOUNDATION-WOOD/SUB FLOOR
EXTERIOR WALL-BRICK-FACE
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
NO. STORIES-1.00
DECOR/MILLWORK-AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

Areas - 1873 Total SF
BASE AREA - 1485
GARAGE UNFIN - 324
OPEN PORCH FIN - 64



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.