

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

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
7757	10-2855-422	06/01/2010	07-3S3-231 LT 17 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5440 P 908

2012 TAX ROLL

HENRY HOLDINGS OF TALLAHASSEE INC
2910 KERRY FOREST PKWY D4-2
TALLAHASSEE , Florida 32309

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.

mmattp777 (Matt Pallardy)
Applicant's Signature

11/30/2012
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 30, 2012 / 121042

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7757**, 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: 10-2855-422**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

HENRY HOLDINGS OF TALLAHASSEE INC
2910 KERRY FOREST PKWY D4-2
TALLAHASSEE, FLORIDA 32309

Legal Description: 07-3S3-231

LT 17 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5440 P 908

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	7757	06/01/10	\$1,603.81	\$0.00	\$350.83	\$1,954.64

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	6977.0000	06/01/12	\$1,319.43	\$6.25	\$65.97	\$1,391.65
2011	7507.0000	06/01/11	\$1,324.87	\$6.25	\$144.08	\$1,475.20

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)

\$4,821.49

2. Total of Delinquent Taxes Paid by Tax Deed Application

\$0.00

3. Total of Current Taxes Paid by Tax Deed Applicant (2012)

\$900.97

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

\$5,947.46

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

\$5,947.46

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 30th day of November, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale:

August 5, 2013

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

PAM CHILDERS
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 007757



00097148566

Dkt: TD83 Pg#:

3

Original Documents Follow

March 22, 2011

CLAIM OF LIEN

This is a claim of lien for unpaid assessments, late fees together with associated costs related to preparation and registration of this lien due to and incurred by the undersigned designee incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following property in Escambia County, Florida.

Full Legal Description

Lot 17 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5440 P 908

The record owner: HENRY HOLDINGS OF TALLAHASSEE INC

2910 Kerry Forest Pkwy #D4

TALLAHASSEE, FL 32309

This claim of lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated plus \$500.00 filing fee per lot.

Amount Due: \$2,656.41 Due Date: Feb 28, 2011 Filing Fee: 500.00 Total Due Feb 28, 2011: \$3,156.41

By *R. McLeod* / *Michael Choron*

Richard McLeod, PRESIDENT / Michael Choron, VICE PRESIDENT,

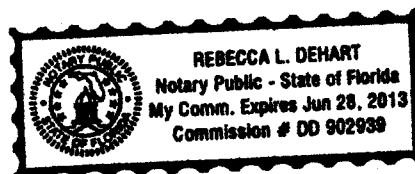
Windward Cove Master Homeowner's Association
PO Box 34453, Pensacola, FL 32507

State of Florida
County of Escambia

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared *R. McLeod / M. Choron* known to me to be the person, who after first being duly sworn, says that he executed the foregoing Instrument freely and voluntarily for the uses and purpose therein set forth

Witness my hand and official seal this *30th* day of *March*, 2011.

Notary: *[Signature]*



Jan 20, 2010

CLAIM OF LIEN

This is a claim of lien for unpaid assessments, late fees together with associated costs related to preparation and registration of this lien due to and incurred by the undersigned designee incident to the collection of the assessments or enforcement of this lien, which is granted by Section 720.3085 of the Florida Statutes, upon the following property in Escambia County, Florida.

Full Legal Description

Lot 17 BLK L WINDWARD COVE S/D PHASE A-5 PB 18 P 32 OR 5440 P 908

The record owner: HENRY HOLDINGS OF TALLAHASSEE INC

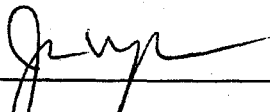
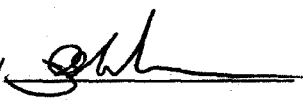
SUITE 101

1430 E PIEDMONT DR

TALLAHASSEE, FL 32308

This claim of lien is to secure the payment of assessments against the owner by the undersigned in the following amounts that were due on the date indicated plus \$50.00 filing fee per lot.

Amount Due: 1289.65 Due Date: Dec 8, 2009 Filing Fee: 50.00 Total Due Jan 20, 2010: 1339.65

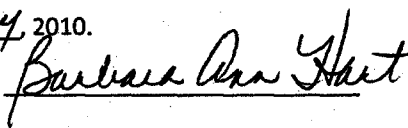
By , 
Jack Wyland, PRESIDENT / Joe Newhouse, VICE PRESIDENT,
Windward Cove Homeowner's Association

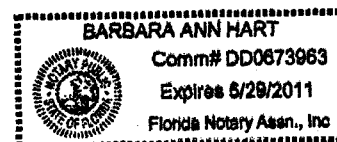
State of Florida

County of Escambia

BEFORE THE UNDERSIGNED, a Notary Public, duly authorized in the county and state aforesaid, personally appeared J. WYLAND / J. NEWHOUSE known to me to be the person, who after first being duly sworn, says that he executed the foregoing Instrument freely and voluntarily for the uses and purpose therein set forth

Witness my hand and official seal this 20 day of January, 2010.

Notary: 



WITNESSES:

[Signature]
Printed name of witness Debra L. Baldwin

[Signature]
Printed name of witness April Billingsley

LENDER:

BANK OF PENSACOLA

By: [Signature]
Print Name: Christopher A. Moorhead
Title: Group Vice President

STATE OF FLORIDA

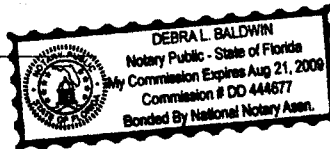
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of Oct., 2005
by Christopher A. Moorhead, the Group Vice President of Bank of Pensacola, a Florida Banking
Corporation.

[Signature]
NOTARY PUBLIC

☒ Personally Known
OR
☐ Produced Identification
Type of Identification Produced _____

joholtadladv2



2. Additional Advance. Mortgagor hereby borrows an additional sum in the amount of \$900,000.00 from Lender that shall be secured by the Mortgage. The total amount advanced to date is \$3,375,000.00.

3. Ratification of Mortgage. That except as provided, the Mortgage shall remain unaffected, unchanged and unimpaired, and Mortgagor shall remain liable to the Lender under the terms of the Mortgage in every particular as set forth therein, except as modified by this agreement.

4. Acknowledgment of Mortgagor. Mortgagor covenants that Mortgagor is the owner of the property described in the Mortgage and that there are no other liens or claims against it; and in consideration of the premises and of the making by Lender of the advance evidenced hereby, Mortgagor does acknowledge, covenant and agree that the Mortgage secures the payment of the advance evidenced by this agreement, as well as all the former indebtedness thereunder made by Lender to Mortgagor, and that the Mortgage is binding upon Mortgagor and the heirs, executors, administrators and assigns of Mortgagor.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed this 26th day of October, 2005.

MORTGAGOR(S):

Henry Holdings of Tallahassee, Inc.

A Florida Corporation

By: [Signature]
Mark A. Conner, Its President

WITNESSES:

Printed name of witness John Buckley

Printed name of witness Robert E. Malan Jr.

STATE OF GEORGIA
~~FLORIDA~~

COUNTY OF Henry

The foregoing instrument was acknowledged before me this 26th day of October, 2005, by Mark A. Conner, as President of Henry Holdings of Tallahassee, Inc., a Florida Corporation.

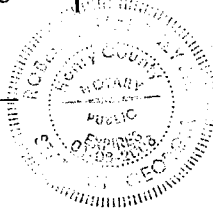
[Signature]
NOTARY PUBLIC

☒ Personally Known

OR

☐ Produced Identification

Type of Identification Produced _____



Doc St \$3,150.00
Intang 580.00
Rec 27.00
4,977.00

THIS INSTRUMENT PREPARED BY:
DEBRA L. BALDWIN
BANK OF PENSACOLA
400 WEST GARDEN STREET
PENSACOLA FLORIDA 32502

ADDITIONAL ADVANCE AGREEMENT

THIS ADDITIONAL ADVANCE AGREEMENT is made and entered into this 26th day of October, 2005 by and between Henry Holdings of Tallahassee, Inc., a Florida Corporation, hereinafter the "Mortgagor", and **BANK OF PENSACOLA**, hereinafter the "Lender".

WHEREAS, Mortgagor did make and deliver to Lender that certain promissory note and mortgage ("Mortgage") dated June 21, 2004, which Mortgage was recorded in Official Records Book 5440 at page 0912, of the public records of Escambia County, Florida, in the principal sum of Two Million, Four Hundred Seventy-five Thousand and No/100 Dollars (\$2,475,000.00), upon which documentary stamps and intangible taxes were paid at the time of recording, which Mortgage mortgaged the property therein described to secure the payment of the promissory note therein described and that the Mortgage did contain a provision securing future advances if made by Lender to Mortgagor, and

WHEREAS, Mortgagor has this date borrowed an additional sum in the amount of Nine Hundred Thousand and No/100 Dollars (\$900,000.00) from Lender thereby increasing the current total indebtedness from Mortgagor to Lender to One Million, Nine Hundred Ninety-three Thousand, Eight Hundred Eighty-six and 88/100 Dollars (\$1,993,886.88) and as evidence thereof has executed a renewal promissory note of even date herewith repayable according to the terms thereof, and

WHEREAS, this instrument is executed to further evidence the additional advance made at the option of Lender pursuant to the request of the Mortgagor under the future advance provision of that mortgage.

NOW, THEREFORE, in consideration of the premises and of other good and valuable consideration, the parties, Mortgagor and Lender, do hereby covenant, promise and agree as follows:

1. Adoption of Recitals. The parties adopt each and all of the above recitals, each of which the parties represent as being true and correct.

RCD Jun 24, 2004 04:37 pm
Escambia County, Florida

EXHIBIT "A"

Government Lot 3, Section 7, Township 3 South, Range 32 West, Escambia County, Florida.
LESS and EXCEPT: Lots 1, 3, 6 and 7, Block A, Lots 1, 2, and 4 thru 9, inclusive, Block B, Lot 1, Block C, Lots 1, 2, and 3, Block D, Lots 1 thru 4, inclusive, Block E, and Lot 2, Block G, of Windward Cove Subdivision, Phase A-1, recorded in Plat Book 17, Page 42 of the public records of said county.

ALSO, LESS and EXCEPT: Lots 2 and 3, Block H, of Windward Cove Subdivision, Phase A-2, recorded in Plat Book 17, Page 53 of the public records of said county.

ALSO, LESS and EXCEPT: That part described in the Quit Claim Deed recorded in Official Records Book 4923, page 559.

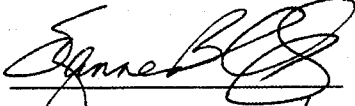
ALSO, LESS and EXCEPT: Lots 4 and 5, Block A, Lots 3 and 10, Block B, Lots 2 and 5, Block C, Lot 5, Block E, Lots 3, 4, 5 and 10, Block F, and Lots 1 and 4, Block G, of Windward Cove Subdivision, Phase A-1, recorded in Plat Book 17, Page 42 of the public records of said county.

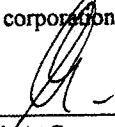
ALSO, LESS and EXCEPT: Lots 1, 4, 5 and 8, Block H and Lots 2, 4, 5, 6 and 8, Block I, of Windward Cove Subdivision, Phase A-2, recorded in Plat Book 17, Page 53 of the public records of said county.

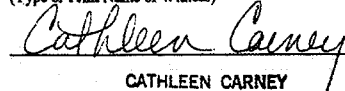
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-255843

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 21 day of June, 2004.

HENRY HOLDINGS OF TALLAHASSEE, INC., a
Florida corporation


Suzanne Blankenship
(Type or Print Name of Witness)

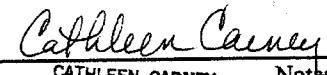
By:  (Seal)
Mark A. Conner, its president


CATHLEEN CARNEY
(Type or Print Name of Witness)

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 21st day of June, 2004, by Mark A. Conner, as president of HENRY HOLDINGS OF TALLAHASSEE, INC., a Florida corporation.

☒ Personally Known To Me
OR
☐ Produced Identification
Type of Identification Produced _____


CATHLEEN CARNEY, Notary Public

CATHLEEN CARNEY
Notary Public-State of FL
Comm. Exp. Nov. 19, 2007
Comm. No. DD 265711

CATHLEEN CARNEY
Notary Public-State of FL
Comm. Exp. Nov. 19, 2007
Comm. No. DD 265711

RECORD & RETURN TO
First American Title Insurance Co. ✓
2065 Airport Blvd., Suite 200
Pensacola, FL 32504

OR BK 5440 PG0912
Escambia County, Florida
INSTRUMENT 2004-255843

NTG DOC STAMPS PD @ ESC CO \$8662.50
06/24/04 ERNIE LEE NAGANA, CLERK

INTANGIBLE TAX PD @ ESC CO \$4950.00
06/24/04 ERNIE LEE NAGANA, CLERK

Prepared by:
Suzanne Blankenship, Esquire
McDonald Fleming Moorhead, Attorneys at Law
4300 Bayou Blvd., Suite 13
Pensacola, FL 32503

File No.: 04-0422

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

HENRY HOLDINGS OF
TALLAHASSEE, a Florida
corporation
1580 Bannerman Road #2
Mailing Address
Tallahassee, FL 32312
City State Zip

Mortgagee:

Bank of Pensacola
400 West Garden Street
Pensacola, FL 32501

THIS MORTGAGE IS TO BE FILED IN THE PUBLIC RECORDS OF ESCAMBLA COUNTY AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679 OF THE FLORIDA STATUTES.

Known All Men By These Presents: That whereas HENRY HOLDINGS OF TALLAHASSEE, INC., a Florida corporation (whether one or more, hereinafter called the "Borrower") have 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 Two Million Four Hundred Seventy Five and NO/100 Dollars (\$2,475,000.00) 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: N/A).

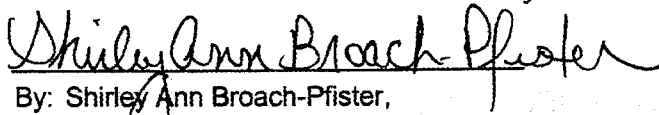
This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of Two Million Four Hundred Seventy Five and NO/100 DOLLARS (\$2,475,000.00) 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 Five Million and NO/100 DOLLARS (\$5,000,000.00); and provided further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby by 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).

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

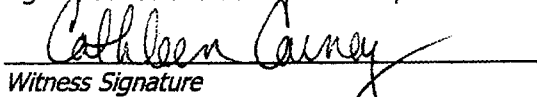
Windward Key Corporation, a Florida
Corporation



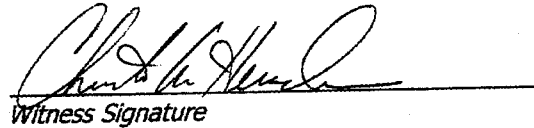
By: Shirley Ann Broach-Pfister,
President

(Corporate Seal)

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: CATHLEEN CARNEY

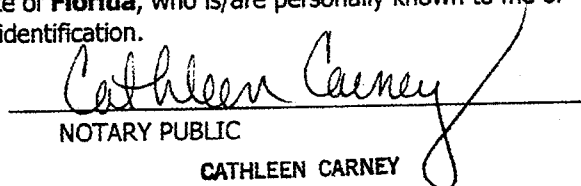

Witness Signature

Print Name: CHRISTINE A. HENDERSON

State of **Florida**

County of **Escambia**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **June 21, 2004**, by **Shirley Ann Broach-Pfister, as President**, and, as on behalf of **Windward Key Corporation, a Florida Corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.


NOTARY PUBLIC
CATHLEEN CARNEY

CATHLEEN CARNEY
Notary Public-State of FL
Comm. Exp. Nov. 19, 2007
Comm. No. DD 265711

Printed Name of Notary
My Commission Expires: _____

3550
22,009.40

OR BK 5440 PGO908
Escambia County, Florida
INSTRUMENT 2004-255842

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

DEED DOC STAMPS PD & ESC CO \$22009.40
06/24/04 ERNIE LEE WAGANA, CLERK

Return to: Grantee

File No.: 1005-505821

CORPORATE WARRANTY DEED

This indenture made on **June 21, 2004 A.D.**, by

Windward Key Corporation, a Florida Corporation

whose address is: **6330 Siguenza Drive, Pensacola, FL 32507**
hereinafter called the "grantor", to

Henry Holdings of Tallahassee, Inc., a Florida Corporation

whose address is: **1580 Bannerman Road, Suite 2, Tallahassee, FL 32312**
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Government Lot 3, Section 7, Township 3 South, Range 32 West, Escambia County, Florida.
LESS and EXCEPT: Lots 1, 3, 6 and 7, Block A, Lots 1, 2, and 4 thru 9, inclusive, Block B, Lot 1, Block C, Lots 1, 2, and 3, Block D, Lots 1 thru 4, inclusive, Block E, and Lot 2, Block G, of Windward Cove Subdivision, Phase A-1, recorded in Plat Book 17, page 42 of the public records of said county.

ALSO, LESS and EXCEPT: Lots 2 and 3, Block H, of Windward Cove Subdivision, Phase A-2, recorded in Plat Book 17, page 53 of the public records of said county.

ALSO, LESS and EXCEPT: That part described in the Quit Claim Deed recorded in Official Records Book 4923, page 559.

Parcel Identification Number: **07-35-32-3001-000-000**

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

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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: 8-5-2013

TAX ACCOUNT NO.: 10-2855-422

CERTIFICATE NO.: 2010-7757

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.

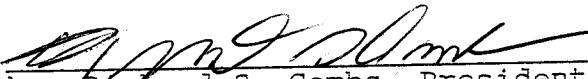
Henry Holdings of Tallahassee, Inc.
Attn: Mark A. Conner, Pres.
2910 Kerry Forest Pkwy. D4-2
Tallahassee, FL 32309

Windward Cove HOA
P.O. Box 34453
Pensacola, FL 32507

Synovus Bank formerly
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 1st day of February, 2013.

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.: 10140

February 1, 2013

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

1. Mortgage executed by Henry Holdings of Tallahassee, Inc. to Synovus Bank formerly Coastal Bank & Trust formnnerly Bank of Pensacola, dated 06/21/2004 and recorded in Official Record Book 5440 on page 912 of the public records of Escambia County, Florida. given to secure the original principal sum of \$2,475,000.00. Assignment of Rents and Leases recorded in O.R. Book 5440, page 920. Additional Advance Agreement recorded in O.R. Book 5768, apge 671.
2. HOA Lien filed by Windward Cove Homeowners Association recorded in O.R. Book 6551, page 1943, and O.R. Book 6704, page 1973.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$60,000.00. Tax ID 10-2855-422.

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.: 10140

February 1, 2013

**Lot 17, Block L, Windward Cove, Phase A-5, as per plat thereof, recorded in Plat Book 18,
Page 32, of the Public Records of Escambia County, Florida**

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.: 10140

February 1, 2013

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 02-01-1993, through 02-01-2013, and said search reveals the following:

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

Henry Holdings of Tallahassee, 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

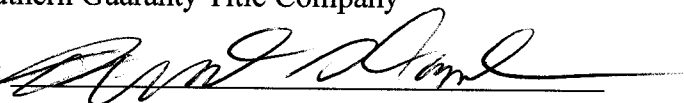
4. Taxes:

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: 

February 1, 2013

PAM CHILDERS
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 007757



00041543417

Dkt: TD82 Pg#:

15

Original Documents Follow

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINT



1ST ENTERPRISE BANK
818 WEST SEVENTH STREET, SUITE 220
LOS ANGELES, CA 90017

Pay to the order of the Clerk of Court

THIRTY FIVE THOUSAND ONE HUNDRED SIXTY NINE DOLLARS AND NINETY EIGHT CENTS

Cashier's Check

Sabal Financial Group

Ref: 0735323100010012, 0735323100020012, 0735323100170012
Remitter 0735323100160012, 0735323100150012

⑈015395⑈ ⑈122044300⑈

001999200⑈

THE BACK OF THIS CHECK MUST CONTAIN AN ARTIFICIAL WATERMARK OR IS VOID

15395

16-4430
1220

DATE 06/13/13

\$ ***35,169.98

Dollars

Lindy Blue

Authorized Signature

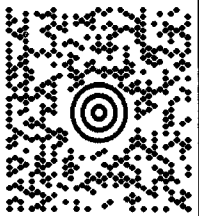
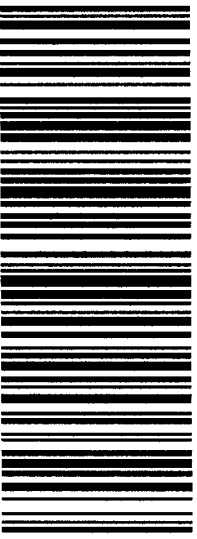
UPS Internet Shipping: View/Print Label

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. **Fold the printed sheet containing the label at the line so that the entire shipping label is visible. Place the label on a single side of the package and cover it completely with clear plastic shipping tape. Do not cover any seams or closures on the package with the label.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. **GETTING YOUR SHIPMENT TO UPS**
UPS locations include the UPS Store®, UPS drop boxes, UPS customer centers, authorized retail outlets and UPS drivers.
Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet Shipping packages.
Hand the package to any UPS driver in your area.
Take your package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.

Customers with a Daily Pickup

Your driver will pickup your shipment(s) as usual.

FOLD HERE

LOREY SPOHR 949-517-0868 SABAL FINANCIAL GROUP 4675 MACARTHUR COURT NEWPORT BEACH CA 926602042	0.0 LBS LTR	1 OF 1
SHIP TO: CLERK OF COURT SUITE 110 221 PALAFOX PLACE PENSACOLA FL 32502-5833		
FL 325 0-11 		
		
UPS NEXT DAY AIR TRACKING #: 1Z E9Y 663 01 9009 4870		
		
BILLING: P/P		
 UPS 1S.1.1.0. WINTIE90 39.0A 04/2013		

Escambia County Receipt of Transaction

Receipt # 2013035654

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:

SABAL FINANCIAL GROUP
4675 MACARTHUR COURT
NEWPORT BEACH, CA 92660

On Behalf Of:

TC 10U, LLC

On: 6/14/13 1:01pm
Transaction # 100569439

CaseNumber 2010 TD 007757

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	455.14	0.00	0.00	455.14	455.14	0.00
(TAXDEED) TAX DEED CERTIFICATES	18.33	0.00	0.00	18.33	18.33	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	6756.62	0.00	0.00	6756.62	6756.62	0.00
(TD6) TITLE RESEARCHER COPY CHARGES	10.00	0.00	0.00	10.00	10.00	0.00
Total:	7641.09	401.00	0.00	7240.09	7240.09	0.00
Grand Total:	7641.09	401.00	0.00	7240.09	7240.09	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	15395	OK 7240.09	0.00	0.00	0.00	7240.09
Payments Total:		7240.09	0.00	0.00	0.00	7240.09

PAM CHILDERS
 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 007757

Redeemed Date 06/14/2013

Name SABAL FINANCIAL GROUP 4675 MACARTHUR COURT NEWPORT BEACH CA 92660-2042

☐ Clerk's Total = TAXDEED	\$455.14
☐ Due Tax Collector = TAXDEED	\$6,756.62
☐ Postage = TD2	\$18.33
☐ ResearcherCopies = TD6	\$10.00

• For Office Use Only

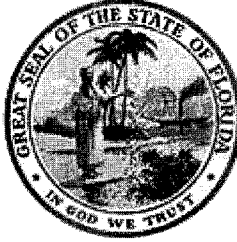
Date	Docket	Desc	Amount Owed	Amount Payee Due Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1483412 Date: 01/09/2013	60.00	0.00
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1483412 Date: 01/09/2013	341.00	0.00
01/15/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00
03/11/2013	TD82	O & E REPORT	0.00	0.00

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

13-566

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 102855422 Certificate Number: 007757 of 2010**

**Payor: SABAL FINANCIAL GROUP 4675 MACARTHUR COURT NEWPORT BEACH CA 92660-
 2042 Date 06/14/2013**

Clerk's Check # 15395
 Tax Collector Check # 1

Clerk's Total \$455.14
 Tax Collector's Total \$6,756.62
 Postage \$18.33
 Researcher Copies \$10.00
 Total Received \$7,240.09

**PAM CHILDERS
 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>**

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018934

PAY

*TWO THOUSAND TWO HUNDRED FIFTEEN AND 55/100

TC 10U, LLC

TO THE
ORDER
OF

TC 10U, LLC
PO BOX 172299
TAMPA, FL 33672

DATE

AMOUNT

06/18/2013

\$2,215.55

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018934⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018934

06/18/2013 2010 TD 007757	Case # 2010 TD 007757 Registry Check	443.11
06/18/2013 2010 TD 003278	Case # 2010 TD 003278 Registry Check	443.11
06/18/2013 2010 TD 007754	Case # 2010 TD 007754 Registry Check	443.11
06/18/2013 2010 TD 007755	Case # 2010 TD 007755 Registry Check	443.11
06/18/2013 2010 TD 007756	Case # 2010 TD 007756 Registry Check	443.11

9000018934

06/18/2013 TC 10U, LLC

\$2,215.55

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
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

9000018953

PAY

*NINETY-FOUR THOUSAND TWO HUNDRED SEVENTY AND 16/100

JANET HOLLEY TAX COLLECTOR

TO THE
ORDER
OF

JANET HOLLEY TAX COLLECTOR
213 PALAFOX PLACE
PENSACOLA, FL 32502

DATE

AMOUNT

06/18/2013

\$94,270.16

PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018953⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018953

06/18/2013	2010 TD 007636	Case # 2010 TD 007636 Registry Check	4,625.18
06/18/2013	2010 TD 003278	Case # 2010 TD 003278 Registry Check	2,293.26
06/18/2013	2010 TD 012014	Case # 2010 TD 012014 Registry Check	4,196.74
06/18/2013	2011 TD 010949	Case # 2011 TD 010949 Registry Check	2,792.33
06/18/2013	2010 TD 004785	Case # 2010 TD 004785 Registry Check	2,653.46
06/18/2013	2010 TD 007753	Case # 2010 TD 007753 Registry Check	5,640.77
06/18/2013		Additional payments total:	72,068.42

9000018953

06/18/2013 JANET HOLLEY TAX
COLLECTOR

\$94,270.16

2010 TD 07754 6578.19
2010 TD 07755 6578.19
2010 TD 07756 6578.19
2010 TD 07757 6578.19
2010 TD 08092 43,755.66

J Rich
6/19/2013