

Escambia County Receipt of Transaction

Receipt # 2020061393

Cashiered by: bjs

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

GEORGE THEODORAKOS
REQUEST 74419

On Behalf Of:

On: 9/9/20 11:20 am
Transaction # 101509964

Non-Case Fees

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
Total:	7.00	0.00	0.00	7.00	7.00	0.00
Grand Total:	7.00	0.00	0.00	7.00	7.00	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:09310D Phone Number (760) 696-2991	7.00	0.00	0.00	0.00	7.00
Payments Total:		7.00	0.00	0.00	0.00	7.00

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**GERMAN AMERICAN CAPITAL CORP
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
10854	13-0855-000	06/01/2010	00-0S0-090 S 23 4/10 FT OF N 93 2/10 FT OF W 150 4/10 FT OF LT 55 LESS ALLEY OLD CITY TRACT OR 4430 P 1067 CA 75

2011 TAX ROLL

GRAPPAS INC
14 N PALAFOX ST
PENSACOLA , Florida 32501

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.

Beggleston (Bobby Eggleston)

Applicant's Signature

09/24/2012

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Sep 24, 2012 / 120886

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 10854**, 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: 13-0855-000**

Certificate Holder:
GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:
GRAPPAS INC
14 N PALAFOX ST
PENSACOLA, FLORIDA 32501

Legal Description: 00-0S0-090

S 23 4/10 FT OF N 93 2/10 FT OF W 150 4/10 FT OF LT 55 LESS ALLEY OLD CITY TRACT OR 4430 P 1067 CA 75

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	10854	06/01/10	\$1,078.63	\$0.00	\$176.18	\$1,254.81

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	9918.0000	06/01/12	\$1,075.74	\$6.25	\$53.79	\$1,135.78
2011	10454.0000	06/01/11	\$1,072.62	\$6.25	\$92.96	\$1,171.83

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

\$3,562.42
\$0.00
\$150.00
\$75.00
\$3,787.42
\$3,787.42
\$6.25

*Done this 24th day of September, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Diana Maluor

Date of Sale: June 3, 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 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 010854



00001390548

Dkt: TD83 Pg#:

3

Original Documents Follow

Escambia County Receipt of Transaction

Receipt # 2016104649

Cashiered by: cjf

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:

PELLIZZERI, ANGEL MARIE
920 BROOKHILLS DR
CANTONMENT, FL 32533

On Behalf Of:

ANGEL MARIE PELLIZZERI
920 BROOKHILLS DR
CANTONMENT, FL 32533

On: 10/20/16 2:41 pm
Transaction # 101020608

CaseNumber 2016 TR 026808 IUTC Citation A6DQEPE

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(LEEF) Local Law Enf Edu Trust	2.00	0.00	0.00	2.00	2.00	0.00
(MOV) Statutory Fine on a moving traffic infraction	60.00	0.00	0.00	60.00	60.00	0.00
(MOVING) Cost on a Moving Traffic Infraction	101.00	0.00	0.00	101.00	101.00	0.00
(TEEN) TEEN COURT	3.00	0.00	0.00	3.00	3.00	0.00
Total:	166.00	0.00	0.00	166.00	166.00	0.00
<hr/>						
Grand Total:	166.00	0.00	0.00	166.00	166.00	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~MASTERCARD XXXX8699~ Authorization Code:16864556 850-426-3861	OK 166.00	0.00	0.00	0.00	166.00
<hr/>						
Payments Total:		166.00	0.00	0.00	0.00	166.00

THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$173,955.01 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS NOTE.

MORTGAGE NOTE

(Individual Balloon)

\$ 173,955.01

7/24/2012

FOR VALUE RECEIVED, the undersigned hereinafter **Saw Properties of N.W. Florida, LLC**, a Florida limited liability company, promises to pay to **B&E Holdings, LLC**, a Florida limited liability company, the principal sum of **ONE HUNDRED SEVENTY THREE THOUSAND NINE HUNDRED FIFTY-FIVE DOLLARS AND 01/100 (\$173,955.01)** with interest thereon at the rate of 12 percent, per annum, from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 9030 Woodrun Road, Pensacola, Florida 32514, or at such other address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Payable in twelve (12) consecutive monthly installments of interest only payments beginning **August 24, 2012** and continuing on the 24th day of each month thereafter until the final principal payment of **\$173,955.01** and the interest accrued thereon, due and payable on **July 24, 2013**

Said installment when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

A LATE PENALTY IN THE AMOUNT OF 5% OF THE PAYMENT DUE WILL BE ASSESSED TO ANY PAYMENTS RECEIVED AFTER 10 DAYS FROM THEIR DATE DUE.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within thirty (30) days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectable without notice, time being of the essence to this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall, after maturity of this note of default, hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Documentary Tax has been paid and proper stamps have been affixed to the Mortgage.

Maker's Address: P.O.Box 825
Bagdad, Florida 32530



William A. Ates, Managing Member of
Saw Properties of N.W. Florida, LLC, a Florida limited liability company

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: Daniel Saba

[Signature]
Witness Signature
Print name: JENNIFER K. UMBIE

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 9.27.12 by **William A. Ates, Managing member of Saw Properties of N.W. Florida, LLC, a Florida limited liability company**, who is personally known to me or has produced a valid driver's license as identification.



[Signature]
NOTARY PUBLIC
Notary Print Name _____
My Commission Expires: _____

Provided always, that if said Mortgagor shall pay unto said Mortgagee all sums secured by the principal promissory note a copy of which is attached hereto, and shall perform, comply with and abide by each and every agreement, stipulation, condition and covenant thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

And the Mortgagor hereby further covenants and agrees to pay, promptly when due, the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than full insurable value in a company or companies acceptable to the Mortgagee, the policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Mortgagor for any such surplus; to pay all costs, charges and expenses, including attorney's fees and title searches, reasonably incurred and paid by the Mortgagee because of the failure of the Mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every agreement, stipulation, condition and covenant set forth in said note and this mortgage or either. In the event the Mortgagor fails to pay, when due, any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

Mortgagee may require, subject to applicable law, that Borrower/Mortgagor pay to Mortgagee on the day monthly payments are due under the note secured hereby, until said note is paid in full, a sum for (a) yearly taxes and assessments which may obtain priority over this security instrument; (b) hazard or property insurance; (c) flood insurance, and (d) for any other assessment or lien which may impair the lien or attain priority over this security instrument and the note secured hereby. These amounts shall be considered escrowed amounts. Waiver by Mortgagee to collect said escrowed amounts at any time shall not constitute a waiver to exercise Mortgagee's right to elect to collect said payment(s) at any later time while any sums of money due under this mortgage, or the note secured hereby, remain unpaid.

If any sum of money herein referred to be not promptly paid within **thirty (30)** days after same becomes due or if each and every agreement, stipulation, condition, and covenant of said note and this mortgage, or either, is not fully performed, complied with and abided by, then the entire sum mentioned in said note and this mortgage, or the entire balance unpaid therein, shall forthwith or thereafter, at the option of the Mortgagee, become immediately due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Transfer of property or beneficial interest: If all or any part of the land described herein, or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person,) Mortgagee may, at its option require immediate payment in full of all sums secured by this Mortgage Deed. If Mortgagee exercises this option, Mortgagee shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage Deed. If Mortgagor fails to pay these sums prior to the expiration of this period, Mortgagee may invoke any remedies permitted by this Mortgage Deed without further notice or demand on Mortgagor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$173,955.01 TOGETHER WITH ACCURED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.


 William A. Ates, Managing Member of

Saw Properties of N.W. Florida, LLC, a Florida limited liability company

Prepared by
Jennifer Cumble, an employee of
Locklin & Saba, P.A.
4567 Chumuckla Hwy
Pace, FL 32671
(850) 823-2500

Return to: Mortgagee

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE
UPON MATURITY IS \$173,955.01 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL
ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE DEED

(Individual Balloon)

THIS MORTGAGE DEED, executed on 9/21/12, by
Saw Properties of N.W. Florida, LLC, a Florida limited liability company
whose address is: P.O. Box 825, Bagdad, Florida 32530
hereinafter called the "Mortgagor", to
B&E Holdings, LLC, a Florida limited liability company
whose address is: 9030 Woodrun Road, Pensacola, Florida 32514
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors
and assigns of corporations; and the term "Note" includes all the notes herein described if more
than one.)

Witnesseth, that for good and valuable considerations and also in consideration of the
aggregate sum named in the promissory note of even date herewith, hereinafter described, the
Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the
Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate
in Escambia County, Florida, viz:

The South 23.4 feet of the North 93.2 feet of the West 150.4 feet of Arpent Lot 55, Old City Tract, City of
Pensacola, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906, less any
portion of the alley.

MORE PARTICULARLY DESCRIBED AS:

Beginning at a point on the East line of Palafox Street 69.8 feet South of the Northwest corner of Arpent
Lot 55, and thence run East at right angles to Palafox Street along the center of an existing wall 150.4 feet,
thence South parallel with Palafox Street 23.4 feet to the center of an existing wall, thence West at right
angles along the center line of said wall a distance of 150.4 feet to the East line of Palafox Street, thence
North along the East line of Palafox Street 23.4 feet to the Point of Beginning.

And also a perpetual easement and right-of-way for alleyway purposes and for access to and from the rear
of the above described property on and over the alley now in use in connection with the said property of
the Grantor and others abutting on said alley subject to the terms and conditions set forth in the
easement grant from J.M. Muldon and wife to John Douglas, dated November 10, 1925, recorded in Deed
Book 109, Page 493, the said alleyway being described as follows:

Running Northward from the North line of Garden Street in the width of 8 feet 9 in ches, for a distance of
50 feet more or less, the West line of said alley being 184 feet 4 inches East of the West line of Arpent Lot
55, thence extending diagonally in a Northwesterly direction on and across the East 42 feet of Arpent Lot
55 to a point 83 feet, more or less, North of the North line of Garden Street and 150 feet at the West line
of said alley East of the West line of Arpent Lot 55, thence Northward on and over the East 19 feet 6
inches of the West 169 feet 6 inches of the remainder of Arpent Lot 55 up to the North line of the above
described property.

To have and to hold, the same, together with the tenements, hereditaments and
appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in
fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor is indefeasibly seized of
said land in fee simple; that the Mortgagor has good right and lawful authority to convey said
land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee
simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor
hereby fully warrants the title to said land, and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes
of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

All of the following property whether now owned or hereafter acquired and wheresoever located as well as the proceeds and products thereof. All equipment and machinery, including power-driven machinery and equipment, furniture, and fixtures now owned or hereafter acquired, together with all replacements thereof, all attachments, accessories, parts, equipment and tools belonging thereto or for use in connection therewith. All inventory, raw materials, work in progress, and supplies now owned or hereinafter acquired.

The South 23.4 feet of the North 93.2 feet of the West 150.4 feet of Arpent Lot 55, Old City Tract, City of Pensacola, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906, less any portion of the alley.

MORE PARTICULARLY DESCRIBED AS:

Beginning at a point on the East line of Palafox Street 69.8 feet South of the Northwest corner of Arpent Lot 55, and thence run East at right angles to Palafox Street along the center of an existing wall 150.4 feet, thence South parallel with Palafox Street 23.4 feet to the center of an existing wall, thence West at right angles along the center line of said wall a distance of 150.4 feet to the East line of Palafox Street, thence North along the East line of Palafox Street 23.4 feet to the Point of Beginning.

And also a perpetual easement and right-of-way for alleyway purposes and for access to and from the rear of the above described property on and over the alley now in use in connection with the said property of the Grantor and others abutting on said alley subject to the terms and conditions set forth in the easement grant from J.M. Muldon and wife to John Douglas, dated November 10, 1925, recorded in Deed Book 109, Page 493, the said alleyway being described as follows:

Running Northward from the North line of Garden Street in the width of 8 feet 9 inches, for a distance of 50 feet more or less, the West line of said alley being 184 feet 4 inches East of the West line of Arpent Lot 55, thence extending diagonally in a Northwesterly direction on and across the East 42 feet of Arpent Lot 55 to a point 83 feet, more or less, North of the North line of Garden Street and 150 feet at the West line of said alley East of the West line of Arpent Lot 55, thence Northward on and over the East 19 feet 6 inches of the West 169 feet 6 inches of the remainder of Arpent Lot 55 up to the North line of the above described property.

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION

CASE NO. 2010 CA 001415

CIT SMALL BUSINESS LENDING CORPORATION A DELAWARE
Plaintiff

VS.

GRAPPAS INC A FLORIDA CORPORATION ; PANDORA DEBALHAZAR ; COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF PENS ; US SMALL BUSINESS ADMINISTRATION A GOVERNMENTAL AG ; JOHN
DOE OR ANY OTHER PERSON OR ENTITY IN POSSESSI ; SAMUEL E MARRS, TRUSTEE
Defendant

CERTIFICATE OF TITLE

The undersigned, Ernie Lee Magaha, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action
on July 24, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

- SEE ATTACHMENT -

was sold to SAW PROPERTIES LLC
P.O. 825 Bagdad, FL, 32530

WITNESS my hand and seal of the court this 6 day of August, 2012



Ernie Lee Magaha
Clerk of the Circuit Court

BY: [Signature]
Deputy Clerk

CC: Mailed to all
parties 8/6/12 ff

Case: 2010 CA 001415

00000764565

Dkt: CA1173 Pg#: 2

\$160,500.00

85

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: 6-3-2013

TAX ACCOUNT NO.: 13-0855-000

CERTIFICATE NO.: 2010-10854

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.


Saw Properties of N.W. Florida, LLC
P.O. Box 825
Bagdad, FL 32530

Unknown tenants
14 N. Palafox St.
Pensacola, FL 32502

B & E Holdings, LLC
9030 Woodrun Rd.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 20th day of November, 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.: 9920

November 20, 2012

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

1. That certain mortgage executed by Saw Properties of N.W. Florida, LLC in favor of B&E Holdings, LLC dated 09/27/2012 and recorded 11/14/2012 in Official Records Book 6934, page 555 of the public records of Escambia County, Florida, in the original amount of \$173,955.01.
2. Taxes for the year 2009-2011 delinquent. The assessed value is \$34,838.00. Tax ID 13-0855-000.

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.: 9920

November 20, 2012

The South 23.4 feet of the North 93.2 feet of the West 150.4 feet of Arpent Lot 55, Old City Tract, City of Pensacola, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906, less any portion of the alley.

MORE PARTICULARLY DESCRIBED AS:

Beginning at a point on the East line of Palafox Street 69.8 feet South of the Northwest corner of Arpent Lot 55, and thence run East at right angles to Palafox Street along the center of an existing wall 150.4 feet, thence South parallel with Palafox Street 23.4 feet to the center of an existing wall, thence West at right angles along the center line of said wall a distance of 150.4 feet to the East line of Palafox Street, thence North along the East line of Palafox Street 23.4 feet to the Point of Beginning.

And also a perpetual easement and right-of-way for alleyway purposes and for access to and from the rear of the above described property on and over the alley now in use in connection with the said property of the Grantor and others abutting on said alley subject to the terms and conditions set forth in the easement grant from J.M. Muldon and wife to John Douglas, dated November 10, 1925, recorded in Deed Book 109, Page 493, the said alleyway being described as follows:

Running Northward from the North line of Garden Street in the width of 8 feet 9 in ches, for a distance of 50 feet more or less, the West line of said alley being 184 feet 4 inches East of the West line of Arpent Lot 55, thence extending diagonally in a Northwesterly direction on and across the East 42 feet of Arpent Lot 55 to a point 83 feet, more or less, North of the North line of Garden Street and 150 feet at the West line of said alley East of the West line of Arpent Lot 55, thence Northward on and over the East 19 feet 6 inches of the West 169 feet 6 inches of the remainder of Arpent Lot 55 up to the North line of the above described property.

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.: 9920

November 20, 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 11-20-1992, through 11-20-2012, and said search reveals the following:

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

Saw Properties of N.W. Florida, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

November 20, 2012

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 010854



00010194222

Dkt: TD82 Pg#:

11

Original Documents Follow

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

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1459705	Receipt Date	10/05/2012

Case Number 2010 TD 010854

Description GERMAN AMERICAN CAPITAL CORP VS

Action TAX DEED APPLICATION

Judge

Received From GERMAN AMERICAN CAPITAL CORP

On Behalf Of GERMAN AMERICAN CAPITAL CORP

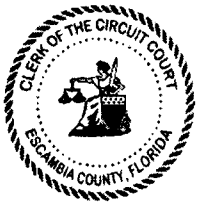
Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#966897

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/05/2012 12:03:32

Comments



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



Print Date:
10/5/2012 12:02:24
PM


Transaction #: **966897**
Receipt #: **201259620**
Cashier Date: **10/5/2012 12:02:24 PM (MAVILA)**

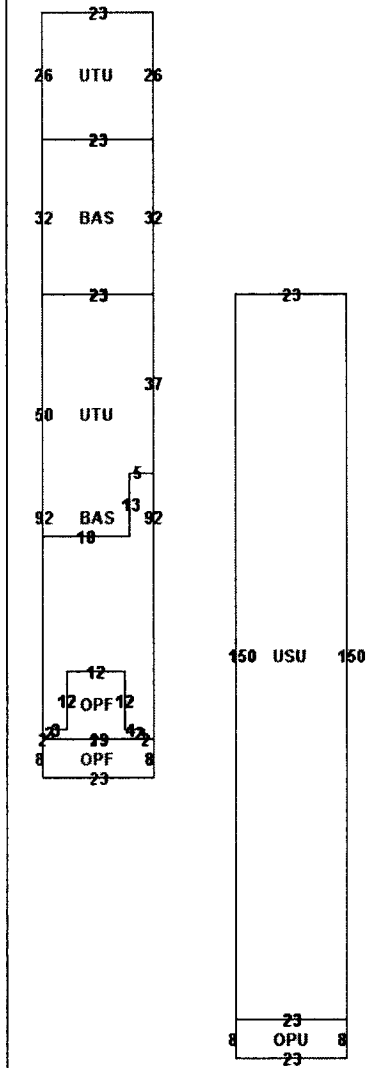
Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	DateReceived: 10/05/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments
 CLERK \$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items		
<div> (MISCFEE) MISCELLANEOUS FEES TAX CERT#10854 OF 2010</div>		
TAXCR	341	\$341.00
TAXCT	1	\$60.00



Images



5/15/08



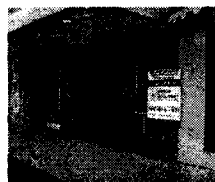
6/5/09



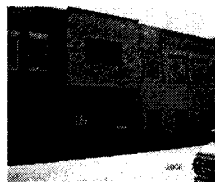
3/30/10



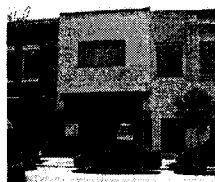
8/8/02



12/10/03



2/27/06



5/22/07

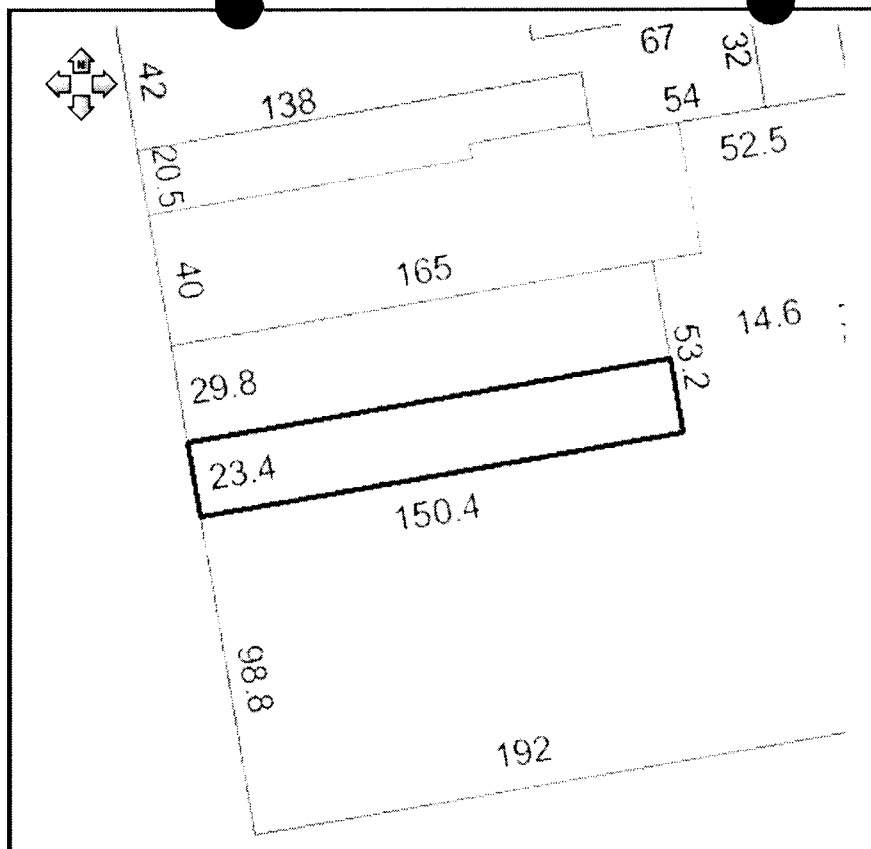


5/22/07



1/18/12

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.



Buildings

Building 1 - Address: 14 N PALAFOX ST, Year Built: 1930, Effective Year: 1975

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-BRICK-COMMON
NO. PLUMBING FIXTURES-4.00
ROOF FRAMING-RIGID FRAME/BAR
ROOF COVER-BLT UP MTL/GYP
INTERIOR WALL-DRYWALL-PLASTER
STORY HEIGHT-12.00
NO. STORIES-2.00
FLOOR COVER-CONCRETE-FINISH
DECOR/MILLWORK-NONE
HEAT/AIR-NONE
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 8353 Total SF

BASE AREA - 2670
OPEN PORCH FIN - 366
OPEN PORCH UNF - 184
UPPER STORY UNF - 3450
UTILITY UNF - 1683





Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Amendment 1 Calculations

[Back](#)

← **Navigate Mode** **Account** **Reference** →

[Printer Friendly Version](#)

General Information						2012 Certified Roll Assessment	
Reference: 000S009007006055						Improvements: \$0	
Account: 130855000						Land: \$34,838	
Owners: SAW PROPERTIES LLC						Total: \$34,838	
Mail: PO BOX 825 BAGDAD, FL 32530						<u>Save Our Homes:</u> \$0	
Situs: 14 N PALAFOX ST 32502						<u>Disclaimer</u>	
Use Code: STORE, 1 STORY 						<u>Amendment 1 Calculations</u>	
Taxing Authority: DOWNTOWN, PENSACOLA CITY LIMITS							
Tax Inquiry: Open Tax Inquiry Window							
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector							
Sales Data						2012 Certified Roll Exemptions	
						None	
Sale Date Book Page Value Type					Official Records (New Window)	Legal Description 	
08/06/2012 6891 989 \$160,500 CT					View Instr	S 23 4/10 FT OF N 93 2/10 FT OF W 150 4/10 FT OF LT 55 LESS ALLEY OLD CITY TRACT...	
06/1999 4430 1067 \$200,000 WD					View Instr		
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court						Extra Features	
						None	

Parcel Information		Restore Map	Get Map Image	Launch Interactive Map
Section Map Id: CA075				
Approx. Acreage: 0.0800				
Zoned: C-2A				
Evacuation & Flood Information Open Report				

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
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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

Case # 2010 TD 010854

Redeemed Date 03/28/2013

Name WILSON HARRELL 307 SOUTH PALAFOX PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$4,304.97
Postage = TD2	\$18.33
ResearcherCopies = TD6	\$6.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1459705 Date: 10/05/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1459705 Date: 10/05/2012	341.00	0.00	
10/16/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
12/12/2012	TD82	O & E REPORT	0.00	0.00	
03/28/2013	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	
03/28/2013	TAXDEED	TAXDEED Due Tax Collector	4,304.97	4,304.97	
03/28/2013	TD2	POSTAGE TAX DEEDS	18.33	18.33	
03/28/2013	TD6	TITLE RESEARCHER COPY CHARGES	6.00	6.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$84.33	\$60.00	\$0.00	\$24.33
2	Holding	\$5,101.11	\$341.00	\$0.00	\$4,760.11
	TOTAL	\$5,185.44	\$401.00	\$0.00	\$4,784.44

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: 130855000 Certificate Number: 010854 of 2010**

Payor: WILSON HARRELL 307 SOUTH PALAFOX PENSACOLA, FL 32502 Date 03/28/2013

Clerk's Check #	935626932	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$4,304.97
		Postage	\$18.33
		Researcher Copies	\$6.00
		Total Received	\$4,784.44

**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>**

This check has a blue background on white paper and some of the security features on this document include: a Watermark, MicroPrint signature line, and a holographic foil stamp. Absence of these features will indicate a copy.



Official Check

64-79611
0935626932

Fraud Protected
by Positive Pay

Purchaser
Wilson, Harrell,
Farrington

PAY
*****\$4,784.44****

To the
Order
of
Clerk of Court

175179 60900001
Initials (type) Center
Date Mar. 28, 2013

\$ **4,784.44**

SunTrust Banks, Inc. by its Authorized Agent
SunTrust Bank



Authorized Signature
[Signature]

Payable at SunTrust Bank For: No. 1-47661 14 N. Palafox St

⑆0935626932⑆ ⑆061100790⑆ 7019019996⑆

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1495495	Receipt Date	03/28/2013

Case Number 2010 TD 010854

Description GERMAN AMERICAN CAPITAL CORP VS

Action TAX DEED REDEMPTION

Judge

Received From WILSON HARRELL

On Behalf Of GERMAN AMERICAN CAPITAL CORP

Total Received	4,784.44
Net Received	4,784.44

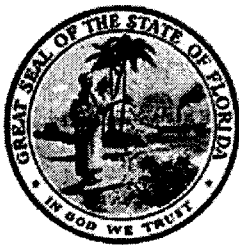
Change	0.00
--------	------

Receipt Payments	Amount	Reference Description
Check	4,784.44	0935626932

Receipt Applications	Amount
Holding	4,760.11
Service Charge	24.33

Deputy Clerk: mavila Transaction Date 03/28/2013 14:30:18

Comments



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
 Account: 130855000 Certificate Number: 010854 of 2010

Redemption ☒ Yes Application Date 09/24/2012 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>06/03/2013</u>	Redemption Date <u>03/28/2013</u>
Months	9	6
Tax Collector	<u>\$3,787.42</u>	<u>\$3,787.42</u>
Tax Collector Interest	\$511.30	\$340.87
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	\$4,304.97	\$4,134.54
Clerk Fee	<u>\$60.00</u>	<u>\$60.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$221.00</u>	<u>\$221.00</u>
App. Fee Interest	\$54.14	\$36.09
Total Clerk	\$455.14	\$437.09
Postage	<u>\$18.33</u>	<u>\$18.33</u>
Researcher Copies	<u>\$6.00</u>	<u>\$6.00</u>
Total Redemption Amount	\$4,784.44	\$4,595.96
	Repayment Overpayment Refund Amount	\$188.48 $+120 + 221 = 529.48$

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 3/12/2013 Robert Weeks (property appraiser) called for
 quote..mva

Submit

Reset

Print Preview

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

9000018410

PAY

*ONE THOUSAND ONE HUNDRED SEVENTY THREE AND 18/100

WILSON HARRELL FARRINGTON FORD FRICKIE
WILSON & SPAIN PA

TO THE
ORDER
OF

WILSON HARRELL FARRINGTON FORD FRICKIE WILSON
P O BOX 13430
PENSACOLA, FL 32591

DATE

AMOUNT

04/02/2013

1,173.18

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018410⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018410

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Amount</u>
04/02/2013	2010 TD 002707	PAYMENT TAX DEEDS	643.70
04/02/2013	2010 TD 010854	PAYMENT TAX DEEDS	529.48

9000018410

Check: 9000018410 04/02/2013 WILSON HARRELL FARRINGTON FORD FRICKIE WILSON & SPAIN PA Check Amount: 1,173.18

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

9000018386

PAY

*FOUR HUNDRED THIRTY SEVEN AND 09/100

GERMAN AMERICAN CAPITAL CORP

TO THE ORDER OF GERMAN AMERICAN CAPITAL CORP
PO BOX 172299
TAMPA, FL 33672

DATE

AMOUNT

04/02/2013

437.09

Pam Childers
PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018386⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018386

Date Case Number
04/02/2013 2010 TD 010854

Description
PAYMENT TAX DEEDS

Amount
437.09

9000018386

Check: 9000018386 04/02/2013 GERMAN AMERICAN CAPITAL CORP

Check Amount:

437.09

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

9000018389

PAY

*NINETY SEVEN THOUSAND THREE HUNDRED SIXTY FIVE AND 80/100

JANET HOLLEY TAX COLLECTOR

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

DATE

AMOUNT

04/02/2013

97,365.80

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



⑈9000018389⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018389

Date	Case Number	Description	Amount
04/02/2013	2010 TD 009158	PAYMENT TAX DEEDS	905.20
04/02/2013	2010 TD 004049	PAYMENT TAX DEEDS	6.25
04/02/2013	2010 TD 005073	PAYMENT TAX DEEDS	6.25
04/02/2013	2010 TD 004194	PAYMENT TAX DEEDS	2,477.65
04/02/2013	2010 TD 004874	PAYMENT TAX DEEDS	6.25
04/02/2013	2010 TD 005045	PAYMENT TAX DEEDS	6,166.00
04/02/2013	2010 TD 008686	PAYMENT TAX DEEDS	4,023.88
04/02/2013	2010 TD 004734	PAYMENT TAX DEEDS	3,162.02
04/02/2013	2010 TD 003866	PAYMENT TAX DEEDS	5,016.88
04/02/2013	2010 TD 004767	PAYMENT TAX DEEDS	6.25

*Plank
M.
4-3-13*

There are additional check details for this check that total:

75,589.17 9000018389

Check: 9000018389 04/02/2013 JANET HOLLEY TAX COLLECTOR

Check Amount: 97,365.80

2010 TD 05361	2,593.12	2010 TD 04763	2,958.14	2010 TD 03879 -
2009 TD 01988	1,635.86	2010 TD 03763	6.25	3,426.8
2010 TD 04206	2,770.91	2010 TD 04500	6.25	2010 TD 10840 -
2010 TD 03680	6.25	2010 TD 06264	5,222.87	6,671.64
2010 TD 03862	4,746.53	2010 TD 05022	4,229.25	2010 TD 04267 6.2
2010 TD 10836	6,671.64	2010 TD 02707	5,004.91	2010 TD 03934 4.2
2010 TD 04714	6.25	2010 TD 04383	2,330.40	2010 TD 03704 -
2010 TD 04247	1,871.69	2010 TD 03760	6.25	5,874.92
2010 TD 04363	6.25	2010 TD 07232	6,108.46	2010 TD 04852 6.2
2010 TD 03821	1,737.97	2010 TD 03739	6.25	2010 TD 03868 -
2010 TD 04460	6.25	2010 TD 10854	4,134.54	4,746.53
				2010 TD 04115 -