



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#) [Tangible Property Search](#) [Sale List](#) [Amendment 1 Calculations](#)
[Back](#)
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General Information <p>Reference: 391S300100018007 Account: 040859282 Owners: MCCARRAGHER COREY & BONNIE Mail: 6490 NORTH W ST PENSACOLA, FL 32505 Situs: 5000 PINE HOLLOW DR BLK 32505 Use Code: MISC. RESIDENTIAL </p> <p>Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</small></p>		2012 Certified Roll Assessment <table border="1"> <tr> <td>Improvements:</td> <td>\$479</td> </tr> <tr> <td>Land:</td> <td>\$64,600</td> </tr> <tr> <td>Total:</td> <td>\$65,079</td> </tr> <tr> <td><i>Save Our Homes:</i></td> <td>\$0</td> </tr> </table> <p>Disclaimer</p> <p>Amendment 1 Calculations</p>	Improvements:	\$479	Land:	\$64,600	Total:	\$65,079	<i>Save Our Homes:</i>	\$0										
Improvements:	\$479																			
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1993</td> <td>3299</td> <td>185</td> <td>\$19,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/1990</td> <td>2926</td> <td>296</td> <td>\$57,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/1993	3299	185	\$19,000	WD	View Instr	10/1990	2926	296	\$57,500	WD	View Instr	2012 Certified Roll Exemptions <p>None</p> Legal Description <p>LT 18 BLK G MARCUS POINTE S/D PB 14 P 48/48A OR 3299 P 185</p> Extra Features <p>UTILITY BLDG</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)															
01/1993	3299	185	\$19,000	WD	View Instr															
10/1990	2926	296	\$57,500	WD	View Instr															
Parcel Information <p>Section Map Id: 39-1S-30-2</p> <p>Approx. Acreage: 0.2500</p> <p>Zoned: R-5</p> <p>Evacuation & Flood Information Open Report</p>		Launch Interactive Map																		
<p>Buildings</p> <p>Images</p> <p>None</p>																				

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.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE TTEE BLACKWELL LIVING
TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, Florida, 32547**

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
2408.0000	04-0859-282	06/01/2011	39-1S3-001 LT 18 BLK G MARCUS POINTE S/D PB 14 P 48/48A OR 3299 P 185

2012 TAX ROLL

MCCARRAGHER COREY & BONNIE
6490 NORTH W ST
PENSACOLA , Florida 32505

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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

05/03/2013

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 3, 2013 / 130180

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 2408.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 04-0859-282**

Certificate Holder:

BLACKWELL EDDIE TTEE BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, FLORIDA 32547

Property Owner:

MCCARRAGHER COREY & BONNIE
6490 NORTH W ST
PENSACOLA, FLORIDA 32505

Legal Description: 39-1S3-001

LT 18 BLK G MARCUS POINTE S/D PB 14 P 48/48A OR 3299 P 185

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
2011	2408.0000	06/01/11	\$1,138.35	\$0.00	\$250.44	\$1,388.79

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	2162.0000	06/01/12	\$1,133.43	\$6.25	\$99.18	\$1,238.86

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	\$2,627.65
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)	\$1,060.54
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	\$3,913.19
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	\$3,913.19
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 3rd day of May, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Condice deau

Date of Sale: November 4, 2013

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

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.: 10398

June 11, 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 06-11-1993, through 06-11-2013, and said search reveals the following:

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

Jason S. Henry and Crystal H. Henry, husband and wife

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

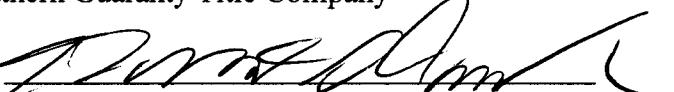
4. Taxes:

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: 

June 11, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10398

June 11, 2013

**Lot 18, Block G, Marcus Pointe Subdivision, as per plat thereof, recorded in Plat Book 14,
Page 48, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10398

June 11, 2013

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

1. That certain mortgage executed by Corey and Bonnie McCarragher in favor of J. Edward Hopkins and Vicki M. Hopkins dated 01/06/1993 and recorded 01/08/1993 in Official Records Book 3299, page 186 of the public records of Escambia County, Florida, in the original amount of \$15,200.00.
2. MSBU Lien filed by Escambia County recorded in O.R.. Book 4443, page 735.
3. Homeowners Association Lien filed by Marcus Pointe Homeowners Association recorded in O.R. Book 6671, page 562.
4. Taxes for the year 2010-2011 delinquent. The assessed value is \$65,079.00. Tax ID 04-0859-282.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

MAX DEED SALE DATE: 11-4-2013

TAX ACCOUNT NO.: 04-0859-282

CERTIFICATE NO.: 2011-2408

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.

Notify City of Pensacola, P.O. Box 12910, 32521
 221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for _____ tax year.

Corey and Bonnie McCarragher
6490 North W St.
Pensacola, FL 32505

Marcus Pointe HOA, Inc.
4400 Bayou Blvd., Ste 35
Pensacola, FL 32503

Jason S. and Crystal H. Henry
3013 Marcus Pointe Blvd.
Pensacola, FL 32505

J. Edward and Vicki M. Hopkins
P.O. Box 12853
Pensacola, FL 32575

Certified and delivered to Escambia County Tax Collector,
this 14th day of June 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.

This instrument prepared by:

Raymond B. Palmer, Esq.
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, FL 32561
850-916-1000

Tax Parcel ID: 391s300100019007 &
391s300100078007
RE2179HEN-13

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made June 7, 2013, between **Corey P. McCarragher and Bonnie F. McCarragher**, as husband and wife, of the County of Escambia in the State of Florida, party of the first part, whose post address is 6490 N W St, Pensacola, FL 32505, and **Jason S. Henry and Crystal H. Henry**, as husband and wife, party of the second part, and whose post office address is 3013 Marcus Pointe Blvd, Pensacola FL 32505.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

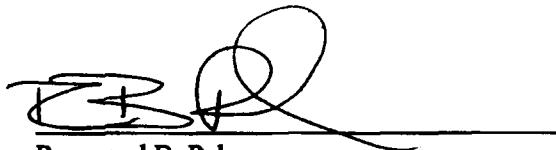
Lots 18 and 19, Block G, Marcus Pointe Subdivision, a subdivision of a portion of Section 39 and 44, Township 1 South, Range 30 West, according to the plat thereof, as recorded in Plat Book 14, Page 48, of the Public Records of Escambia County, Florida.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat or restrictive covenants currently of public record; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

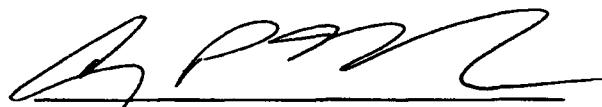
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever not excepted above.

Dated on June 7, 2013

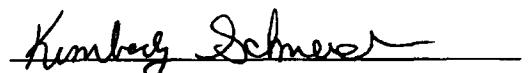
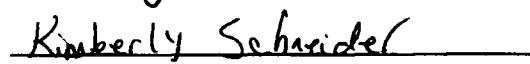
Signed, sealed and delivered in the presence of:



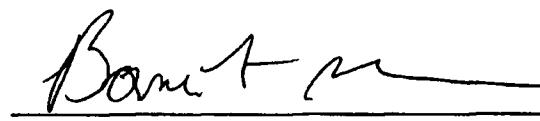
Raymond B. Palmer



Corey P. McCarragher

Kimberly Schneider



Bonnie F. McCarragher

(Type or print name beneath line)

STATE OF FLORIDA

}

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA

}

The foregoing instrument was acknowledged before me on June 7, 2013, by Corey P. McCarragher and Bonnie F. McCarragher, who is personally known to me or who produced a Florida Driver's License as identification.

NOTARY PUBLIC:



Raymond B. Palmer
State of Florida at Large



This Document Prepared By:
VINCE J. WHIBBS, JR.
EMMANUEL, SHEPPARD & CONDON
16 SOUTH SPRING STREET POST OFFICE DRAWER 1271
PENSACOLA, FL 32501

3299M 185

RECORDED
VINCE J. WHIBBS, JR., OR
EMMANUEL, SHEPPARD & CONDON
16 SOUTH SPRING STREET
PENSACOLA, FL 32501

600 100 100
Panel ID Number: 39-18-30-0100-018-007
Grantee #1 TIN:
Grantee #2 TIN:

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, Made this 6th day of January, 1993 A.D., Between
J. Edward Hopkins and Vicki M. Hopkins, husband and wife,

Corey McCarragher and Bonnie McCarragher, husband and wife,

whose address is 3013 Marcus Pointe Blvd., Pensacola, Florida 32505

, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of - - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situated, lying and being in the county of Escambia State of Florida to wit:

Lot 18, Block G, Marcus Pointe Subdivision, according to Plat thereof recorded in Plat Book 14, Page 48, of the Public Record of Escambia County, Florida.

There is expressly excepted from the warranties herein contained, all easements and restrictions of record, if any, and any mineral leases and/or reservations of record, if any, any reservations of a royalty interest in minerals and Ad Valorem real property taxes for the year 1993 and subsequent years.

D. S. PD. # 8-37-00
DATE 1-8-93
JOE A. FLOWERS, COMPTROLLER
BY: *[Signature]* D.C.
CERT. NO. 159-2043328-27-01

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Corey McCarragher
Witness as to Both

[Signature]
Printed Name: Juette Rivera
Witness as to Both

[Signature]
J. Edward Hopkins
P.O. Address P.O. Box 12833, Pensacola, FL 32573

[Signature] (Seal)
Vicki M. Hopkins
P.O. Address P.O. Box 12833, Pensacola, FL 32573

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(Seal)

(Seal)

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6th day of January, 1993, by
J. Edward Hopkins and Vicki M. Hopkins, husband and wife,

who are personally known to me or who have produced their Personally Known
as identification and who did not take an oath.

[Signature]
"Notary Public in the State of Florida"
My Commission Expires: 04/23/93
AMG 11-03

[Signature]
Vince J. Whibbs, Jr.
NOTARY PUBLIC #067103
My Commission Expires: 04/23/93

H406 16227 keh

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT IS THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$14,510.70, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

3299C 186

RETURN TO
VINCE J. WHIBBS, JR., ESQ.
EMMANUEL, SHEPPARD & CONDON
30 S. SPRING STREET
PENSACOLA, FLORIDA 32501

THIS INSTRUMENT IS PREPARED BY
VINCE J. WHIBBS, JR., ESQ.
EMMANUEL, SHEPPARD & CONDON
ATTORNEYS AT LAW
30 S. SPRING STREET
POST OFFICE DRAWER 1271
PENSACOLA, FLORIDA 32501
File No. H406 16227

Rec. Fee 115
Doc. Stamps 53.30
Total 53.30

MORTGAGE
AND
SECURITY AGREEMENT

Int. Tax \$ 50.00

THIS INSTRUMENT WAS PREPARED BY

Vince J. Whibbs, Jr. OF
EMMANUEL, SHEPPARD & CONDON
ATTORNEYS AT LAW
30 S. SPRING STREET
POST OFFICE DRAWER 1271
PENSACOLA, FLORIDA 32501
File No. H406 16227

State of Florida
} Escambia County

Know All Men by These Presents, That _____

Corey McCarragher and Bonnie McCarragher

hereinafter called Mortgagor, for and in consideration of the sum of _____

**Fifteen Thousand Two Hundred and 00/100-----* Dollars, (\$ 15,200.00)

to it in hand paid by J. Edward Hopkins and Vicki M. Hopkins

whose mailing address is P.O. Box 12853, Pensacola, FL 32575

hereinafter called Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents do grant, bargain, sell, alien, demise, release, convey and confirm unto the said Mortgagee forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 18, Block G, MARCUS POINTE SUBDIVISION, according to plat thereof in Plat Book 14 at Page 48, of the public records of Escambia County, Florida.

Date: 1-8-93
Received \$ 53.30 in
payment of Documentary Stamps
C.R.L. # 59-204333-27-01 and

\$ 30.40 in payment of
Class "C" Intangible Personal
Property Tax.

J. E. Hopkins, Comptroller
Escambia County, Florida
W. Carter, C.C.

J. E. Hopkins, Comptroller
Escambia County, Florida
W. Carter, C.C.

3299 190

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. Wherever used the singular numbers shall include the plural and the plural the singular, and the use of any gender shall include all genders.

Signed, sealed and delivered
in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT IS THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$14,510.70, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

STATE OF Florida

CO. COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6th day of January, 1993, by Corey McCarragher and Bonnie McCarragher, husband and wife, who personally appeared before me and who is/are personally known to me or who has/have produced in Napa 115 177-14 as identification and who did not take an oath.

NAME: JOHN W. HODGES, JR. Name
"Notary Public - State of Florida" Notary Public
My Commission Expires April 23, 1993; My Commission Expires: 4/23/93
Serial Number: A11661103

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THIS INSTRUMENT PREPARED BY:

Stephen Lowery
Coastal Association Law Group, P.L.
139 E. Government Street
Pensacola, Florida 32502
(850) 465-3255
File No.: 10-40-0075

CLAIM OF LIEN FOR GOLF COURSE
MAINTENANCE AND REPLACEMENT ASSESSMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared **TINA LONGWELL**, who was duly sworn and says that she is the Authorized Agent of the lienor, **MARCUS POINTE HOMEOWNERS ASSOCIATION, INC.** (the "Association"), whose address is, c/o Centre Group Properties, Inc., 4400 Bayou Blvd., Suite 35, Pensacola, Florida 32502, and that in accordance with Article V of the Declaration of Covenants, Conditions and Restrictions of Marcus Pointe Subdivision, Located in the County of Escambia, State of Florida dated September 28, 1990, and recorded on October 3, 1990 in Official Records Book 2917, Page 683 et seq. of the public records of Escambia County, Florida, and all supplements and amendments thereto, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Lots 18 and 19, Block G, Marcus Pointe Subdivision, according to Plat thereof recorded in Plat Book 14, Page 48, of the Public Record of Escambia County, Florida.

upon which the Association asserts this lien.

Corey and Bonnie McCarragher are the record owners of the above-described property. The property location is 5133 Pine Hollow Drive, Pensacola, FL 32505 (Lot 18, Block G) and 3013 Marcus Pointe Blvd., Pensacola, FL 32505 (Lot 19, Block G). The owners' mailing address is 6490 N. "W" Street, Pensacola, FL 32505.

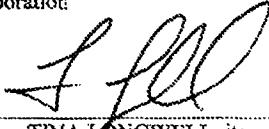
This Claim of Lien is to secure only the payment of the Golf Course Maintenance and Replacement Assessments against the owners by the undersigned Association in the following amounts (less any partial payments applied in accordance with Florida law):

<u>Item</u>	<u>Amount</u>
<u>Lot 18, Block G</u> Golf Course Maintenance and Replacement Assessment due 7/22/10	\$240.00
<u>Lot 19, Block G</u> Golf Course Maintenance and Replacement Assessment due 7/22/10	\$240.00

The foregoing assessments bear interest at the rate of eighteen percent (18%) per annum from the date the assessment became due, plus late charges, reasonable attorney's fees and costs incident to the collection and enforcement of this lien.

EXECUTED on the 13 day of Dec, 2010.

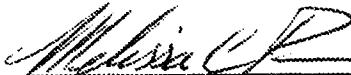
MARCUS POINTE HOMEOWNERS
ASSOCIATION, INC., a Florida not-for-profit
corporation

By: 
TINA LONGWELL, its
Authorized Agent

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12 day of
Dec, 2010, by Tina Longwell, as Authorized Agent of Marcus Pointe
Homeowners Association, Inc.



NOTARY PUBLIC

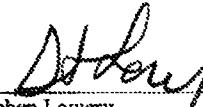
Print

Name: Melissa C. Buchanan

Personally Known
OR
 Produced Identification
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
Melissa C. Buchanan
Commission # DD733319
Expires: JAN. 29, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien for Golf Course
Maintenance and Replacement Assessment has been furnished by Certified U.S. Mail, Return
Receipt Requested and Regular U.S. Mail, to Corey and Bonnie McCarragher, 6490 N. "W"
Street, Pensacola, FL 32505, on this 30 day of December, 2010.


Stephen Lowery
Coastal Association Law Group, P.L.
139 E. Government Street
Pensacola, Florida 32502
(850) 466-3255
Attorneys for Marcus Pointe Homeowners
Association, Inc.



JANET HOLLEY

13-0002A 814

ESCAMBIA COUNTY TAX COLLECTOR

Tax Record



Last Update: 5/20/2013 2:40:22 PM CDT

Details**Tax Record**[» Print View](#)

Legal Desc.

Appraiser Data

Tax Payment

Payment History

Print Tax Bill

Searches**Account Number**

GEO Number

Owner Name

Property Address

Mailing Address

Site Functions

Welcome

Property Taxes

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Tax

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Ta
04-0859-282	REAL ESTATE	

Mailing Address

MCCARRAGHER COREY & BONNIE
6490 NORTH W ST
PENSACOLA FL 32505

Property Address

5000 PINE HOLLOW DR BLK

GEO Number

391S30-0100-018-007

A tax deed has been applied on this account. Please immediately contact Escambia County Clerk of Courts at (850) 595-3793.

Exempt Amount	Taxable Value	
See Below	See Below	

Exemption Detail

NO EXEMPTIONS

Millage Code

06

Escrow Cod**Legal Description (click for full description)**

391S30-0100-018-007 5000 PINE HOLLOW DR BLK LT 18 BLK G MARCUS
S/D PB 14 P 48/48A OR 3299 P 185

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value
COUNTY	6.9755	65,079	0	\$65,079
PUBLIC SCHOOLS				
By Local Board	2.2480	65,079	0	\$65,079
By State Law	5.5100	65,079	0	\$65,079
SHERIFF	0.6850	65,079	0	\$65,079
WATER MANAGEMENT	0.0400	65,079	0	\$65,079

Total Millage

15.4585

Total Taxes

\$

Non-Ad Valorem Assessments

Code	Levying Authority
NFP	FIRE (CALL 595-4960)

Total Assessments

Taxes & Assessments

FILE 13-002

Search Property Property Sheet Lien Holder's Sold To Redeem Forms Courtview Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

(PARADISE TO)

Tax Deed - Redemption Calculator

Account: 040859282 Certificate Number: 002408 of 2011

Redemption No Application Date Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months 6

Tax Collector \$0.00

Tax Collector Interest \$0.00

Tax Collector Fee \$0.00

Total Tax Collector \$0.00

Clerk Fee \$0.00

Sheriff Fee \$0.00

Legal Advertisement \$0.00

App. Fee Interest \$0.00

Total Clerk \$0.00

Postage \$0.00

Researcher Copies \$0.00

Total Redemption Amount \$0.00

Repayment Overpayment Refund Amount

ACTUAL SHERIFF #40.00 / COM FEE \$
KIM AT RAYMOND PALMER CALLED FOR QUOTES. MKJ 916-1000

Notes

CASHIERS CHECK OR CASH OR
C. CARD

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



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 # 2011 TD 002408

Redeemed Date 05/22/2013

Name COREY MCCARRAGHER 6490 NORTH W ST PENSACOLA FL 32505

Clerk's Total = TAXDEED	\$513.39
Due Tax Collector = TAXDEED	\$4,271.63
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets

Escambia County Receipt of Transaction

Receipt # 2013028303

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:
COREY MCCARRAGHER

On Behalf Of:
EDDIE BLACKWELL TTEE BLACKWELL LIVING

On: 5/22/13 11:51 am
Transaction # 100561051

CaseNumber 2011 TD 002408

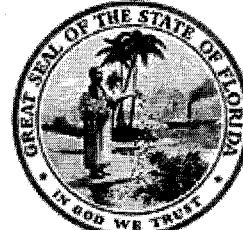
Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4271.63	0.00	0.00	4271.63	4271.63	0.00
(TAXDEED) TAX DEED CERTIFICATES	40.00	0.00	0.00	40.00	40.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	513.39	0.00	0.00	513.39	513.39	0.00
(TAXDEED) TAX DEED CERTIFICATES	60.00	0.00	0.00	60.00	60.00	0.00
Total:	5356.02	471.00	0.00	4885.02	4885.02	0.00

Grand Total: 5356.02 471.00 0.00 4885.02 4885.02 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	4885.02	0.00	0.00	0.00	4885.02
Payments Total:		4885.02	0.00	0.00	0.00	4885.02

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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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**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 040859282 Certificate Number: 002408 of 2011

Payor: COREY MCCARRAGHER 6490 NORTH W ST PENSACOLA FL 32505 Date 05/22/2013

Clerk's Check #	1	Clerk's Total	\$513.39
Tax Collector Check #	1	Tax Collector's Total	\$4,271.63
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$4,885.02

PAM CHILDERS
Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "PAM CHILDERS".

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>

21.55.3 *Voluntas*

~~13-002~~ Redelivered 5-22-13 Search Property Property Sheet Lien Holder's Redeem Forms Courtview Benchmark

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 040859282 Certificate Number: 002408 of 2011

Redemption Yes Application Date Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date Redemption Date Months Tax Collector Tax Collector Interest Tax Collector Fee Total Tax Collector TCClerk Fee Sheriff Fee Legal Advertisement App. Fee Interest Total Clerk - ownerPostage Researcher Copies Total Redemption Amount Repayment Overpayment Refund Amount +

ACTUAL SHERIFF #40.00/ COM FEE \$
 KIM AT RAYMOND PALMER CALLED FOR QUOTES. MKJ 916-1000
 5/22/13 Corey McCarragher called for quote. hsm

Notes

13-716

BENCHMARK - Court Case System Software (User - mkj Connected to - BenchMark LIVE)

File Case Print Accounting Reports Admin Tracking Tools Help

Case Search Case# 2011 TD 002408 EDWARD BLACKWELL / TTEE BLACKWELL LIVIN

JUDGE NOT SET DIVISION NOT SET CASE FILE LOCATION: No Storage Item Created

General Parties Dockets Fees Bonds Registry Notes

Add Fees Delete Selected Fee Assess All Fees Transactions Interest Payoff Calculator Manage Waives Manage Liens

Fees

Assessed Fee	Chg Ct	Description	Amount	Total Fee	Paid	Waived	Outstanding	Effective Date	Due Date	Lien Date	Lien %
1. <input checked="" type="checkbox"/>	TD1	TAX DEED APPLICATION		\$60.00	\$60.00	\$0.00	\$0.00	05/13/2013			
2. <input checked="" type="checkbox"/>	TAXDEED	TAX DEED CERTIFICATES		\$341.00	\$341.00	\$0.00	\$0.00	05/13/2013			
3. <input checked="" type="checkbox"/>	TD7	ONLINE AUCTION FEE		\$70.00	\$70.00	\$0.00	\$0.00	05/13/2013			
4. <input checked="" type="checkbox"/>	TAXDEED	TAX DEED CERTIFICATES		\$513.39	\$513.39	\$0.00	\$0.00	05/22/2013			
5. <input checked="" type="checkbox"/>	TAXDEED	TAX DEED CERTIFICATES		\$4,271.63	\$4,271.63	\$0.00	\$0.00	05/22/2013			
6. <input checked="" type="checkbox"/>	TAXDEED	TAX DEED CERTIFICATES		\$60.00	\$60.00	\$0.00	\$0.00	05/22/2013			
7. <input checked="" type="checkbox"/>	TAXDEED	TAX DEED CERTIFICATES		\$40.00	\$40.00	\$0.00	\$0.00	05/22/2013			
8. <input type="checkbox"/>											

Assessed Fees \$5,356.02 \$5,356.02 \$0.00 \$0.00
Total Fees \$5,356.02 \$5,356.02 \$0.00 \$0.00

Fee Disbursements

Waived Reason	Disburse Code	GL	Description	Calculated	Disburse	Lien	Paid	Waived	Outstanding	Waived Date	FSRef
1. TAXDEED	655-22901010	DEPOSITS - TAX DEEDS		\$40.00	\$40.00	\$0.00	\$40.00	\$0.00	\$0.00		

Waived \$10.00?

Welcome to Benchmark v2.6.10.7



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

63-27
631

VOID AFTER 6 MONTHS

9000018775

PAY

*EIGHT HUNDRED THIRTY-FIVE AND 58/100

COREY MCCARRAGHER

TO THE ORDER OF		DATE	AMOUNT
COREY MCCARRAGHER		05/28/2013	\$835.58
6490 NORTH W ST PENSACOLA, FL 32505			

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER

HEAT SENSITIVE
COLOR FADES WITH

9000018775 0631002771 898033991356

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018775

05/28/2013 2011 TD 002408

Case # 2011 TD 002408 Registry Check

835.58

05/28/2013 COREY MCCARRAGHER

\$835.58

9000018775

201010

UCS#705125

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
63-27
631

9000018772

PAY

*FOUR HUNDRED SEVENTY-ONE AND 00/100

EDDIE BLACKWELL

DATE AMOUNT

TO THE ORDER OF EDDIE BLACKWELL
OF 723 OVERBROOK DR
FT WALTON BEACH, FL 32547

05/28/2013 \$471.00

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER



9000018772 0631002771 898033991356

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018772

05/28/2013 2011 TD 002408

Case # 2011 TD 002408 Registry Check

471.00

9000018772

05/28/2013 EDDIE BLACKWELL

\$471.00

UCS#705125

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

9000018770

PAY

*THIRTY-EIGHT THOUSAND FIVE HUNDRED EIGHTY-NINE AND 05/100

JANET HOLLEY TAX COLLECTOR

DATE AMOUNT

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

05/28/2013 \$38,589.05

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER

HEAT
SENS
COLOR FADES

9000018770 0631002771 898033991356

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

9000018770

05/28/2013 2010 TD 010336	Case # 2010 TD 010336 Registry Check	1,008.00
05/28/2013 2011 TD 002408	Case # 2011 TD 002408 Registry Check	3,919.44
05/28/2013 2010 TD 004067	Case # 2010 TD 004067 Registry Check	2,250.05
05/28/2013 2010 TD 004604	Case # 2010 TD 004604 Registry Check	765.51
05/28/2013 2010 TD 009698	Case # 2010 TD 009698 Registry Check	8,292.60
05/28/2013 2010 TD 011944	Case # 2010 TD 011944 Registry Check	2,536.41
05/28/2013	Additional payments total:	19,817.04

9000018770

05/28/2013 JANET HOLLEY TAX
COLLECTOR \$38,589.05

2010 TD 00822 5,253.60
2011 TD 07102 7,418.17
2010 TD 11624 3,211.51
2010 TD 03094 1,019.31
2010 TD 06473 2,914.45

M.
Plender *5/29/13*